

**Madison Historic District
Study Committee**

Final Report – August 18, 2006



Historic District Study Committee Members

Regular Members

John Lind (co-chair)
Beth Vogel (co-chair)
Lorey Walz
Christine Robinson
Susan Cartledge

Alternates

Jane Kuhl
William McCullough
Linda Smith-Criddle

Former Members

James Stamos
George Stirling

Mr. James Sexton, an historic consultant, has provided the historic survey resources for the Local Historic District Study Committee in its exploration of a Historic District in the area of The Green in Madison. His work was funded through a grant from the Connecticut Trust for Historic Preservation to the Madison Historical Society, and included writing the first draft of the Committee's report proposing a local historic district for The Green and environs. The Madison Historical Society has provided staff and administrative assistance to Mr. Sexton, office space, and printing expenses.

Cover: John Warner Barber, "Drawing of Lee's Academy and Congregational Church, Madison" (1836).
The Connecticut Historical Society, Hartford, Connecticut.

INTRODUCTION

The town of Madison has changed dramatically since the first European settlers entered the area in the middle of the 17th century. From its beginning as a part of neighboring Guilford, the area has slowly grown – first into the separate parish of East Guilford and then into an independent community of its own. Once the new town, with the new name of Madison, was established in 1826 it continued to prosper and fill with residents. In the second half of the 19th century, the railroad brought new goods and new growth to the town. The area along the shoreline was developed with recreation and summer residents in mind. When the automobile, and even more dramatically the New England Thruway, narrowed the distance between Madison and state's commercial centers, the town became a bedroom community serving New Haven, Hartford, Bridgeport, and even lower Fairfield County. Throughout these transitions, one element has remained constant in the town: the central place of The Green and the surrounding neighborhood.

The town's government recognized the important place of The Green and the surrounding area in the history of the community when they appointed the Madison Historic District Study Committee to examine the feasibility of establishing an historic district to protect this community asset. The Historic District will provide another layer of protection to an area whose significance has been recognized by placing it on the National Register of Historic Places.

The historic district approval process allows for full public participation. Once this report is reviewed by the Madison Planning & Zoning Commission and the Connecticut Historical Commission, and their comments are submitted to the Study Committee, it will be made available to all property owners in the proposed district. A public hearing will then be held. Following this hearing, the study committee will submit a final report to the Board of Selectmen and the Town Clerk. Ballots will then be mailed to property owners within the proposed district. For the district to be approved, two-thirds (67%) of the ballots returned must be affirmative. Following approval by the property owners, the report will be forwarded to the Board of Selectmen who may accept, reject, or request modifications, and then bring an ordinance establishing the district and an Historic District Commission to town meeting.

DISTRICT SUMMARY

The proposed Madison Historic District is located along the Boston Post Road in the area flanking the town's Green; it also contains property on the roads that form the northern, southern, eastern and western borders of The Green. This area - which surrounds the traditional center of the town, The Green - contains a mix of structures from the 17th through the 20th centuries. It includes domestic, civic, and religious structures that neatly encapsulate much of the history of the built environment in Madison. Included in the proposed district are 32 historic resources, including The Green, two churches, the former town hall, a school, an historic house museum, and 23 houses. Five streets are included in the district: Meeting House Lane, School Street, Boston Post Road, Britton Lane, and Advent Hill.

BOUNDARY DESCRIPTION

As shown on the map on page 8, the boundaries of the proposed district are as follows:

Starting on the north side of Meetinghouse Lane at the intersection with Copse Road, the northern boundary runs easterly along the rear lot lines of the properties on Meetinghouse Lane and School Street across Academy Street to include the property at 581 Boston Post Road. The eastern boundary follows the eastern property line of 581 Boston Post Road, proceeds westerly along the centerline of Boston Post Road, then follows the easterly property line of 558 Boston Post Road on the south. The southern boundary runs westerly along the rear property lines of 558 through 438 Boston Post Road, except that at 8 West Wharf Road, it follows a line that connects the rear corners of 498 and 448 Boston Post Road. The western boundary line follows the western property line of 446 Boston Post Road, proceeds easterly along the centerline of Boston Post Road, then follows the western property line of 1 Advent Hill. The north boundary line follows the rear property lines from 1 Advent Hill west along Boston Post Road and Britton Lane to Copse Road where it follows the centerline of the road to the starting point.

DISTRICT SIGNIFICANCE

For more than three centuries The Green has been the center of community life in the town. While the geographic center of the population, the economic center of the community, and the civic center of the town have all moved away from The Green, it retains a symbolic place in the heart of the community. The Green and the buildings that surround it have the added value of providing a visible reminder of the growth of the community, as the District contains representatives of many of the architectural styles employed throughout the town. These examples are especially powerful since many of them retain significant architectural integrity.

Historical Significance

The story of the proposed Madison Historic District begins before the town was established and The Green was laid out. Madison began as part of the town of Guilford, which was settled by a group of colonists under the leadership of the Reverend Henry Whitfield in 1639. Guilford was enlarged to the east twice in its early years. In 1641 it grew through the purchase of land, much of which is the western part of modern-day Madison, from the local Native Americans. Then in 1650 it was expanded again, this time by the gift of land from George Fenwick of the neighboring community of Saybrook. This land makes up the eastern half of the town. While little remains from the earliest days of Madison, the proposed district does include a house from this era, the c. 1675 Grave house at 581 Boston Post Road.¹

The Grave house is significant, in part, because it pre-dates the establishment of the local meetinghouse. The occupants of the house, and their neighbors, would have had to travel to Guilford for the compulsory worship every Sunday. As the area became more densely settled, the Connecticut General Assembly granted permission for the establishment of a church in East Guilford (Madison's original name). By 1707 a meetinghouse was constructed on the southeastern section of the common land that was, in time, to become known as The Green. This action solidified the area as the heart of the community for the next three centuries, in part by spurring growth in areas convenient to the new meetinghouse.

During the 18th century, East Guilford prospered, and evidence of this growth can be seen in several buildings in the proposed district. Buildings like 548 Boston Post Road (c. 1703), 509 Boston Post Road (c. 1760), and 519 Boston Post Road (c. 1760), all demonstrate the wealth that the area's farms and fisheries, as well as its trades and crafts, brought to the community.

This prosperity was to remain through the early years of the Republic, with the community growing in size and independence. A number of houses, including 542 Boston Post Road (1789), 554 Boston Post Road (1800), and 506 Boston Post Road (1811), demonstrate the growth of the community during this period.

¹ Much of the background information for this report comes from the Madison Green Historic District Nomination form for the National Register of Historic Places prepared by David F. Ransom in 1979.

The General Assembly finally recognized the town's growing independence from Guilford when it granted the community autonomy in 1826. The town's continued prosperity, and the appeal of The Green as a location for new construction, can be seen in the buildings that fill the district from this period.

The new town – named after the fourth United States President, James Madison – chose to keep The Green as its civic focus, holding town meetings in the basement of the Congregational Church until 1896. This building, originally constructed in 1838 to designs by Volney Pierce and refurbished under the Town's direction in 1867, replaced the second meetinghouse on The Green, making it the third meetinghouse in this location. Emphasizing the continuing appeal of the district as a central place for worship, this building was to be joined by a chapel for the Congregational Church in 1884 and a Lutheran Church in 1955. In 1896, Memorial Hall was constructed on the site of the former P. C. Coe's store which was moved to Main Street. It was constructed as a War memorial. In 1875, a Probate/Town Clerk's Office was constructed. In 1914, the building was enlarged by adding a new Town Clerk's Office to the front of the original building. In 1939, memorial hall was renovated for use by the Town Clerk and Judge of Probate. Until 1995, Memorial Hall housed all Town offices except the Police Department. These buildings, located along the edge of The Green confirmed the primacy of the site in the minds of the community's residents and leaders.

After a flurry of building in the Greek Revival period (ca. 1830-1860) – 446 Boston Post Road (1843) and 526 Boston Post Road (1843) are examples of this period in the town's history – few houses would be added to the community's center. The available land had, with few exceptions, been fully occupied.

Madison's later growth happened elsewhere: in outlying parts of town, as available land was developed, then along the coast, as the area became a summer resort. By the beginning of the 20th century much of Madison between the railroad lines and the shore was fully developed. The town expanded outward, away from its traditional center, but to this day, The Green remains at the heart of the community.

Architectural Significance

The buildings in the proposed district represent many of the architectural styles that have been popular since the community was settled. From the earliest houses in the area to its most recent buildings, the district serves as a catalogue of the community's architectural trends. While there are examples from the 17th, 18th, 19th, and 20th centuries, the majority of the buildings were built in the period from 1800-1850.

The earliest building in the district is the Deacon John Grave house (ca. 1675) at 581 Boston Post Road. With its massive timberframe adorned with decorative chamfers and an organic plan that resulted from growth over time, the house represents the earliest approach to housing that still remains in the community.

The mid 18th century houses – 548 Boston Post Road (1703), 509 Boston Post Road (1760), 519 Boston Post Road (1760) – represent two house types

popular in this period. 548 Boston Post Road has the distinctive roofline associated with an integral leanto roof; this type is commonly called a “saltbox” because of the distinctive shape of its roof. 509 and 519 are what are commonly called “Capes” or “Cape Cod cottages”. This name was first applied to houses with this one story, pitched roof arrangement by Timothy Dwight during his travels on Cape Cod.

542 Boston Post Road (1789) is a style often called Georgian that reflects an interest in the Renaissance ideals of balance and harmony. While the later additions somewhat obscure it, the house does show remnants of the period’s interest in symmetry, as can be seen in both its balanced façade and its bilaterally symmetrical gable ends.

Two houses retain the hallmarks of the Federal era: 554 Boston Post Road (1800) and 558 Boston Post Road (1830). These two houses build on the symmetrical arrangements of 542 Boston Post Road with paired chimneys, fanlight windows over the front doors, and pedimented gables. In the case of 558, the building is further adorned with a portico, fanlight windows in the gables, and elaborate exterior trim throughout.

The largest number of buildings in this report contains elements of the Greek Revival style. Houses throughout the proposed district from 438 Boston Post Road (c. 1850) at the western end show the hallmarks of this popular style. These markers include siting with the gable to the street (frequently called a “temple-front” as a reminder of its origins), a low-pitched roof, and frieze boards and other details mimicking the elements of classical architecture. Two of the best examples of the 12 in the proposed district are 446 Boston Post Road, with its simple portico on Doric columns, and First Congregational Church, with its elaborate entablature and elegant columns.

While later styles can be found in the proposed district, in most cases they are represented by only one or two examples. 524 Boston Post Road (1835) is a prime example of the Italianate style, with a deeply overhanging pyramidal roof, broad front porch, and long first floor windows. 10 School Street (1884) shows the highly patterned shingles and whimsical details of the Queen Anne style. 10 School Street sits between two examples of turn of the century Classical Revival buildings, Madison Memorial Town Hall (1896) and Academy Elementary School (1921). Each of these buildings refers, either directly or indirectly, to antecedents from the ancient world. Another revival style, this one referring to America’s earliest buildings, can be seen in the colonial revival building at 448 Boston Post Road (1910). 13 Britton Lane (1916), with its roof sloping gently over a deep front porch, is a fine example of the Bungalow style.

The district even includes buildings that would probably called contemporary but are rapidly approaching the age where they will begin to be called historic: the Lutheran Church at 9 Britton Lane (1955), and 1 Advent Hill (1974).

**INVENTORY OF PROPOSED PROPERTIES WITH OWNERS
AS LISTED ON THE MOST RECENT GRAND LIST, UPDATED TO 1/31/06**

Number/Street	Owner	Year Built (circa)	Style	Assessor's Map/Lot
THE GREEN	First Congregational Church	n/a	n/a	
13 Britton Lane	Kenneth L. & Sandra P. Evarts	1916	Bungalow	38/2
8 Meetinghouse Lane	Town of Madison	1896	Classical Revival	38/136
8 Meetinghouse Lane	Town of Madison	1914	Classical Revival	38/136
4 School Street	Town of Madison	1921	Classical Revival	38/138
509 Boston Post Road	Keith N. Costa & Frances L. Taylor	1760	Colonial (Cape)	26/32
519 Boston Post Road	Est. of Grace E. Maloney	1760	Colonial (Cape)	26/34
581 Boston Post Road	Deacon John Grave Foundation	1675	Colonial (Saltbox)	38/119
548 Boston Post Road	Lisa M. Marvin Smith	1703	Colonial (Saltbox)	38/130
448 Boston Post Road	John E. & Caron G. Avery	1910	Colonial Revival	26/7
8 West Wharf Road	Madison Country Club, Inc.	1969	Colonial Revival	26/5
9 Britton Lane	Lutheran Church	1955	Contemporary	26/35
1 Advent Hill/507 BPR	Charles III & Lorretta Walz	1974	Contemporary	26/31
506 Boston Post Road	David & Pamela Cook	1811	Federal	26/42
14 Meetinghouse Lane	Madison Historical Society (Lee Academy)	1821	Federal	38/136
554 Boston Post Road	First Congregational Church	1800	Georgian	38/129
542 Boston Post Road	Lois E. Ashman	1789	Georgian	38/131
536 Boston Post Road	Peter S. Jongbloed et al.	1828	Georgian	27/36
558 Boston Post Road	Dennison A. Carroll	1830	Georgian	38/128
534 Boston Post Road	Frances M. Donnelly Trustee	1828	Greek Revival	26/36
30 Meetinghouse Lane	Mary M. Kirchoff	1830	Greek Revival	38/133
498 Boston Post Road	John & Barbara B. Evans	1835	Greek Revival	26/60
26 Meetinghouse Lane	First Congregational Church	1838	Greek Revival	38/135
530 Boston Post Road	Christine D. Robinson	1843	Greek Revival	26/37
526 Boston Post Road	Marc & Jodi Schneider	1843	Greek Revival	26/38
446 Boston Post Road	Michael L. Vogel & Elizabeth O'Brien	1843	Greek Revival	26/8
518 Boston Post Road	Maureen Snell	1848	Greek Revival	26/40
514 Boston Post Road	Jeffrey & Ellen Switzer et al.	1850	Greek Revival	26/41
438 Boston Post Road	438 Boston Post Road LLC	1850	Greek Revival	26/10
513 Boston Post Road	Thomas J. & Susan Cartledge	1850	Greek Revival	26/33
20 Meetinghouse Lane	First Congregational Church	1962	Greek Revival	38/135
524 Boston Post Road	Gardner C. McFall	1835	Italianate	26/39
19 Britton Lane	George S. Stirling, Jr.	1850	Italianate	38/3
10 School Street	Town of Madison	1884	Queen Anne	38/137

The information in the preceding table is based on several sources. The owners and map-lot numbers are taken from the on-line information provided by Appraisal Vision, a private web site contracted by the town to provide this information. As of the writing of this report it contained information current through January 31, 2006. The dates of construction, and in most cases the styles, are taken from the Madison Green National Register District nomination forms. The nomination, in turn, based its dates on a variety of sources: the assessor's records, date plaques on the houses, a list included in Proceedings at the Celebration of the 250th Anniversary of the Settlement of Guilford (1889), "Old Houses in the Town of Madison, Connecticut," prepared for the Tercentenary Celebration of Guilford Colony by Howard C. Field (1939), a 1975-76 list prepared by the Madison Historical Society, information collected by the Connecticut Society of Colonial Dames in America, and the town's land records.

Total Number of Historic Resources

Houses: 23
Churches: 2
Other Buildings: 8
Parks: 1

Building Styles Represented

Colonial (Saltbox): 2
Colonial (Cape): 2
Georgian: 4
Federal: 2
Greek Revival: 12
Italianate: 2
Queen Anne: 1
Classical Revival: 3
Colonial Revival: 2
Bungalow: 1
Contemporary: 2

Proposed Local Historic District



CONCLUSION

This district study report describes and evaluates the architectural styles that illuminate the stages of Madison's long and distinguished history. This evocation of the past has told of many generations who made a home here, starting in the 17th century and continuing on through the present; it includes some of the early institutions that were, and continue to be, an important focus in Madison.

That this part of Madison has survived for so long with much of its architecture intact is quite remarkable. Its continued survival is now in the hands of the district property owners. When an affirmative vote is cast for the formation of the Madison Historic District, a design review process will be put in place that will not only help protect the significant architectural legacy of The Green and its surrounds ... but ensure the continued viability of this historic neighborhood for many more generations to come.

438 Boston Post Road



438 Boston Post Road, LLC

DATE BUILT: 1850
STYLE: Greek Revival
HISTORIC NAME:
DESCRIPTION: *Restaurant*

446 Boston Post Road



Michael & Beth Vogel

DATE BUILT: 1843
STYLE: Greek Revival
HISTORIC NAME: Patience Dowd House
DESCRIPTION: *A 2-1/2 story, 3-bay, clapboard Greek Revival house on stone foundations with 6-over-6 double-hung sash. West bay has gables entrance portico supported by fluted columns. There is a wing to the southeast and a rear addition.*

448 Boston Post Road



John & Caron Avery

DATE BUILT: 1910
STYLE: Colonial Revival
HISTORIC NAME:
DESCRIPTION: *A 2-1/2 story, gable-roofed, Georgian Revival, clapboard house with central roof gable over central low-gabled entrance portico that is supported by columns with projecting molding capitals.*

8 West Wharf Road



Madison Country Club

DATE BUILT: 1969
STYLE: Colonial Revival
HISTORIC NAME:
DESCRIPTION: *Country Club. 2-story, gable roof colonial revival with horizontal siding and central gabled portico with columns.*

498 Boston Post Road



John & Barbara Evans

DATE BUILT: 1835

STYLE: Greek Revival

HISTORIC NAME:

DESCRIPTION: *A 2-1/2 story, 3-bay Greek Revival house with gable roof on stone foundations. Important trim was removed when aluminum clapboard siding was applied, e.g., the clapboards have a straight run up the facade; the cornice forming the base of the pediment have been removed.*

506 Boston Post Road



David & Pamela Cook

DATE BUILT: 1811

STYLE: Federal

HISTORIC NAME: Jonathan Scranton House

DESCRIPTION: *A 2-1/2 story 3-bay, clapboard house with gable roof and central chimney. Modillion blocks under the eaves. Classic revival doorway in the west bay with peaked hood. Stone foundations.*

1 Advent Hill / 507 Boston Post Road

Charles & Loretta Walz

DATE BUILT: 1974

STYLE: Contemporary

HISTORIC NAME:

DESCRIPTION: *A 2 story contemporary with multiple gables roofs and large window areas.*



509 Boston Post Road

Keith Costa & Frances Taylor

DATE BUILT: 1760

STYLE: Colonial (Cape)

HISTORIC NAME: Major Eber Judd House

DESCRIPTION: *A 1-1/2 story, 3-bay, central chimney, clapboard house on stone foundations with high gable roof.*



513 Boston Post Road

Thomas & Susan Cartledge

DATE BUILT: 1850

STYLE: Greek Revival

HISTORIC NAME: Col. Jonathan S. Wilcox House II

DESCRIPTION: *A 2-1/2 story, 3-bay, clapboard, gable roof, Greek Revival house on stone foundations. The central entrance has portico with balustrade. There are two outbuilding, one of which appears to be old.*



514 Boston Post Road



Jeffrey & Ellen Switzer

DATE BUILT: 1850

STYLE: Greek Revival

HISTORIC NAME: John A. Hill House

DESCRIPTION: *A 2 story, clapboard, Greek Revival house on stone foundations. The eaves return, and there is a wide fascia under the raking cornices. Three windows at first floor, two at second floor.*

518 Boston Post Road



Richard & Maureen Snell

DATE BUILT: 1848

STYLE: Greek Revival

HISTORIC NAME: Albert L. Hill House

DESCRIPTION: *A 2-1/2 story, 3-bay, clapboard, ell-shed, Greek Revival house. There are two pediments, one on the front with a rectangular window, and another on the ell to the west. The recessed doorway in the front, east bay is flanked by panelled pilasters*

519 Boston Post Road

Grace Maloney

DATE BUILT: 1760

STYLE: Colonial (Cape)

HISTORIC NAME: Talcott Bradley House

DESCRIPTION: *A 1-1/2 story, 3-bay, clapboard house on stone foundations with central stone chimney and high gable roof. There is a 1-1/2 story, gable roofed extension to the rear.*



524 Boston Post Road



Gardner McFall

DATE BUILT: 1835

STYLE: Italianate

HISTORIC NAME: Samuel Brown Hill House

DESCRIPTION: *A 3 story, 3-bay, square, hipped-roof, Italianate house on stone foundations. Porch across front has square posts with molded capitals. First floor windows are floor-to-ceiling. Roof is metal. This house presumably has been altered from its original appearance to the Italianate style.*

526 Boston Post Road



Marc & Jodi Schneider

DATE BUILT: 1843

STYLE: Greek Revival

HISTORIC NAME: Frederick Munger House

DESCRIPTION: *A 2-1/2 story, 3-bay, clapboard house on stone foundations. The portico at the west bay has fluted columns with bell capitals. The window caps and the cornice of the pediment are supported by brackets.*

530 Boston Post Road



Richard & Christine Robinson

DATE BUILT: 1843

STYLE: Greek Revival

HISTORIC NAME: Jonathan Chittenden House

DESCRIPTION: *A 2-1/2 story, 3-bay, clapboard, transitional Greek Revival/Italianate house on stone foundations. The portico at the west bay has fluted columns with bell capitals. The window caps and the cornice of the pediment are supported by brackets.*

534 Boston Post Road



Frances Donnelly

DATE BUILT: 1828

STYLE: Greek Revival

HISTORIC NAME: Jonathan Trumbull Lee House

DESCRIPTION: *A 2-1/2 story, 3-bay, clapboard, Greek Revival house on stone foundations. Fanlight in pediment. Shaped widow caps. 2 story, 3 sided bay added on the west side.*

536 Boston Post Road



Peter & Barbara Jongbloed

DATE BUILT: 1828

STYLE: Georgian

HISTORIC NAME: Samuel Robinson House

DESCRIPTION: *A large 2-1/2 story, 5-bay, twin chimney, clapboard Georgian house on stone foundations with gable roof. The central recessed doorway has fluted Doric columns. The house has the same shaped window caps as several Greek Revival houses. There is a wood picket fence with square posts in front of the house.*

542 Boston Post Road



Lois Ashman

DATE BUILT: 1789

STYLE: Georgian

HISTORIC NAME: Rev, John Elliott House

DESCRIPTION: *A 2-1/2 story, 5-bay, central chimney, central doorway, Georgian house on stone foundations. Covered with asbestos shingle siding. A 3 sided oriel has been added at the second story level of the east side of the front facade. It is supported by a single, heavy, swan c-bracket.*

The Green

First Congregational Church

DATE BUILT:

STYLE: Open Land

HISTORIC NAME: The Green

DESCRIPTION: *A 4 acre park, rectangular in shape with triangular wings to the north and south along Boston Post Road. Assumed its present park-like appearance in 1842 when plans were made to improve the green by grading and leveling the area, although no work was done until 1855.*



548 Boston Post Road



Lisa Marvin Smith

DATE BUILT: 1703

STYLE: Saltbox

HISTORIC NAME: Abraham Scranton House

DESCRIPTION: *A 2-1/2 story, gable roof, 3-bay, central doorway, central chimney, clapboard saltbox on stone foundations. The windows are small and have 12-over-12 sash. There is an added cross gable in the rear, over the lean-to. A 19th century, vertical boarding, gable roof barn and two sheds are behind the house.*

554 Boston Post Road



First Congregational Church

DATE BUILT: 1800

STYLE: Georgian

HISTORIC NAME: Curtis Wilcox House

DESCRIPTION: *A 2-1/2 story, gable roof, 5-bay, central chimney, central doorway, Georgian house on stone foundations. The doorway has a half-round, leaded fanlight and peaked hood. There is a tripartite window at second floor level over the doorway. The gable ends of the house project, forming end pediments.*

558 Boston Post Road



Dennison A. Carroll

DATE BUILT: 1830

STYLE: Georgian

HISTORIC NAME: Col. Jonathan S. Wilcox House I

DESCRIPTION: *A 2-1/2 story, gable roof, twin chimney, central doorway, clapboard, Georgian house on stone foundations. There is a gabled, columned portico. The gable ends of the house form pediments that have semi-oval fanlights. Modillion blocks run under the eaves on four sides of the house and continue under the raking cornices of the end pediments.*

581 Boston Post Road

Deacon John Grave Foundation

DATE BUILT: 1675

STYLE: Saltbox

HISTORIC NAME: Deacon John Grave House

DESCRIPTION: *A 2-1/2 story, 4-bay, central chimney, clapboard saltbox on stone foundations. The gable roof is covered with wood shingles. The house has 5 fireplaces with an ell to south-west and a 2 story, vertical boarding 19th century barn.*

This house reflects the earliest approach to housing that still remains in the community.



9 Britton Lane



Lutheran Church

DATE BUILT: 1955

STYLE: Contemporary

HISTORIC NAME: Lutheran Church of Madison

DESCRIPTION: *A 1 story, brick veneer, gable roof church. Sanctuary 26' x 52'. Education building 40' x 60'. Contemporary architecture with large, stained glass window and thin, stylized white spire. Well designed in sensitive scale and relationship to the green as a 20th century continuation of the 18th and 19th century development of the district.*

13 Britton Lane



Kenneth & Sandra Evarts

DATE BUILT: 1916

STYLE: Bungalow

HISTORIC NAME: Sidney Marble House

DESCRIPTION: *A 2 story, shingled, California Bungalow house with a wide, gable roof that slopes over front porch.*

19 Britton Lane



George Stirling, Jr.

DATE BUILT: 1850

STYLE: Italianate

HISTORIC NAME: Greenside

DESCRIPTION: *A 2-1/2 story, t-shaped, gable roof, clapboard vernacular house on stone foundations. Some aluminum siding.*

8 Meeting House Lane



Town of Madison

DATE BUILT: 1896
STYLE: Classic Revival
HISTORIC NAME: Madison Memorial Town Hall
DESCRIPTION: *A 2-1/2 story, 44' x 56', Classic Revival yellow brick building on granite foundations.*

8 Meeting House Lane



Town of Madison

DATE BUILT: 1914
STYLE: Classic Revival
HISTORIC NAME:
DESCRIPTION: *A 1 story, hipped roof, yellow brick, 19' x 27', Classic Revival office. Rear ell, 18' x 23' of red brick (now painted yellow) with gable roof was built in 1875 to house original vaults for town records.*

14 Meeting House Lane



Madison Historical Society

DATE BUILT: 1821
STYLE: Federal
HISTORIC NAME: Lee Academy
DESCRIPTION: *A two story white clapboard school house with belfry, one room on each floor. Originally built by Capt. Frederick Lee as a boarding school, later used as the town school.*

20 Meeting House Lane



First Congregational Church

DATE BUILT: 1962
STYLE: Greek Revival
HISTORIC NAME: Franklin A. Bower Church House
DESCRIPTION: *Gable-roofed classic revival with pedimented entry facade with iconic columned porch and applied pilasters.*

26 Meeting House Lane



First Congregational Church

DATE BUILT: 1838

STYLE: Classical Revival

HISTORIC NAME: First Congregational Church Meeting House

DESCRIPTION: *A Greek Revival wood church on a granite foundation with Gibbsian steeple. Portico has six Doric columns. Altered 1867.*

30 Meeting House Lane



Morris & Mary Kirchoff

DATE BUILT: 1830

STYLE: Greek Revival

HISTORIC NAME: Deacon Benjamin Hart House

DESCRIPTION: *A 2-1/2 story, frame house with 2 story, columned portico. Hipped roof is flared at the eaves. Granite foundations.*

4 School Street



Town of Madison

DATE BUILT: 1921

STYLE: Roman Revival

HISTORIC NAME: Academy Elementary School

DESCRIPTION: *A 2 story, Roman Revival structure of red brick laid with white mortar. Central 1 story, projecting section has round-headed windows with radial muntins. Building cornice supported by heavy modillion blocks.*

10 School Street



Town of Madison

DATE BUILT: 1884

STYLE: Queen Anne

HISTORIC NAME: Former Congregational Church Chapel

DESCRIPTION: *The former Congregational Church Chapel, now a community building. 1-1/2 story, T-shaped, gable roof, Queen Anne building with clapboard and shaped shingle siding.*

Appendix B
Excerpts
CHAPTER 97a
HISTORIC DISTRICTS AND HISTORIC PROPERTIES

PART I
HISTORIC DISTRICTS

Sec. 7-147a. Historic districts authorized. Definitions. (a) As used in this part: "Altered" means changed, modified, rebuilt, removed, demolished, restored, razed, moved or reconstructed; "erected" means constructed, built, installed or enlarged; "exterior architectural features" means such portion of the exterior of a structure or building as is open to view from a public street, way or place; "building" means a combination of materials forming a shelter for persons, animals or property; "structure" means any combination of materials, other than a building, which is affixed to the land, and shall include, but not be limited to, signs, fences and walls; "municipality" means any town, city, borough, consolidated town and city or consolidated town and borough; "appropriate" means not incongruous with those aspects of the historic district which the historic district commission determines to be historically or architecturally significant.

(b) Any municipality may, by vote of its legislative body and in conformance with the standards and criteria formulated by the Connecticut Commission on Culture and Tourism, establish within its confines an historic district or districts to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places associated with the history of or indicative of a period or style of architecture of the municipality, of the state or of the nation.

(c) The legislative body of any municipality may make appropriations for the purpose of carrying out the provisions of this part.

Sec. 7-147b. Procedure for establishment of historic district. Prior to the establishment of an historic district or districts, the following steps shall be taken:

(a) The legislative body shall appoint or authorize the chief elected official of the municipality to appoint an historic district study committee for the purpose of making an investigation of a proposed historic district or districts. The legislative body of a municipality which proposes to establish more than one district may establish more than one committee if the proposed districts are not contiguous to each other nor to any existing historic district. Each committee established under the provisions of this section shall consist of five regular and three alternate members who shall be electors of the municipality holding no salaried municipal office. Such alternate members shall, when seated as provided in this section, have all powers and duties of a member of the committee. If a regular member of such committee is absent or has a conflict of interest, the chairman of the committee shall designate an alternate to so act, choosing alternates in rotation so that they shall act as nearly equal a number of times as possible. If any alternate is not available in accordance with such rotation, such fact shall be recorded in the minutes of the meeting.

(b) The historic district study committee shall investigate and submit a report which shall include the following: (1) An analysis of the historic significance and architectural merit of the buildings, structures, places or surroundings to be included in the proposed historic district or districts and the significance of the district as a whole; (2) a general description of the area to be included within the district or districts, including the total number of buildings in each such district or districts listed according to their known or estimated ages; (3) a map showing the exact boundaries of the area to be included within the district or districts; (4) a proposed ordinance or proposed ordinances designed to create and provide for the operation of an historic district or districts in accordance with the provisions of this part; (5) such other matters as the committee may deem necessary or advisable.

(c) The historic district study committee shall transmit copies of its report to the Connecticut Commission on Culture and Tourism, the planning commission and zoning commission, or the combined planning and zoning commission, of the municipality, if any, and, in the absence of such a planning commission, zoning commission or combined planning and zoning commission, to the chief elected official of the municipality for their comments and recommendations. In addition to such other comments and recommendations as it may make, the Connecticut Commission on Culture and Tourism may recommend either approval, disapproval, modification, alteration or rejection of the proposed ordinance or ordinances and of the boundaries of each proposed district. Each such commission, board or individual shall deliver such comments and recommendations to the committee within sixty-five days of the date of transmission of such report. Failure to deliver such comments and recommendations shall be taken as approval of the report of the committee.

(d) The historic district study committee shall hold a public hearing on the establishment of a proposed historic district or districts not less than sixty-five nor more than one hundred thirty days after the transmission of the report to

each party as provided in subsection (c) of this section, except that, if all such parties have delivered their comments and recommendations to the committee, such hearing may be held less than sixty-five days after the transmittal of the report. The comments and recommendations received pursuant to subsection (c) of this section shall be read in full at the public hearing.

(e) Notice of the time and place of such hearing shall be given as follows: (1) Written notice of the time, place and purpose of such hearing, postage prepaid, shall be mailed to the owners of record of all real property to be included in the proposed historic district or districts, as they appear on the last-completed grand list, at the addresses shown thereon, at least fifteen days before the time set for such hearing, together with a copy of the report of the historic district study committee or a fair and accurate synopsis of such report. A complete copy of the report, a copy of all recommendations made under subsection (c) of this section, a map showing the boundaries of the area to be included in the proposed district and a copy of the proposed ordinance shall be available at no charge from the town clerk during business hours or shall be mailed, upon request, to any owner of record of real property in the proposed historic district or districts with the notice of the hearing; and (2) by publication of such notice in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the municipality at least twice, at intervals of not less than two days, the first not more than fifteen days nor less than ten days and the last not less than two days before such hearing.

(f) The historic district study committee shall submit its report with any changes made following the public hearing, along with any comments or recommendations received pursuant to subsection (c) of this section, and such other materials as the committee may deem necessary or advisable to the legislative body and the clerk of the municipality within sixty-five days after the public hearing.

(g) The clerk or his designee shall, not later than sixty-five days from receipt of such report, mail ballots to each owner of record of real property to be included in the proposed district or districts on the question of creation of an historic district or districts, as provided for in sections 7-147a to 7-147k, inclusive. Only an owner who is eighteen years of age or older and who is liable, or whose predecessors in title were liable, to the municipality for taxes on an assessment of not less than one thousand dollars on the last-completed grand list of the municipality on real property within the proposed district, or who would be or would have been so liable if not entitled to an exemption under subdivision (7), (8), (10), (11), (13), (14), (15), (16), (17), (20), (21), (22), (23), (24), (25), (26), (29) or (49) of section 12-81, may vote, provided such owner is the record owner of the property, thirty days before the ballots must be returned. Any tenant in common of any freehold interest in any land shall have a vote equal to the fraction of his ownership in said interest. Joint tenants of any freehold interest in any land shall vote as if each joint tenant owned an equal, fractional share of such land. A corporation shall have its vote cast by the chief executive officer of such corporation or his designee. No owner shall have more than one vote.

(h) The form of the ballot to be mailed to each owner shall be consistent with the model ballot prepared by the Historic Preservation Council of the Connecticut Commission on Culture and Tourism established pursuant to section 10-409. The ballot shall be a secret ballot and shall set the date by which such ballots shall be received by the clerk of the municipality. The ballots shall be mailed by first class mail to each owner eligible to vote in such balloting at least fifteen days in advance of the day on which ballots must be returned. Notice of balloting shall be published in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the municipality at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the day on which the ballots must be returned. Such ballot shall be returned to the municipal clerk, inserted in an inner envelope which shall have endorsed on the face thereof a form containing a statement as follows: "I, the undersigned, do hereby state under the penalties of false statement that I am an owner of record of real property to be included in the proposed historic district and that I am, or my predecessors in title were, liable to the municipality for taxes on an assessment of not less than one thousand dollars on the last grand list of the municipality of real property within the district, or who would be or would have been so liable if not entitled to an exemption under subdivision (7), (8), (10), (11), (13), (14), (15), (16), (17), (20), (21), (22), (23), (24), (25), (26), (29) or (49) of section 12-81." Such statement shall be signed and dated. Any person who intentionally falsely signs such ballot shall be guilty of false statement as provided in section 53a-157b. The inner envelope, in which the ballot has been inserted by the owner, shall be returned to the municipal clerk in an outer envelope endorsed on the outside with the words: "Official ballot". Such outer envelope shall also contain, in the upper left corner of the face thereof, blank spaces for the name and return address of the sender. In the lower left corner of such outer envelope, enclosed in a printed box, there shall be spaces upon which the municipal clerk, before issuance of the ballot and envelopes, shall inscribe the name, street and number of the elector's voting residence and the date by which the ballot must be returned, and before issuance the municipal clerk shall similarly inscribe such envelope with his name and address for the return thereof. All outer envelopes shall be serially numbered. The ballots shall be returned to the municipal clerk by the close of business on the day specified, and such clerk shall compare each ballot to the list of property owners to whom such ballots were mailed to insure that each such ballot has been properly signed and returned.

(i) If two-thirds of all property owners voting cast votes in the affirmative, the legislative body of the municipality shall by majority vote take one of the following steps: (1) Accept the report of the committee and enact an ordinance or ordinances to create and provide for the operation of an historic district or districts in accordance with the provisions of this part; (2) reject the report of the committee, stating its reasons for such rejection; (3) return the report to the historic district study committee with such amendments and revisions thereto as it may deem advisable, for consideration by the committee. The committee shall submit an amended report to the legislative body within sixty-five days of such return. The committee need not hold a public hearing other than the one provided for in subsection (d) of this section, notwithstanding any changes in its report following such hearing, unless the legislative body has recommended a change in the boundaries of the proposed district or districts. The legislative body of the municipality may authorize another ballot of the owners within a proposed district or districts to be cast, other than the balloting provided for in subsection (g) of this section, notwithstanding any changes in the proposed ordinance following such balloting, if the boundaries of the proposed district in which the owners' property is situated are changed.

(j) Any ordinance, or amendment thereof, enacted pursuant to this part, which creates or alters district boundaries, shall contain a legal description of the area to be included within the historic district. The legislative body, when it passes such an ordinance, or amendment thereof, shall transmit to the municipal clerk a copy of the ordinance or amendment thereof. Such ordinance, or amendment thereof, shall be recorded in the land records of the municipality in which such real property is located and indexed by the municipal clerk in the grantor index under the names of the owners of record of such property.

Sec. 7-147c. Historic district commission. (a) Once an historic district has been established, the historic district study committee shall cease to exist and thereafter an historic district commission shall perform all the functions of the committee relative to the new district and to administering the provisions of this part.

(b) The historic district commission may from time to time, by following the procedure for creation of an historic district provided for in section 7-147b, suggest that an historic district be enlarged or that additional districts be created. Where additional property is to be included within an existing district, the owners of such additional property shall vote pursuant to subsection (g) of section 7-147b.

(c) Notwithstanding the provisions of section 7-147b, the legislative body of the municipality may enact amendments to the ordinance or ordinances of an historic district established pursuant to this part if such amendments do not involve changing district boundaries or the creation of new districts. No amendment shall be enacted until the substance of such amendment has first been submitted to the historic district commission having jurisdiction over the district affected for its comments and recommendations and either its comments and recommendations have been received or sixty-five days have elapsed without receipt of such comments and recommendations. The historic district commission may suggest amendments to the legislative body.

(d) The historic district commission established under the provisions of this part shall consist of five regular and three alternate members, who shall be electors of the municipality in which the district is situated holding no salaried municipal office. The ordinance shall provide that one or more of the members or alternates of the historic district commission shall reside in an historic district under the jurisdiction of the commission, if any persons reside in any such district and are willing to serve on such commission. Such alternate members shall, when seated as provided in this section, have all powers and duties of a member of the commission. If a regular member of said commission is absent or has a conflict of interest, the chairman of the commission shall designate an alternate to so act, choosing alternates in rotation so that they shall act as nearly equal a number of times as possible. If any alternate is not available in accordance with such rotation, such fact shall be recorded in the minutes of the meeting. The method of appointment shall be fixed by ordinance. The appointments to membership in the commission shall be so arranged that the term of at least one member shall expire each year, and their successors shall be appointed in like manner for terms of five years. Vacancies shall be filled for the unexpired term and in the same manner as the original appointment. The commission shall elect annually a chairman, a vice-chairman and a clerk from its own number. Each member and alternate shall continue in office until his successor is duly appointed. All members and alternates shall serve without compensation. Any member or alternate may be appointed for another term or terms.

(e) The historic district commission shall adopt rules of procedure not inconsistent with the provisions of this part. The commission may adopt regulations not inconsistent with the provisions of this part to provide guidance to property owners as to factors to be considered in preparing an application for a certificate of appropriateness.

(f) The historic district commission shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating therein.

(g) A copy of any ordinance creating an historic district adopted under authority of this part, amendments to any such ordinance, maps of any districts created under this part, annual reports and other publications of the historic district commission and the roster of membership of such commission shall be transmitted to the Connecticut Commission on Culture and Tourism. The historic district commission shall also file with the Connecticut Commission on Culture and

Tourism at least once every year a brief summary of its actions during that year, including a statement of the number and nature of certificates of appropriateness issued, any changes in the membership of the commission and any other information deemed appropriate by the historic district commission.

(h) The historic district commission may accept grants and gifts, employ clerical and technical assistance or consultants and incur other expenses appropriate to the carrying on of its work, subject to appropriation by the municipality or receipt of such grants or gifts and may expend the same for such purposes.

(i) A municipality which has more than one historic district may establish more than one historic district commission if the districts are not contiguous.

(j) Any historic district commission established under this section may, unless prohibited by charter, ordinance or special act: (1) Make periodic reports to the legislative body; (2) provide information to property owners and others involving the preservation of the district; (3) suggest pertinent legislation; (4) initiate planning and zoning proposals; (5) cooperate with other regulatory agencies and civic organizations and groups interested in historic preservation; (6) comment on all applications for zoning variances and special exceptions where they affect historic districts; (7) render advice on sidewalk construction and repair, tree planting, street improvements and the erection or alteration of public buildings not otherwise under its control where they affect historic districts; (8) furnish information and assistance in connection with any capital improvement program involving historic districts; (9) consult with groups of experts.

Sec. 7-147d. Certificate of appropriateness: Parking areas. (a) No building or structure shall be erected or altered within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to the historic district commission and approved by said commission.

(b) No building permit for erection of a building or structure or for alteration of an exterior architectural feature within an historic district and no demolition permit for demolition or removal of a building or structure within an historic district shall be issued by a municipality or any department, agency or official thereof until a certificate of appropriateness has been issued. A certificate of appropriateness shall be required whether or not a building permit is required.

(c) The historic district commission may request such plans, elevations, specifications, material and other information, including in the case of demolition or removal, a statement of the proposed condition and appearance of property after such demolition or removal, as may be reasonably deemed necessary by the commission to enable it to make a determination on the application. The style, material, size and location of outdoor advertising signs and bill posters within an historic district shall also be under the control of such commission. The provisions of this section shall not be construed to extend to the color of paint used on the exterior of any building or structure.

(d) No area within an historic district shall be used for industrial, commercial, business, home industry or occupational parking, whether or not such area is zoned for such use, until after an application for a certificate of appropriateness as to parking has been submitted to the commission and approved by said commission. The provisions of this section shall apply to the enlargement or alteration of any such parking area in existence on October 1, 1973.

Sec. 7-147g. Variations, permissible when. Where, by reason of topographical conditions, district borderline situations or because of other unusual circumstances solely with respect to a certain parcel of land and not affecting generally the district in which it is situated, the strict application of any provision of this part would result in exceptional practical difficulty or undue hardship upon the owner of any specific property, the commission in passing upon applications shall have power to vary or modify strict adherence to said sections or to interpret the meaning of said sections so as to relieve such difficulty or hardship; provided such variance, modification or interpretation shall remain in harmony with the general purpose and intent of said sections so that the general character of the district shall be conserved and substantial justice done. In granting variations, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, better fulfill the purposes of said sections. In addition to the filing required by subsection (b) of section 7-147e, the commission shall, for each variation granted, place upon its records and in the notice to the applicant the reasons for its determinations.

Sec. 7-147h. Action by commission to prevent illegal acts. (a) If any provision of this part or any action taken or ruling made by the historic district commission pursuant to the provisions of said sections or of any regulation or ordinance adopted under said sections has been violated, the commission may, in addition to other remedies, institute an action in the superior court for the judicial district wherein such violation exists, which court shall have jurisdiction to restrain such violation and to issue orders directing that the violation be corrected or removed. Such order may direct the removal of any building, structure or exterior architectural feature erected in violation of said sections or any bylaw or ordinance adopted under said sections or the substantial restoration of any building, structure, or exterior architectural feature altered or demolished in violation of said sections or any regulation or ordinance adopted under said sections. Regulations and orders of the commission issued pursuant to said sections, or to any regulation or ordinance adopted

under said sections, shall be enforced by the zoning enforcement official or building inspector or by such other person as may be designated by ordinance, who may be authorized to inspect and examine any building, structure, place or premises and to require in writing the remedying of any condition found to exist therein or thereon in violation of any provision of the regulations or orders made under the authority of said sections or of any regulation or ordinance adopted under said sections.

(b) The owner or agent of any building, structure or place where a violation of any provision of this part or of any regulation or ordinance adopted under said sections has been committed or exists, or the lessee or tenant of an entire building, entire structure or place where such violation has been committed or exists, or the owner, agent, lessee or tenant of any part of the building, structure or place in which such violation has been committed or exists, or the agent, architect, builder, contractor, or any other person who commits, takes part or assists in any such violation or who maintains any building, structure or place in which any such violation exists, shall be fined not less than ten dollars nor more than one hundred dollars for each day that such violation continues; but, if the offense is wilful, the person convicted thereof shall be fined not less than one hundred dollars nor more than two hundred fifty dollars for each day that such violation continues. The superior court for the judicial district wherein such violation continues or exists shall have jurisdiction of all such offenses, subject to appeal as in other cases. Each day that a violation continues to exist shall constitute a separate offense. All costs, fees and expenses in connection with actions under this section may, in the discretion of the court, be assessed as damages against the violator, which, together with reasonable attorney's fees, may be awarded to the historic district commission which brought such action. Any funds collected as fines pursuant to this section shall be used by the commission to restore the affected buildings, structures, or places to their condition prior to the violation wherever possible and any excess shall be paid to the municipality in which the district is situated.

Sec. 7-147i. Appeals. Any person or persons severally or jointly aggrieved by any decision of the historic district commission or of any officer thereof may, within fifteen days from the date when such decision was rendered, take an appeal to the superior court for the judicial district in which such municipality is located, which appeal shall be made returnable to such court in the same manner as that prescribed for other civil actions brought to such court. Notice of such appeal shall be given by leaving a true and attested copy thereof in the hands of or at the usual place of abode of the chairman or clerk of the commission within twelve days before the return day to which such appeal has been taken. Procedure upon such appeal shall be the same as that defined in section 8-8.

Sec. 7-147j. Exempted acts. Delay of demolition. (a) Nothing in this part shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the historic district which does not involve a change in the appearance or design thereof; nor to prevent the erection or alteration of any such feature which the building inspector or a similar agent certifies is required by the public safety because of a condition which is unsafe or dangerous due to deterioration; nor to prevent the erection or alteration of any such feature under a permit issued by a building inspector or similar agent prior to the effective date of establishment of such district.

(b) If a building in an historic district is to be demolished, no demolition shall occur for ninety days from issuance of a demolition permit if during such time the historic district commission or the Connecticut Commission on Culture and Tourism is attempting to find a purchaser who will retain or remove such building or who will present some other reasonable alternative to demolition. During such ninety-day period the municipality may abate all real property taxes. At the conclusion of such ninety-day period, the demolition permit shall become effective and the demolition may occur. Nothing in this section shall be construed to mandate that the owner of such property sell such property or building.

Sec. 7-147k. Prior districts unaffected. Validation of prior creations and actions. Nonprofit institutions of higher education excluded. (a) The provisions of this part shall in no way impair the validity of any historic district previously established under any special act or the general statutes. Any and all historic districts created under the general statutes, prior to October 1, 1980, otherwise valid except that such districts, district study committees, municipalities or officers or employees thereof, failed to comply with the requirements of any general or special law, and any and all actions of such districts or historic district commission, are validated.

(b) The provisions of this part shall not apply to any property owned by a nonprofit institution of higher education, for so long as a nonprofit institution of higher education owns such property.

Secs. 7-147l and 7-147m. Method of balloting; eligibility to vote; balloting on prior districts. Sections 7-147l and 7-147m are repealed.

Secs. 7-147n and 7-147o. Reserved for future use.

Appendix B
Draft Ordinance
HISTORIC DISTRICT

Sec. 1. Definitions. As used in this Ordinance, the following terms shall have the meaning indicated:

- (a) "altered" means changed, modified, rebuilt, removed, demolished, restored, razed, moved or reconstructed;
- (b) "erected" means constructed, built, installed or enlarged;
- (c) "exterior architectural features" means such portion of the exterior of a structure or building as is open to view from a public street, way or place;
- (d) "building" means a combination of materials forming a shelter for persons, animals or property;
- (e) "structure" means any combination of materials, other than a building, which is affixed to the land, and shall include, but not be limited to, signs, fences and walls;
- (f) "appropriate" means not incongruous with those aspects of the historic district which the historic district commission determines to be historically or architecturally significant.

Sec. 2. Established.

In order to promote the educational, cultural, economic and general welfare of the Town and others through the preservation and protection of buildings and places of historic interest and through the development of appropriate settings for such buildings and places, a Madison Historic District is hereby established pursuant to Section 7-147a to 7-147o inclusive, as may be amended, of the Connecticut General Statutes.

Sec. 3. Establishment of Madison Historic District Commission.

A Madison Historic District Commission, consisting of five (5) members and three (3) alternate members is hereby established. It shall be the purpose of the Commission to perform the duties and functions of a Historic District Commission as provided in Sections 7-147a to 7-147o, inclusive, as may be amended, of the Connecticut General Statutes.

Sec. 4. Organization of Historic District Commission.

The Board of Selectmen shall appoint five (5) members and three (3) alternate members to the Commission in such a manner that the terms of one member shall expire on the first day of January of each year commencing in 2007 and continuing to 2011 inclusive, and the terms of one alternate member shall expire on the first day of January of each year commencing in 2007 and continuing to 2009 inclusive. All subsequent appointments shall be made by the Board of Selectmen and shall be for a term of five (5) years each except that an appointment to fill an unexpired term shall be for the duration of such unexpired term only. At all times at least two (2) members and one (1) alternate member of the Commission shall be residents within a Madison Historic District, if there are such residents willing to serve. Members and alternate members shall be electors of the Town holding no salaried Town office. Within a period of thirty (30) days after the appointment of members to the first Commission, such members shall meet, organize, and elect a chairman, vice-chairman and clerk from its own members. Within a period not exceeding thirty (30) days after the first day of January of each succeeding year commencing in 2007, the members of the Commission shall elect a chairman, vice-chairman and clerk from its own members. When a member of the Commission is unable to act at a particular time because of absence, illness, or self interest, or other good reason, he shall notify the chairman of the Commission, and the chairman shall designate an alternate

member to serve in place of the member. All members and alternate members shall serve without compensation.

Sec. 5. Powers of Historic District Commission.

The Historic District Commission shall be vested with all powers and shall faithfully perform all duties imposed upon Historic District Commissions in Sections 7-147a to 7-147o inclusive, as may be amended, of the Connecticut General Statutes. The Commission shall fix the time and place of its regular meetings. The presence of four (4) members or alternate members shall constitute a quorum, and no resolution or vote shall be adopted by less than three (3) affirmative votes. The Commission may adopt regulations, rules of procedure and orders to carry out the purpose of this article.

Sec. 6. Certificate of Appropriateness.

No building or structure shall be erected, altered, restored, moved or demolished within the Historic District until after an application for a Certificate of Appropriateness as to exterior architectural features has been submitted to the Commission and approved by the Commission. Exterior architectural features shall include such portion of the exterior of a structure as is open to view from a public street, way or place. A Certificate of Appropriateness shall be required whether or not a building permit is required. The provisions of this section shall not be construed to extend to the color of paint used on the exterior of any building or structure.

Sec. 7. Application for Certificate; Hearing; Approval.

- (a) The Historic District Commission shall hold a public hearing upon each application for a Certificate of Appropriateness. Notice of time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town not more than fifteen days nor less than five days before such hearing. The Commission shall pass upon such application and shall give written notice of its decision to the applicant. When a Certificate of Appropriateness is denied, the Commission shall place upon its records and in the notice to the applicant the reasons for its determination. In the notice to the applicant the Commission may make recommendations relative to design, arrangement, texture, material and similar features. The Commission may issue a Certificate of Appropriateness with stipulations. Evidence of approval, as referred to in Section 6, shall be a Certificate of Appropriateness issued by the Commission. Failure of the Commission to act within sixty-five (65) days shall constitute approval and no evidence of approval shall be needed. The Commission shall keep a record of all applications for Certificates of Appropriateness and of all its doings.
- (b) The Commission may request such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed conditions and appearance of the property after such demolition or removal, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.
- (c) In its deliberations, the Historic District Commission shall not consider interior arrangement or use and shall take no action except for the purpose of preventing the erection, reconstruction, restoration, alteration or razing of buildings in the Historic District obviously incongruous with the historic aspects of the District. The Commission shall set forth its reasons for approving or denying each application for a Certificate of Appropriateness in its written notice of its decision to the applicant and in the Commission record of its proceedings.

Sec. 8. Considerations in Determining Appropriateness.

If the Historic District Commission determines that the proposed erection, construction, restoration, alteration or razing will be appropriate, it shall issue a Certificate of Appropriateness. In passing on appropriateness as to exterior architectural features, buildings or structures, the commission shall consider, in addition to other pertinent factors, the type and style of exterior windows, doors, light fixtures, signs, above-ground utility structures, mechanical appurtenances and the type and texture of building materials. In passing upon appropriateness as to exterior architectural features the commission shall also consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, scale, general design, arrangement, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style and pertinent features of other buildings and structures in the immediate neighborhood. A Certificate of Appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, in the opinion of the Commission, would be detrimental to the interest of the Historic District.

Sec. 9. Variances and Modifications.

Where, by reason of topographical conditions, district borderline situations, immediately adjoining existing developments or because of other unusual circumstances, the strict application of any provisions of Sections 7-147a to 7-147o, inclusive, as may be amended, of the Connecticut General Statutes would result in exceptional practical difficulty or undue hardship upon the owner of any specific property, the Commission in passing upon applications shall have power to vary or modify strict adherence to the sections or to interpret the meaning of the sections so as to relieve such difficulty or hardship; provided such variance, modification or interpretation shall remain in harmony with the general purpose and intent of such sections so that the general character of the district shall be conserved and substantial justice done. In granting variances, the Commission may impose such reasonable and additional stipulations and conditions as will in its judgment better fulfill the purpose of such sections.

Sec. 10. Action by Historic District to Prevent Illegal Acts.

If any action or ruling taken by the Commission pursuant to the provisions of Sections 7-147a to 7-147o inclusive, as may be amended, of the Connecticut General Statutes. has been violated, the Commission may, in addition to other remedies, institute an action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, razing, maintenance or use or to restrain, correct or abate such violation or to prevent the occupancy of such building, structure or land. Regulations and orders of the Commission issued pursuant to such sections of the Connecticut General Statutes shall be enforced by the zoning enforcement officer who is hereby authorized to inspect and examine any building structure, place or premises and to require in writing the remedying of any condition found to exist therein or thereon in violation of any provision of the regulations or orders made under the authority of such sections of the general statutes. The owner or agent of any building or premises where such a violation has been committed or exists, or where the lessee or tenant of an entire building or entire premises where such violation has been committed or exists, or the owner, agent, lessee or tenant of any part of the building or premises in which such violation has been committed or exists, or the agent, architect, builder, contractor, or any other person who commits, takes part or assists in which such violation exists, shall be fined not more than one hundred dollars (\$100.00) for each day that such violation continues, but, if the offense is willful, the person convicted thereof shall be fined not more than two hundred fifty dollars (\$250.00) for each day that such violation continues, and the circuit court wherein such violation

continues or exists shall have jurisdiction of all such offenses, subject to appeal as in other cases. Each day that a violation continues to exist shall constitute a separate offense.

Sec. 11. Appeals.

Any person severally or jointly aggrieved by any decision of the Historic District Commission or of any officer thereof may, within fifteen (15) days from the date when such decision was rendered, take an appeal to the superior court for the the Judicial District of New Haven which appeal shall be made returnable to such court in the same manner as that prescribed for civil actions brought to such court. Notice of such appeal shall be given by leaving a true and attested copy thereof in the hands of or at the usual place of abode of the chairman or clerk of the Commission within twelve (12) days before the return day to which such appeal has been taken. Procedure upon such appeal would be the same as that defined in Section 8-8 of the Connecticut General Statutes.

Sec. 12. Exempted Acts.

Nothing in this article shall be construed to prevent the ordinary maintenance or repair of any exterior feature in the Historic District which does not involve a change of design thereof nor to prevent the construction, reconstruction, alteration, or demolition of any such feature which the building inspector certifies is required by the public safety because of an unsafe or dangerous condition; nor to prevent the construction, reconstruction, alteration or demolition of any feature under a permit issued by the building inspector prior to the effective date of establishment of the district.

Sec. 13. Boundaries.

The boundaries of the Madison Historic District shall be as shown on a map, "Map Showing Proposed Boundaries of the Madison Historic District."