STATE OF CONNECTICUT

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

HISTORIC RESOURCES INVENTORY FORM
for Buildings and Structures

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

DESCRIPTION
7. STYLE OF BUILDING: Second Empire DATE OF CONSTRUCTION: c. 1872-73
8. MATERIAL(S) (indicate use or location when appropriate):
   __ clapboard __ x asbestos siding __ brick
   __ wood shingle __ asphalt siding __ fieldstone
   __ board & batten __ stucco __ cobblestone
   __ aluminum siding __ concrete: type: granite
   __ other: foundation, brownstone
9. STRUCTURAL SYSTEM:
   x wood frame: __ post and beam x balloon
   __ load bearing masonry __ structural iron or steel
   __ other: __
10. ROOF: type:
    __ gable __ flat __ x mansard __ monitor __ sawtooth
    __ gambrel __ shed __ hip __ round __ other: __
    __ material: __
    __ wood shingle __ roll asphalt __ tin __ x slate
    __ asphalt shingle __ built up __ tile __ other:
11. NUMBER OF STORIES: 2½ APPROXIMATE DIMENSIONS: 25'x30' (wing 20'x17')
12. CONDITION: Structural: __ excellent __ x good __ fair __ deteriorated
    Exterior: __ excellent __ x good __ fair __ deteriorated
13. INTEGRITY: Location: x on original site moved, when:
    Alterations: __ no _ x yes, explain: Asbestos siding
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
    __ barn __ shed __ garage __ other landscape features or buildings: __
    __ carriage house __ shop __ garden __
15. SURROUNDING ENVIRONMENT:
    __ open land __ woodland __ x residential __ scattered buildings visible from site
    __ commercial __ industrial __ rural __ x high building density
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This large, well kept building is situated on the south side of Pleasant Street. It faces the picturesque South Green, which is primarily late nineteenth century in character. Directly to the west is a brick building, larger in scale and similar in style; to the east is a smaller Colonial house.

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

Large granite block foundation

SIGNIFICANCE

Architect: 
Builder: 

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

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

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

PHOTOGRAPH

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

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

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

20. SUBSEQUENT FIELD EVALUATIONS:

21. THREATS TO BUILDING OR SITE:

X none known ___highways ___vandalism ___developers ___other: ______________________
___renewal ___private ___deterioration ___zoning ___explanation: ______________________
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