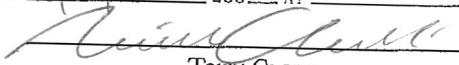




HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PAGE
1 OF 3

APPLICATION No. _____

THIS SPACE FOR TOWN CLERK	
THIS CERTIFIES THAT THIS APPLICATION AND EXHIBITS IN SUPPORT OF SUCH WERE RECEIVED AND MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO THE PUBLIC HEARING.	
REC'D <u>12/22/25</u>	200 ____ AT ____
	
TOWN CLERK	

Date: 12/15/2025

Application is hereby made for the issuance of a Certificate of Appropriateness under an "Ordinance Creating a Historic District and Historic District Commission for the Town of Durham" effective July 17, 1973, enacted pursuant to the enabling authority contained in Public Act No. 430 of the 1961 session of the Connecticut General Assembly, for proposed work as described in detail below and as set forth on accompanying exhibits.

(PLEASE PRINT)

Applicant Town of Durham Phone 860-349-3625 Email hrc@townofdurham.co
Applicant's Address 30 Town House Road
Address of Proposed Work 51 Main Street
Owner Town of Durham Phone same Email same
Agent or Contractor _____ Phone _____ Email _____
Approximate Date of Original Structure 1850

Applicant should submit plans, maps, sketches, photos or other such exhibits as may aid the Commission in its evaluation of the application.

General Description of Proposed Work

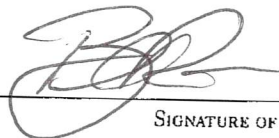
The proposed work involves the complete demolition and removal of an existing residential structure known as 51 Main Street that has deteriorated significantly and is beyond repair without expenditures that go well beyond the reasonable value of the house and would bring an unnecessary expense to the town. The house exhibits extensive decay, including structural damage that compromises its integrity, making it uninhabitable and unsafe and a liability to the town. The demolition process will be conducted in accordance with all applicable safety regulations, state laws, and local ordinances to ensure a thorough and responsible removal of the building and any associated debris.

TBD.

List of Materials to be Used

See Attached

List of Attached Exhibits



SIGNATURE OF APPLICANT

IF YOU HAVE QUESTIONS CONCERNING THE APPLICATION PROCESS OR PROCEDURES, CONTACT



Picture 1: Exterior South Side - Loose masonry and leaning structure pose a collapse hazard.



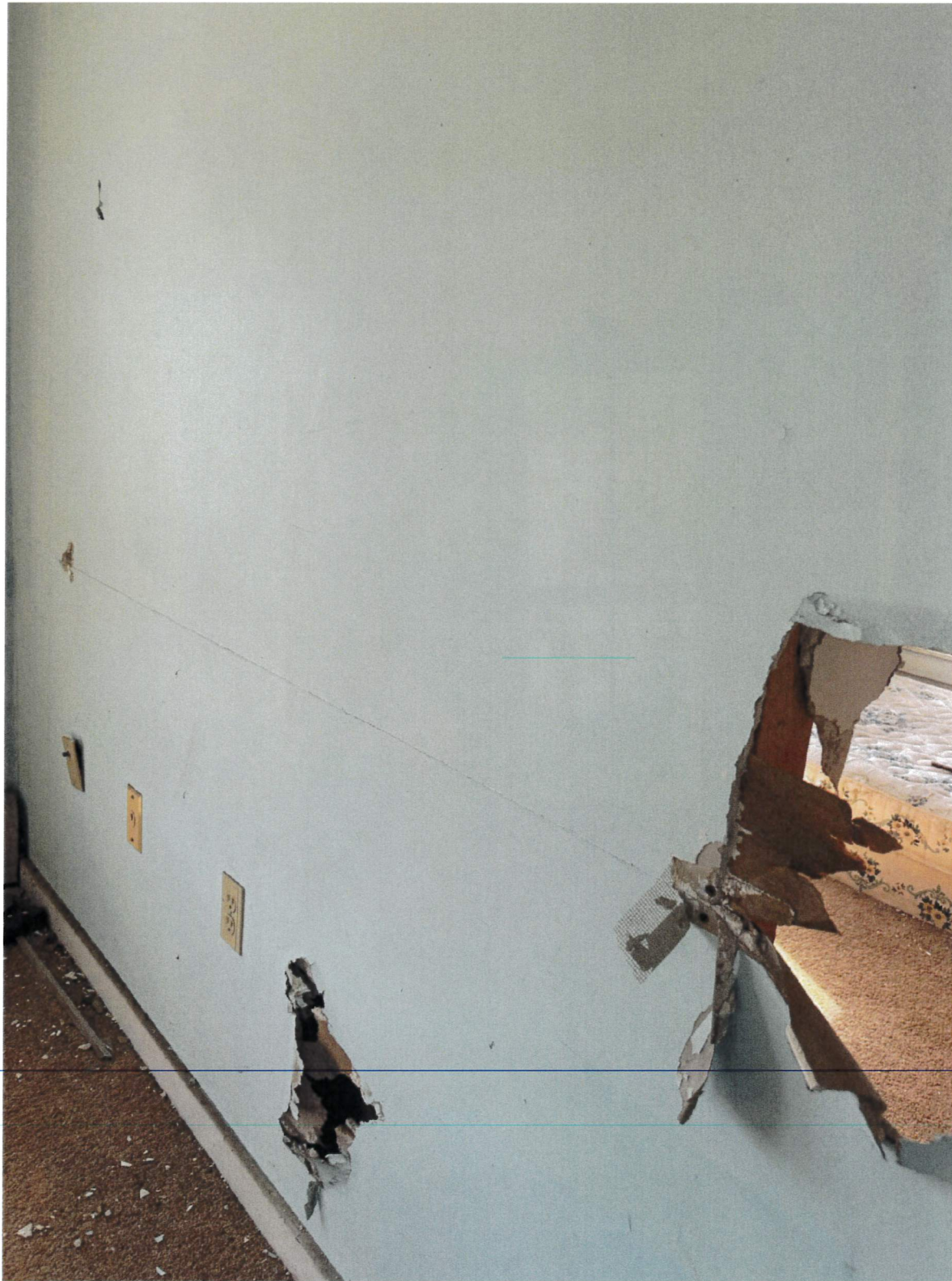


Picture 4 (Bottom Picture): Front Porch - Structural instability and advanced deterioration of support









Picture 8: Livingroom wall – Large openings in the walls expose compromised framing and insulation, creating severe energy inefficiency, and structural instability. These gaps also allow moisture intrusion and pest infestation, accelerating deterioration and making restoration impractical.



Picture 9: First Floor Hallway – Exterior and interior surfaces show extensive peeling and rotting paint, indicating prolonged moisture exposure and wood decay. This level of deterioration compromises structural integrity and reflects years of neglect.









Picture 13: First Floor Kitchen – Ceiling sections are actively collapsing, exposing structural framing and creating an imminent risk of injury. This level of deterioration indicates severe water infiltration and compromised load-bearing integrity.



Picture 14: Ceiling of First Floor Kitchen – Large openings in the ceiling reveal more severe structural failure, exposing hazardous conditions and accelerating interior deterioration.



Picture 15: First Floor Closet – Dislodged insulation contaminated with black mold presents severe health hazards and demonstrates prolonged water infiltration and neglect.



Picture 16: Stairway to Basement – Shows exposed electrical wiring and unsecured plumbing along the descent, creating severe fire and water hazards. Missing steps at the bottom make the staircase unsafe for use.



Picture 17: First Floor Bathroom – Damaged and non-functional light fixtures in the bathroom underscore the unsafe electrical system.



