

A History of the Middlesex County Gaol at Haddam, Haddam Historical Society  
Observations of Conditions at the Middlesex County Gaol, Architectural Workshop

October 28, 2008



Funded by Middlesex County Community Foundation

## **“A Pretentious Stone Structure” A Brief History of the Middlesex County Gaol at Haddam**

**Haddam Historical Society  
June 2009**

Middlesex County was formed in 1785 from towns that had previously been part of Hartford and New London Counties including Middletown, Haddam, East Haddam, Killingworth, Saybrook, and Chatham (Durham joined in 1799). It is believed that Haddam and Middletown were designated 'half-shire' towns to share the county seat because of their central location. Each town was required to erect a courthouse and jail/workhouse in order to carry out their responsibilities as a half-shire town. Middletown erected a series of jail buildings which served as temporary quarters for prisoners convicted of minor crimes, while Haddam was the county's principal jail.

With the arrival of the County Court House, Jail and the opening of the Middlesex Turnpike in 1802, the village of Haddam experienced unprecedented growth and became a regional commercial and institutional center. Merchants, craftsmen, innkeepers and professionals established themselves along the turnpike near the jail and courthouse and transformed the town from a "closed" tight knit community to a thriving "cosmopolitan" center.

### **Middlesex County Court System**

Superior Court was to be held in Middletown on the last Tuesday of July and in Haddam the last Tuesday of January. The Court of Common Pleas would meet in Middletown on the second Tuesday of December and in Haddam on the fourth Tuesday in April. This arrangement continued until 1855 when the County Court was abolished and two additional terms of Superior Court were established.

The judges of the county courts and the justices of the peace along with the county commissioners created the Civil Authority of the county and were empowered to levy taxes and to otherwise supervise the construction of the courthouses and jails. Maintenance of the buildings was supported by taxes and subscriptions county wide. In 1836 the county authorities decided not to levy a direct tax to support the county buildings but using tax lists apportioned the costs "among the towns of Middlesex County." This left it up to the town to raise the money and eliminated the county tax. This hidden tax was added to citizen's local tax bill.

For over a hundred years there were continuous campaigns and discussions about the necessity of have two jails and two courts in Middlesex County. Middletown authorities relentlessly tried to have the jail and court moved solely to their city and other Middlesex County towns such as Saybrook campaigned to have the court moved to their communities. There were a number of times when the County officials determined that only one courthouse and jail were needed but never acted on the conclusion Somehow through political pull Haddam was able to hold on to the prestigious honor of having the

courthouse and jail which brought economic benefits to town as well as the distinction of being the county seat.

The County Courthouse in Haddam tried cases that were county-wide and brought many people to town including judges, lawyers, witnesses, jurors, and other parties in the case. Most of the cases revolved around settling property conflicts, defaults on contracts, for damages or to recover bad debts. Occasionally there were more infamous trials like the murder. The Courthouse stood at the intersection of Walkley Hill Road and Saybrook Road and burned in 1929. The site is now known as "Courthouse Green".

### **Prisoners**

Prisons were the chief places to house criminals. In the late 18<sup>th</sup> century and 19<sup>th</sup> century criminals in Middlesex County included not only those who were convicted of serious criminal acts such as murder, burglary, and malicious injury but those who were committed for adultery, keeping a house of ill-fame, trespassing on railroad property and neglect of family. Records show that most prisoners held at Haddam were imprisoned for breach of peace, drunkenness, vagrancy, and larceny. The State of Connecticut had a State Prison for criminals sentenced to hard labor and for very serious crimes. The first was New Gate Prison in Granby which operated from 1773 to 1827 when it was replaced by the Wethersfield State Prison. Wethersfield operated until 1963 when all inmates were transferred to the new prison in Somers. The County Jail was primarily used to house criminals convicted of lesser crimes or those awaiting trial.

In 1837 the state of CT passed an act which permitted counties to require prisoners after conviction to be put to work, according to their strength and ability. The sheriff of the county was designated the keeper of the jail. A deputy jailer was to be in charge of the labor and would provide prisoners with food, clothing, tools, materials and health care when sick. The deputy jailer was also acting as purchasing agent and sales agent for the jail. This allowed prisoners being held for fine and costs only to pay off their debt by labor. In 1845 the State of CT gave the county commissioners the right to hire a chaplain or religious instructor to be paid out of the net profit.

Early prisoners housed in the Haddam Jail worked various jobs including helping out on local farms and industry. It is recorded prisoners were responsible for erecting the additions to the jail itself saving the town a considerable amount of money. By the early 20<sup>th</sup> century the Haddam Jail had established its own dairy and farm which provided prisoners with full time employment. The farm and dairy provided food for the prison, local Temporary Children's Home and to sell. The institution was said to be self-sufficient and grew vegetables and raised pigs, cows and chickens. The jail actively farmed until 1964-65. In 1914 feldspar was discovered on the Jail property and prisoners were employed to quarry the stone which was sold to out of state firms.

The jail grounds were never enclosed and there were many successful escapes because of the lack of security and small staff. Prisoners frequently just walked away and would jump a train or hitch a ride out of town. Some long time residents recall the Haddam Jail as being called a country club and prisoners described as "guests." Many criminals were

"vagabonds" who needed a warm place to stay during the winter and would find a way to get themselves arrested so they would have a warm place to stay and hot food. Prisoners would play baseball on the grounds, take picnics to the Connecticut River and even visit local restaurants. Visiting day was Saturday and inmates could bring their own bedding and food was allowed to be delivered from home.

Most of the prisoners held at the Haddam Gaol were incarcerated for lesser crimes such as being drunk and disorderly, petty theft and brawling there were also men and women held for committing murder including the infamous Emil Schutte of the Cremation Hill fame. In 1911 alone there were nine people at Haddam awaiting trial for murder including four men accused of causing a train wreck in which one person died. There were marriages and births at the jail as well as stories of corruption.

### **Jail in Haddam**

The first Gaol in Haddam was built of wood and was located on a lot on the south of intersection of "the road to the woods" (currently known as Jail Hill Road), and Middlesex Turnpike (now Saybrook Road.) Within a year the Civil Authority was calling for an addition to the jail and noted for the first of many times that maybe only one jail was necessary for the county. Not much is known about the early jail building.

In 1812, the first jail building was condemned and a replacement was constructed on the same site. Written histories indicate that the second jail was one story wooden building measuring 24' x 30'. It featured small window openings with iron bars. After it was no longer used as a jail it served as a storehouse of crops grown by the prisoners including cabbages, turnips.

By 1843 it was determined by county authorities that the Gaols and Workhouses in both towns needed to be replaced. After considerable debate and defeat a tax was finally passed to build a new jail in Haddam much to the dismay of Middletown residents.

In 1845, a stone cellblock was created on the north side of the intersection to house criminals, the insane and debtors, and the sheriff's family. Samuel, Isaac and Jonathan Arnold were hired as general contractors for the building. All three were active in civic affairs, operating a shipping company, a quarry and lumber business as well as serving as selectmen, constables, justices of the peace and legislators. The Arnolds provided all the raw material for the jail including stone from their quarry. It is said that labor was done in part by the prisoners.

The Specifications of the Middlesex County Prison, Haddam, Ct., delineate the materials to be used to construct the jail and workhouse, and the "mansion" built to house the sheriff, his family, and women prisoners. The keepers mansion measured 37 x 28 feet and was believed to be larger than any other private home in Haddam. The second floor was to be used to house debtors and the female prisoners. The specifications (attached) outline requirements for the Keepers dwelling, plastering, glazing, doors, papering, stair railing, and prison. The prison design called for stone laid in strong mortar with 2 feet thick along the cells and 15 inches thick against the hall. The front of the cells was to be

12 inches thick of stone or strong brick laid solid with strong mortar. The specifications even detail the "orifice for food". The roof was to be covered with first quality tin, laid with a so termed standing edge and covered with three good coats of venetian red oil paint. The "Statement of Expenses of Building the Goal and Workhouse at Haddam" totaled \$9, 145.83. A wooden workhouse and a barn were built by the Arnold brothers in 1855.

In 1878 a Second Empire style granite addition was added as housing for the women prisoners and the jailer's family, as well as expanded spaces for his administrative duties. With managerial facilities moved to the new section, more jail cells were added within the older building. Unfortunately, the location of specifications for the mansard roofed addition is not known.

Newspaper articles written between the years 1899 and 1939 attest to the ongoing maintenance of the building. In 1899 bathtubs, plumbing and "a heating apparatus" were scheduled to be installed. Night buckets were still used in the women's cells in the early 20<sup>th</sup> century. The plumbing in the rest of the building was described as "good." The use of kerosene lamps was a cause of concern, as was overall ventilation.

In 1939 there were three toilets, one urinal and one shower in the men's section. Benches were provided for men who ate in the cell block. The floor was described as loose and unsafe. The four women's cells were on the second floor behind the sheriff's quarters. The area was described as "poorly ventilated. The windows at the left end of the corridor being small and the door leading to the back being set in such a way that no air can circulate." The report concludes that the sheriff does not have the staff or money to upgrade facility.

#### **Conditions**

A comparison of the costs of the Haddam jail in 1932 compared to the Tolland and Litchfield prisons, which had similar numbers of internees shows that the Haddam sheriff was paid less. The Haddam jail had, in addition to the sheriff, a matron, and a deputy jailer who was also the farm superintendent. The Litchfield sheriff had, in addition, a clerk, four guards and a chaplain. Haddam's Sheriff Thompson complained that the county could spend thousands of dollars on sheets alone because the prisoners "take no care of them, but rip them to shreds, either in anger or because they want a section for a bandage and don't want to call the doctor available to them. Living conditions at the jail were criticized by a few prisoners who were regularly sentenced there for drunkenness. In a newspaper interview, the jailer stated, "a talk with prisoners who have seen the insides of jails in other sections of the country brings out the fact that the county lockup is a paradise compared to most."

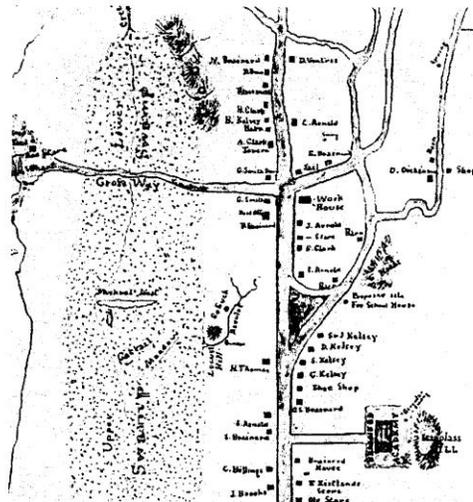
In the 1890, Haddam lost its position as county seat, and the court moved permanently to Middletown, however prisoners were still housed in Haddam. By this time the only prisoners held here were those awaiting trial or serving sentences less than one year. Reports state that a major remodeling was done in 1955 for a cost of \$250,000. This included new cell blocks, visiting room, guard's office and kitchen. In 1960 when the

county government was abolished the ownership of the property went to the state. In 1964 another smaller remodeling job was completed and consisted of a new dining area to accommodate 64 prisoners. Prior to the expansion prisoners ate in their cells or cell block.

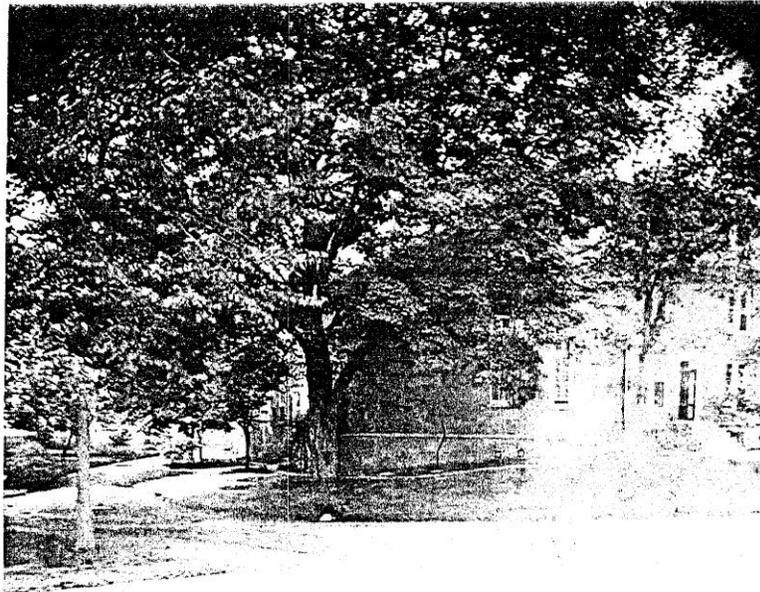
The jail remained active until 1969 when inmates from all the county jails were moved to the state prison. When the building closed one editorial stated "there was a certain humanity about the Haddam Jail...it may not have been a wholly pleasant for the involuntary inhabitants...there were fringe benefits including working in the dairy barn, the fields or in the gardens. It became known as the "the Country Club."

The following year the building became the Correctional Academy, and was later renamed the Connecticut Justice Academy. It was used in the 1970's and 80's as a simulated lockup for prison guards who were treated like criminals. They were strip searched, fingerprinted and put in prison clothes before being incarcerated for a weekend. For the following three weeks they lived in the cellblock which became their dormitory. The rooms which had been used by the jailer for his office and his family's living space became a lounge, classrooms and a library. The barn was transformed into additional classrooms.

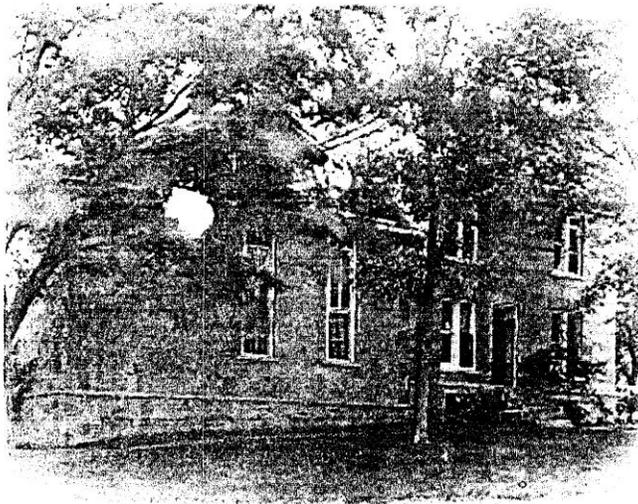
In 2007 the Town of Haddam acquired the building and surrounding 51 acres from the State of Connecticut. A jail advisory committee has been set up to work on the stabilization, restoration and adaptive re-use of the property.



1845 Map of Haddam  
Showing location of original jail and workhouse.



Photograph of Haddam Jail  
Early 20<sup>th</sup> Century

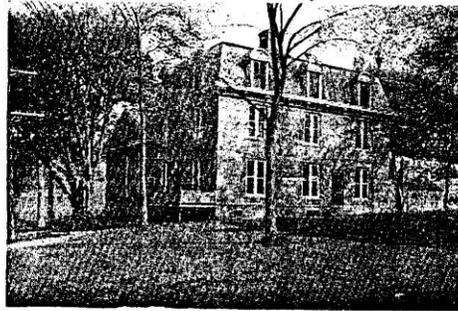


Photograph of Haddam Jail - Circa 1915



Hacklam Jail.

Postcard of Jail  
Early 20<sup>th</sup> Century



MIDDLESEX COUNTY JAIL, Hazlem, Ore.

Postcard of Jail  
Early 20<sup>th</sup> Century



Postcard of Haddam Jail  
Mid-20<sup>th</sup> Century

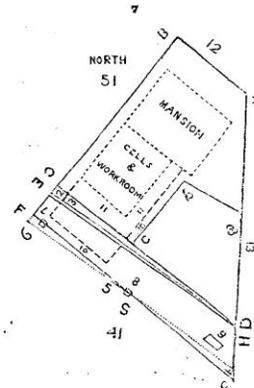


Early 20<sup>th</sup> Century Photograph of Haddam Jail

Haddam/Middlesex County Jail Building, 945 Saybrook Road, Haddam, CT



Haddam Jail.



EXPLANATIONS.

- 10 Shows the preliminary and some of the Middlesex Turnpike.
- 11 Killing worth.
- 12 a & b: The adjoining land of Jonathan Arnold.
- A, B, C, D. Shows what Jonathan conveyed to his brothers Samuel and Isaac, and made them tenants in common with himself.
- e, h & d. Shows what the Sisters Arnold conveyed to convey to the County, in their deed of December 31st, 1715; observing, all except about square rods of what Jonathan Arnold had conveyed to Samuel and Isaac.
- e, h & d & i, k. Shows what Moses Arnold conveyed to the County, by their deed of October 31st, 1718; the latter a narrow strip of land, about four feet wide, at the north end, and was made, in length, coming to a point at the south-west corner, to which the conveyance they received 1715.
- E, F, G, H. Shows what Jonathan Arnold conveyed to the County for enlargement of the Prison, by his deed dated January 17th, 1719; containing about 1/2 acre, more or less, for which he received \$150. This is the piece that has been under an inclosure to the Savings Bank, till very recently.



OBSERVATION OF CONDITIONS  
AT THE  
MIDDLESEX COUNTY  
GAOL  
SAYBROOK ROAD  
&  
JAIL HILL ROAD  
HADDAM, CT.  
FOR  
TOWN OF HADDAM  
JAIL COMMITTEE

PREPARED BY

ARCHITECTURAL  
WORKSHOP

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28 OCT 08

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## GENERAL INFORMATION

References to direction are relative to the project. NORTH has been designated to the Saybrook Road façade as being the closest to true north. To facilitate a description of the structure it has been broken into its six constituent elements, each being of distinct construction. Each 'building' is identified in drawings PD.1, PD.2. Photographs are referenced with a superscript number at the end of the sentence. Two areas of the building are inaccessible: the side entry, and a refrigerated food storage room. Information regarding these areas is not included in the report.

## STRUCTURAL DATA

### **Jail Building:**

#### *Mansion/keepers dwelling*

Roof: 1" boards on 3x5's +/- @ 2'-9" oc. on heavy timber purlin, supported by angled struts which form three frames. Center frame is supported by heavy timber and iron rod queen post truss. Outer frames adjacent to masonry walls.

Walls: stone masonry, with partial interior brick facing

Floor: concrete slab on grade

#### *Workhouse/cellblock*

Roof: 1" boards on 2x4's @ 3'-0" oc. on heavy timber purlins supported by angled struts on structural steel @ 8'-0" oc. (varies).

Walls: stone masonry

Floor: concrete slab on grade

#### *Side Entry*

Roof: 2"x rafters @ 16" oc.

Walls: stone masonry

Floor: concrete slab on grade

#### *Toilet Room*

Roof: poured concrete

Walls: poured concrete

Floor: concrete slab on grade

**Administrative Building:**

Roof: 1" boards on 2x8" rafters @ 2'-0" oc. with 2x8" ceiling joists @ 16" oc. Ceiling joists supported on center wall.  
Third floor Walls: 1" boards on pitched 2x8" @ 16" oc. 3-1/4"x 6" top plate and 8x8 bottom plate on masonry wall.  
2<sup>nd</sup> & 3<sup>rd</sup> Floors: 1" boards on 2x10's @ 16" oc. supported on center wall/ beam.  
1<sup>st</sup> Floor: 1" boards on 2x10's @ 16" oc. supported on 8x10" center beam with 10" channel iron each side. Center beam supported on brick masonry piers @ +11'-6" oc.  
Walls: stone masonry 1'-10" thick @ first floor, 1'-6" second floor  
Basement walls: stone masonry 2'-1" thick  
Basement floor: flagstone on grade

**Dining Building:**

Roof: 2x14" @ 16" oc. with plywood deck.  
Walls: 4" face brick veneer on 2x4" studs @ 16" oc.  
Floor: concrete slab on grade

## ARCHITECTURAL/HISTORICAL DATA:

### **Jail Building**

The 'Jail Building' consists of four discrete elements, the Keepers Dwelling/Mansion, the Cell Block/Workhouse, the Side Entry, and the Toilet Room. They have been grouped together based upon presumed historical use as part of the jail function.

Keepers Dwelling/ Mansion circa 1845

The Mansion is random coursed stone masonry with a simple 6/12 gable running north-south. According to historical documents, the workhouse (since removed) sat attached to the south where the present Cell Block is located. It is interesting to note the sill stone located on this façade, an indication of a previous opening. The masonry above and adjacent to the sill stone does not betray the location, indicating a high degree of skill and effort in closing the opening.<sup>1</sup> The west wall is concealed, and compromised by the addition of Administrative Building. The north wall contains two double height windows, and a high opening in a pedimented gable. All exterior walls contain a watercourse about three feet above grade where the walls step 2".<sup>2</sup>

The interior of the original building has been removed. The present interior is largely part of a fabricated steel jail system installed during the 20<sup>th</sup> century with some exposed interior masonry faces of brick and glazed terracotta. The attic shows the indication of four brick chimneys at the exterior walls, with their attendant roof patches.<sup>3</sup> Two chimneys are located on the north wall and two on the south wall. These were built to the inside of the exterior stone masonry walls about halfway between ridge and eave. The attic floor reaches 10' to the ridge, and contains a 36 lite sash for the north gable window.<sup>4</sup>

The roof framing is of some interest. The rafters are supported on heavy timber purlins, which in turn are supported by struts bearing on transverse beams that form part of the attic floor. This arrangement creates three 'frames', two adjacent to the exterior masonry walls, which also support the end of the purlin, and a third at midspan. As such, two means of support are provided for the end of the purlin.<sup>5,6</sup> This may indicate a sequence of construction, or the reuse of a previous structure, and will require further investigation. The center 'frame' has been trussed, suggesting the removal of some supporting structure at a later date.<sup>7,8</sup> The scantling rafters show evidence of being sawn on an up and down mill, while the heavy timber beams, struts, and purlins are sawn or hewn.<sup>9,10</sup>

The sheathing of the roof is wide board but not spaced, a close look through the board joints revealing remnants of what appears to be a flat seamed tin roof underneath the current asphalt shingles.<sup>11</sup> The addition of the Administrative Building creates a condition where the entire west side of the roof from the ridge pitches against the new building. Currently a

sheet metal pan pitched from the middle of the building to each roof edge conveys water off the roof.<sup>12</sup>

The current exterior appearance of this building does not coincide with its historical description or use as a dwelling. The odd location and size of fenestration extant suggests an alternate use.

#### Cell Block/Workhouse circa 1855

This area is referred to in historical documents as the expansion of the Workhouse. According to documents, this building replaced the original Workhouse. It is a random coursed stone masonry building with a simple 6/12 gable running north-south. The east wall contains three tall windows, the remaining facades being mostly obscured. A small sill stone projects at the north end of the east wall, but the original opening as noted above is very well hidden.<sup>13</sup> The masonry changes subtly from the Mansion Building as would be expected in an addition. The interior of the building is greatly compromised. The installation of the fabricated steel jail system required removal of the original interior. However, indications of the previous arrangement are still visible. Along the west wall (behind the cells in the plumbing chase) can be observed some indication of the previous cell construction. Plastered walls and remnants of brick cell walls are visible.<sup>14</sup> Additionally in the attic, the front of the cell wall and a ledge in the exterior stone wall (removal of the floor stones?) are visible.<sup>15</sup> As described in historical documents, the cells were constructed of 8" hard brick between cells, floor stones the full width of the cell and let into the walls, two tiers of cells and a front wall of 12" hard brick. The observed evidence correlates with the historical description. No iron (as described) was observed. 10 cell locations are in evidence on the top tier.

In the attic on the south gable wall is the remnant of a chimney centered at the ridge and the associated roof patch<sup>16</sup>. Additionally, two window locations (observable from the outside) are patched with concrete block. Various sash and ventilation units are strewn about. The north wall shows indications of a previous roofline. This may fit with the description of the original workhouse. A portion of metal roofing/flashing is embedded in the wall.<sup>17</sup> The remainder of the wall has been cut and patched on numerous occasions. The roof is supported on scantling rafters of inconsistent size, many of which are sistered to shorter rafters (from the original workhouse?).<sup>18</sup> These rafters sit on a timber framed purlins which are supported on angled timber struts that previously sat on a 6x8" (flat) beam that spanned the width of the building, but currently sit on steel beams supported by steel girders that span the width of the building.<sup>19,20</sup> The scantling rafters show evidence of being sawn, while the heavy timber beams, struts, and purlins are hewn and framed. The steel is a recent addition probably installed with the fabricated steel jail system. This steel also supports a timber framed ceiling construction and what appears to be a tongue & groove wood ceiling (which is furred out for the current ceiling).<sup>21</sup>

The roof construction prior to the addition of steel, implies a need for additional support from interior walls or columns which may have been provided in part by the front cell wall.

#### Side Entry

This small addition appears to be the first at the south end of the building. It is cut and coursed stone masonry with a wood framed gabled roof. Currently the area is inaccessible, however, it is possible to see most of the interior from the cell block. The interior is heavily boxed out, and through the roof access is visible what appears to be the top of an open air tank of iron plate.<sup>22</sup> The tank is rectangular in plan and is built close to the exterior walls. Currently, the 'tank' is filled with insulation. In the gable above the tank level on the north wall is an opening, blocked off from the Workhouse side, with iron bars.<sup>23</sup>

#### Toilet room

This addition appears to have been built against the Workhouse/ Side Entry and subsumed in the more recent Kitchen addition. The structure appears to be board formed concrete roof/ceiling and walls. The floor is concrete slab set below current grade. On the north wall is evidence of a former opening into the cell block, and on the east wall is an infilled opening into the Side Entry addition.<sup>24,25</sup>

#### **Administrative Building** circa 1880

The three story mansard roofed building constructed as an addition to the existing workhouse/keepers house retains quite a bit of the original architecture. The high roof is a 3/12 pitched hip. It shows some indication of previously having been asphalt shingled. Presently a membrane roof with 3+ inches of expanded polystyrene insulation sits on top of the roof deck, necessitating a deep metal fascia at the pitch change.<sup>26</sup> Chimneys above the roof are single wythe brick. Each contains two flues with no flue liner. Additionally, two sheet iron ventilators and a kitchen exhaust rest upon the roof. The attic is open on the perimeter, protected by the deep metal fascia. The mansard roof (essentially the third floor walls) are currently covered with asphalt shingles, but previously were covered with cedar shingles. Much of the exterior wood trim, including the wood brackets, has been replaced. Notable exceptions are the dormers, where much of the trim appears to be original. The dormer walls which consist of beaded siding show evidence of having been coped to a previous roofing five and a half inches to weather and about 1/2" thick.<sup>27</sup> This may have been done in lieu of metal flashing (not in evidence). The dormer roofs are of flat seamed metal. Two dormers, the gabled dormer on the east side and the gabled dormer on the south side appear by virtue of their obviously different construction to be later additions.<sup>28,29</sup>

The walls of the building are cut and coursed stone on the north and west elevations above the watercourse and random coursed on the alternate facades, and below the watercourse.<sup>30</sup> The north side doors/windows on the first floor have all been replaced. Basement windows on this façade have also been closed in. The west façade contains two probable former openings at the first floor level indicated by a lintel and sill.<sup>31</sup> Both are well concealed. One aligns with a probable window location the other is an adjacent door. The south façade suffers from the addition of an open steel exit stair, and the Kitchen addition. The second floor door to the exit stairway appears to be a former window location, and the third floor exit is the probable dormer addition previously described. Finally the east façade abuts the existing buildings, with only the third floor with much exposure. Still, two former openings at the second floor are visible. Both have been infilled with concrete block and are difficult to detect from the street.<sup>32</sup>

The second and third floor interiors retain much of their original woodwork. Generally, the windows & window trim and door casings are original. Baseboards require further investigation as they all currently appear incongruous with the quality of the original trim. Additionally, crown mouldings are noticeably absent. Much of the original work was furred out and covered with additional finish materials. Generally, the center hall and door locations, the stairway, and most of the existing partitions are original to the building. The original walls and ceilings on both floors are plaster on 3/8" lath attached to the studs with machine cut nails. Most of the ceilings had been furred down with additional finish materials now removed. The first floor appears highly modified, although the northwest chamber seems to be an original room and the stair hall (albeit cut off) exhibits original millwork. The basement stair appears to be in its original location, and at the southwest corner of the building a narrow wood framed stair rises to the second floor. Though it is currently floored over, the stair looks to be original.<sup>33</sup>

#### **Dining Building circa 1964**

This addition to the jail building is of light weight construction. The exposed brick veneer façades on the east and south contain simple punched openings, and a flat membrane roof is pitched to drain leaders at the roof's edge. This addition encapsulates the existing Toilet Room addition.

The interior consists of one open room, an entry way, and access to the Toilet Room addition. The walls, and ceiling are gypsum wall board.

While functional, the addition lacks historical, and aesthetic appeal.

## CONDITIONS

Generally, the condition of the building appears to have deteriorated since the Fellner report of 2005. Water penetrating the roof assembly and seeping in from the ground continue to provide good conditions for mold/mildew growth. All of the roofing materials are beyond their useful lifespans, especially the corroded metal pans and flashings, and are of little use in preventing moisture infiltration. Structural damage is apparent at the third floor dormers, and at the Jail Building adjacent to the Administrative Building. Superficial but widespread damage to the cornice of the Administrative Building will require extensive rebuilding. The Dining Building exhibits severe water damage to all of the interior surfaces, and is the area most likely to suffer major structural damage in the future.

The interior of the building shows signs of continuing neglect. Fallen plaster, rotted rafter ends and plates, mold and plant growth, peeling paint, rust, frozen hinges, and constantly damp/ wet conditions are all indications of excessive moisture infiltration. An alluvial deposit of sand has collected on the floor at the basement access door, and most of the remaining interior finishes have deteriorated into unsalvageable condition.

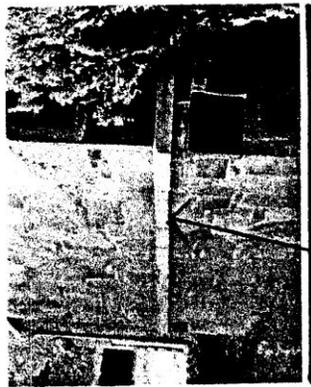
The exterior of the building (roof excepted) is in fair condition. The masonry requires repointing, but otherwise appears plumb and unaffected. The windows and frames are in salvageable condition, requiring repair or rebuilding along with new paint.

## CONCLUSION

The Middlesex County Gaol building consists of 6 distinct elements constructed over 150 years of functioning life. The three main elements display the unusual masonry work that characterizes the building, while the remaining three differ in material and appearance. The interiors are highly modified and deteriorated. The condition of the buildings suggests a gut renovation, including replacement of all mechanical, electrical, and plumbing systems. Selected structural elements will also require replacement due to deterioration. The current condition of the building does not indicate impending catastrophic failure, however, economic viability is threatened. The cost of repairing the damage is assuredly approaching the replacement cost of the assembly. It is highly recommended that a new roof be installed immediately to halt the accelerated deterioration and substantially reduce future renovation cost.



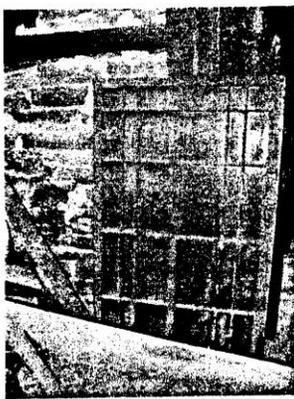
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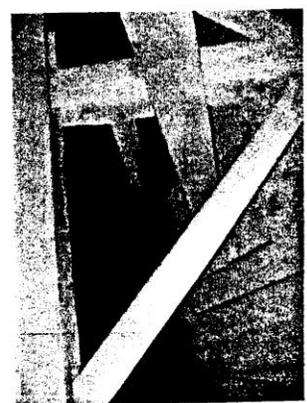
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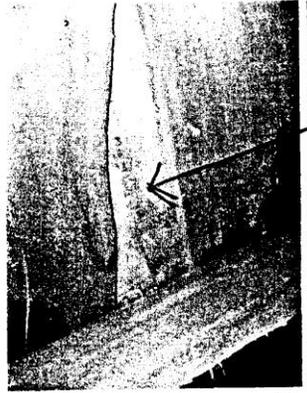


9

A



10



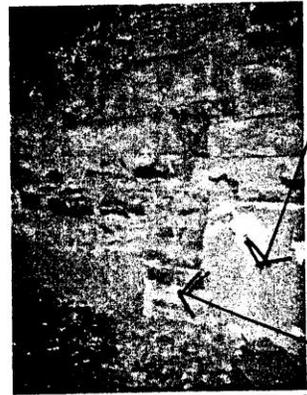
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14



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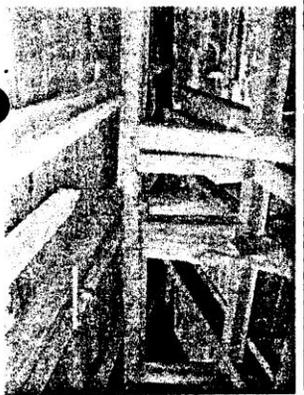


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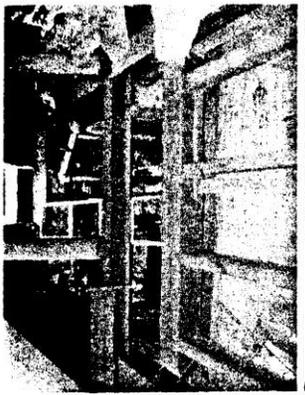


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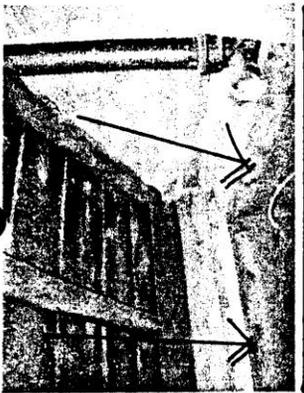
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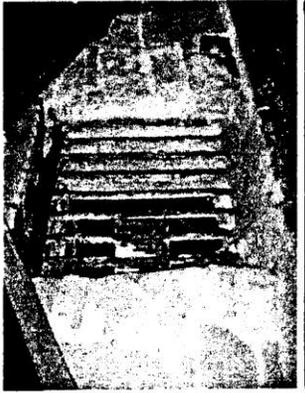
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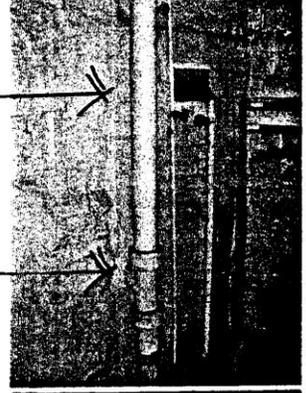
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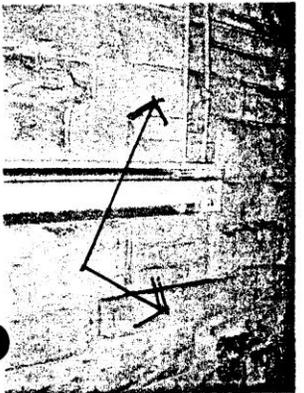
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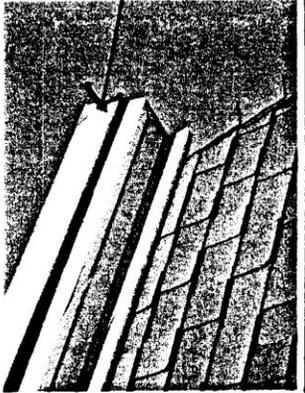
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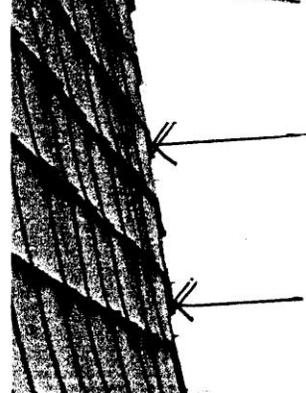
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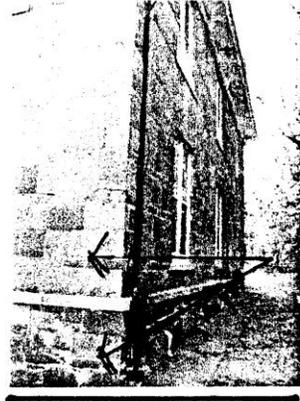
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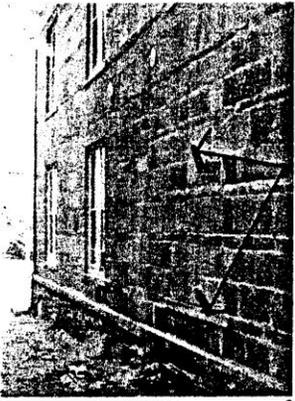
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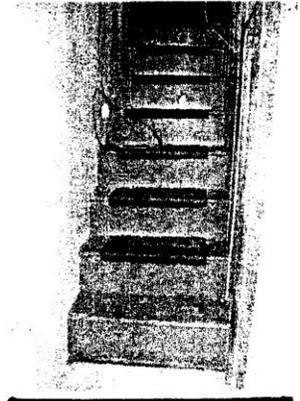
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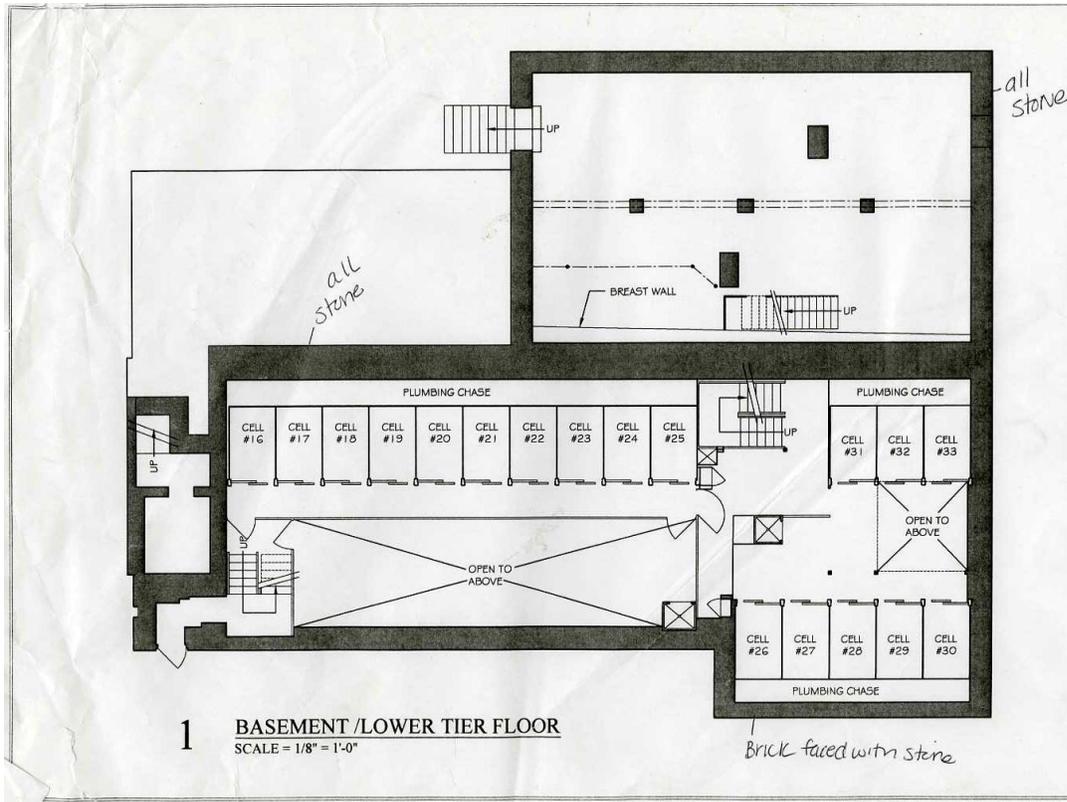
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32



33



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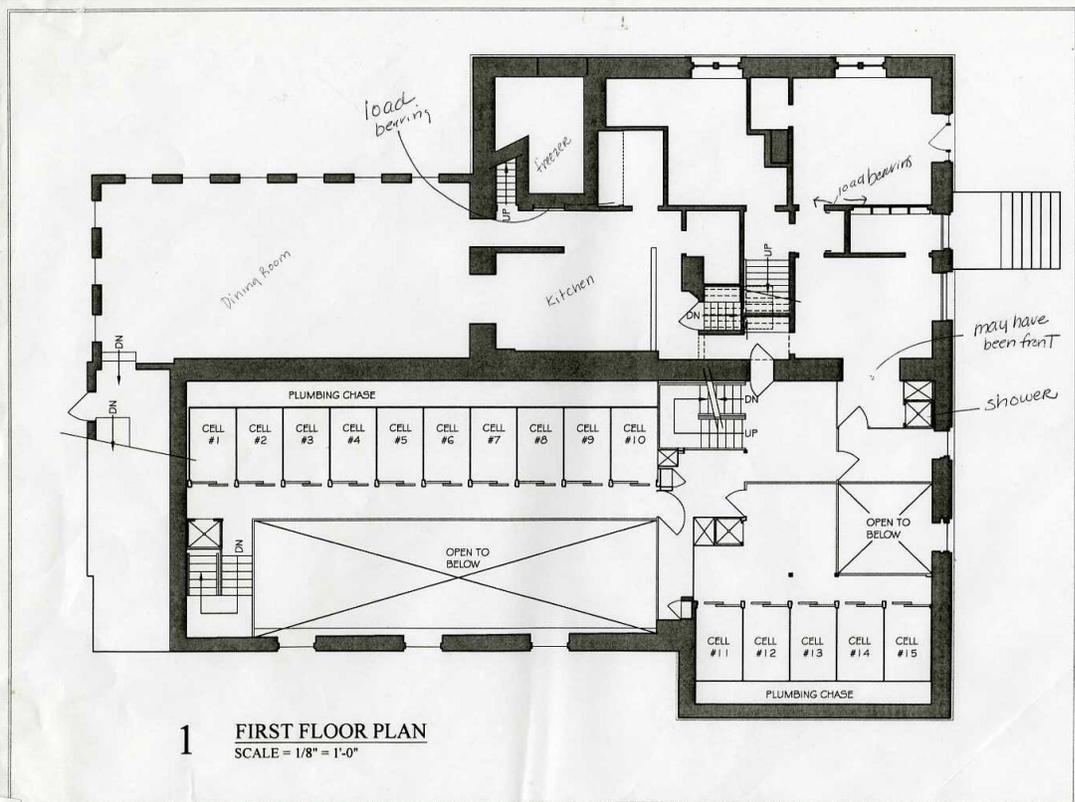
RENOVATION  
OF  
**MIDDLESEX  
COUNTY  
GAOL**  
CORNER OF  
SAYBROOK AND  
JAIL HILL ROAD  
HADDAM, CT.

JOB NO. 08-003

DATE 12 SEPT 08

DRAWN BY WGC

**A1**



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- 2x10 joists

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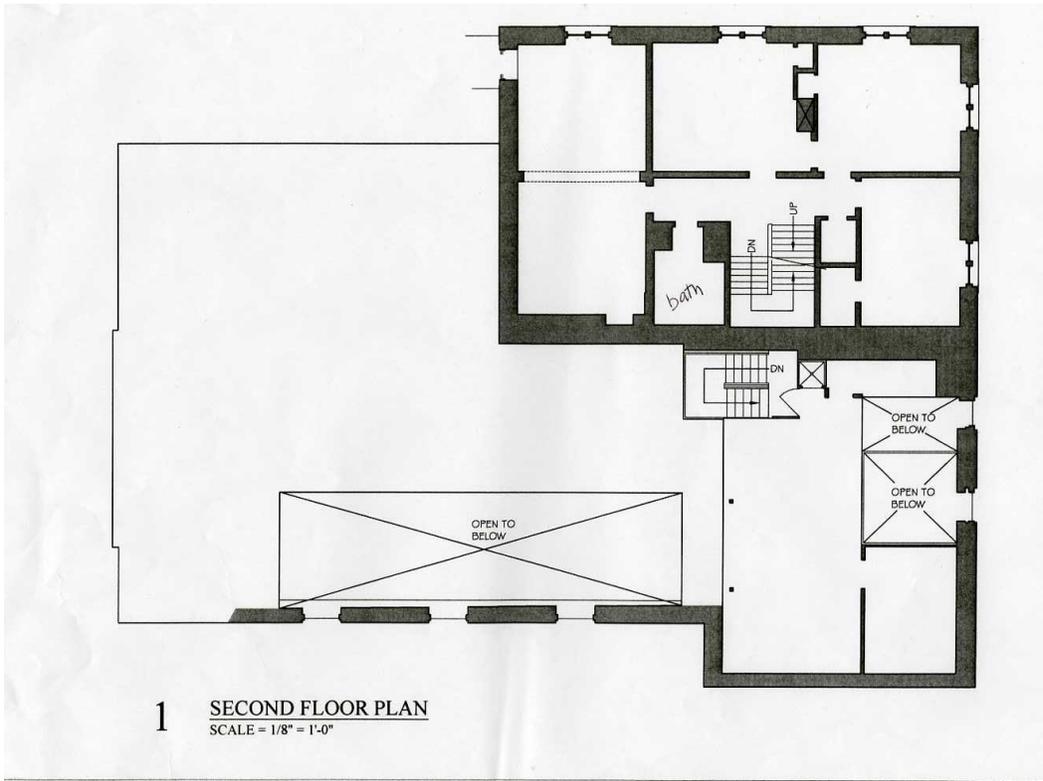
RENOVATION  
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GAOL  
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A2



1 SECOND FLOOR PLAN  
SCALE = 1/8" = 1'-0"

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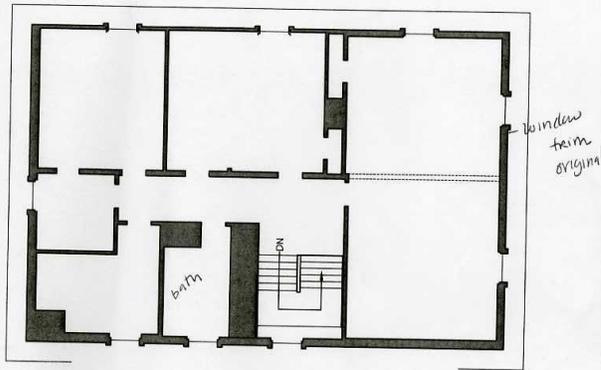
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A3

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RENOVATION  
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HADDAM, CT.

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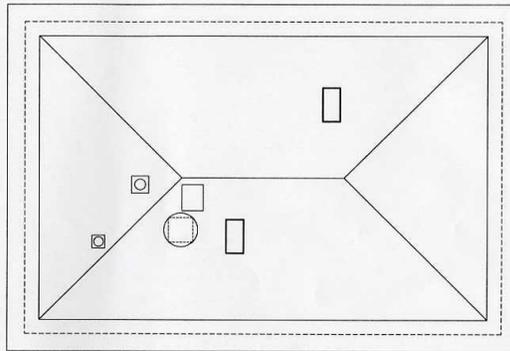
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1 **THIRD FLOOR PLAN**  
SCALE = 1/8" = 1'-0"

**A4**

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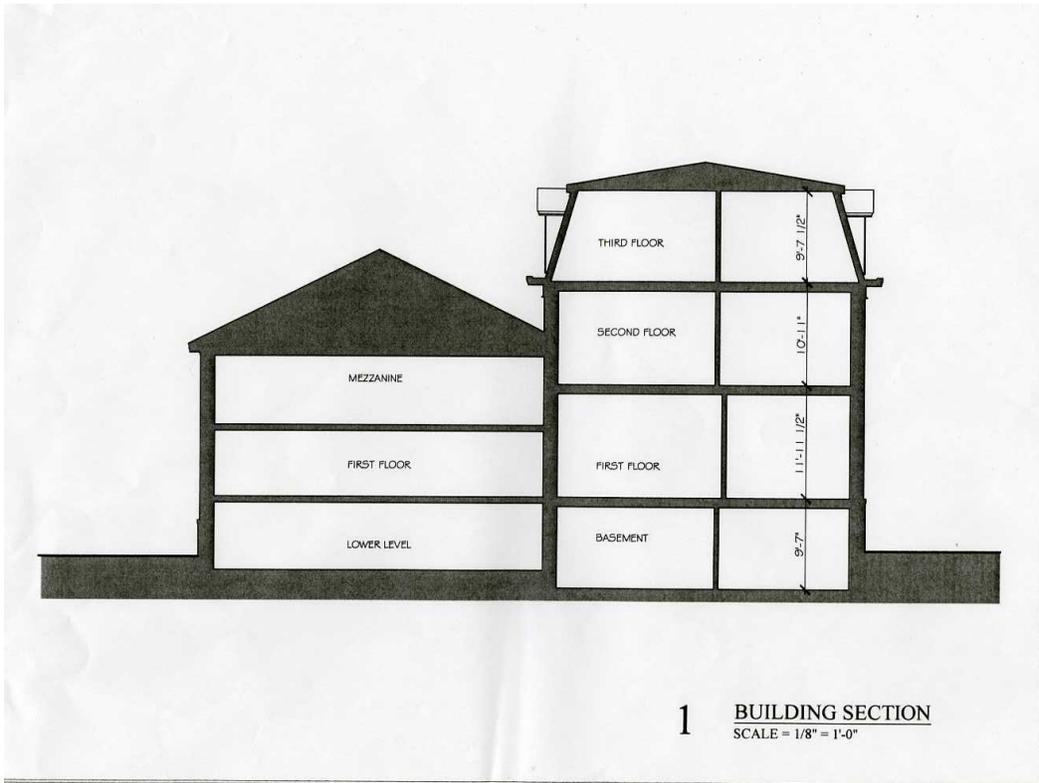
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1 **ROOF PLAN**  
SCALE = 1/8" = 1'-0"

**A5**



1 **BUILDING SECTION**  
SCALE = 1/8" = 1'-0"

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**A6**



1 ELEVATION  
SCALE = 1/8" = 1'-0"

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A7



1 ELEVATION  
SCALE = 1/8" = 1'-0"

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1 ELEVATION  
SCALE = 1/8" = 1'-0"

A9



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JOB NO. 08-003

DATE 12 SEPT 08

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1 ELEVATION  
SCALE = 1/8" = 1'-0"

A10