

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received AUG 14 1985

date entered SEP 12 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N/A
and or common HOWARD AVENUE HISTORIC DISTRICT

2. Location

street & number See Continuation Sheet N/A not for publication
city, town New Haven N/A vicinity of
state Connecticut code 09 county New Haven code 009

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership
street & number N/A
city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. New Haven Town/City Clerk's Office, Kennedy Mitchell Hall of
street & number 200 Orange Street Records
city, town New Haven state Connecticut

6. Representation in Existing Surveys

(See continuation sheet for other entries)
title State Register of Historic Places has this property been determined eligible? yes no
date 1985 federal state county local
depository for survey records Connecticut Historical Commission, 59 South Prospect Street
city, town Hartford state Connecticut

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>see Item 7: Inventory</u>

Describe the present and original (if known) physical appearance

The Howard Avenue Historic District is located in the southwestern portion of New Haven, Connecticut, a medium-sized New England industrial city situated on the northern coast of Long Island Sound approximately 100 miles northeast of New York City. Forming the central spine of a large peninsula extending southward from New Haven's core downtown area between the West River and the western side of the city's harbor, the district includes 32 acres of land and 151 major structures. All of these major structures contribute to the district's significance as a substantially intact, major residential thoroughfare which developed between the 1860s and the early 1900s (see attached maps A, B, C)

The area's landscape rises gradually in the form of an inclined plane from the district's southern to northern boundaries. The district's southern boundary is defined by the major physical and visual break formed by the post-World War II intrusion of Interstate 95. While the historical and architectural development of the southern point of Howard Avenue and the area north of Interstate 95 are linked, continuity of the modern landscape has been divided. The northern boundary is defined by the transition which takes place in the scale, period and/or usage of district buildings and the institutional and commercial structures which dominate Howard Avenue north of Washington Avenue. The district's eastern and western boundaries are defined by the change in scale and/or siting characteristics between the houses found along Howard Avenue and those which dominate the adjacent side streets; houses along these side streets, though built in the same period as those along Howard Avenue, are in most cases more modestly detailed and/or sited closer to the street than those found within the district.

Howard Avenue is the district's principal traffic artery. In terms of scale and layout, this street currently forms one of the city's widest and most stately avenues. Land records indicate that the road probably dates from the mid-1640s; however, its present arrangement as an extremely broad thoroughfare flanked by wide pedestrian promenades may have resulted from a design plan initiated around 1800 under the auspices of James Hillhouse, one of the city's most important property owners and civic leaders.¹ Small portions of the side streets which intersect Howard Avenue between the Interstate 95 right-of-way and Washington Avenue also fall within the district's boundaries. The district is roughly bisected into northern and southern halves by a railroad culvert associated with the former New York, New Haven and Hartford Railroad. This culvert was laid out in the area just north of the intersection of Howard and Kimberly Avenues during the mid-nineteenth century.

Architectural styles represented in the district include vernacular examples of the Italianate, Gothic Revival, Second Empire, Stick, Queen Anne, Romanesque and Colonial Revival modes. Roughly 75 percent of the district's buildings were designed in the Queen Anne (50%) or Colonial Revival (25%) modes; the dominance of these two styles provides a tangible illustration of the district's heyday of development as the principal middle-class residential locus in southwestern New Haven, 1880-1915.

Most houses built in the district prior to the 1880s were originally designed for use as single-family residences. While the construction of one-family houses in the district continued through the early years of the twentieth century, by the 1880s, multi-family residential forms, such as duplexes, row buildings, and two- and three-family houses were also becoming prevalent (photographs 7, 14, 18, 24 and 26). Like other major avenues in the city

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Location (cont.)

The Howard Avenue Historic District includes the following properties located along Howard Avenue in New Haven, Connecticut.

142 Howard Avenue through 649 Howard Avenue (inclusive).

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Representation in Existing Surveys (cont.)

Title: New Haven Historic Resources Inventory, Phase I: Central New Haven

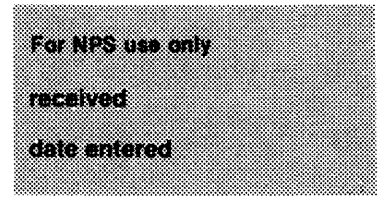
Date: 1982

Type of Survey: Local

Depository: Connecticut Historical Commission, Hartford, CT

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Description (cont.)

which developed as middle-class residential "strips" during the late nineteenth and early twentieth centuries, Howard Avenue also includes a few scattered structures originally designed for mixed commercial-residential and institutional uses, as well as several neighborhood churches (photographs 3, 13, 20, and 27).

The majority of district buildings are wood-frame structures; however, significant examples of structures built of brick are also extant. Most wood-frame structures continue to retain original exterior detail features, such as bracketed cornices, gable-rake bargeboards, window moldings, finials and/or porch fabric. Particularly notable original exterior details retained by brick structures include corbelled brick courses, and cut-stone, terracotta and polychromatic brick trim (photographs 4, 11, 15, 17, 19, 21, 26 and 27). Buildings generally retain all or the bulk of their original massing characteristics. Significant exterior alterations to most buildings tend to be limited to the application of later twentieth-century siding materials, such as aluminum, asbestos or asphalt, over original clapboard and/or wood-shingle sidings or front porch modifications (photographs 1, 2, 5, 6, 7, 9, 10, 16, 22, 24 and 25).

The area has been spared the debilitating effects of extensive remodeling, demolition and intrusive new construction since the early years of the twentieth century. Most of the limited demolition and/or new construction which has occurred has been confined to the northern half of the district. The intrusive character of recent structures, such as the city's Davenport Library/Roberto Clemente School complex at 610 Howard Avenue and modern fire house at 525 Howard Avenue, and the low-income housing project along the western side of Howard Avenue near Putnam Street, is minimized by their low-profile designs and use of exterior construction materials (brick and wood) which are sympathetic in color and texture to materials used in neighboring historic structures.

An inventory of individual structures located in the district is provided on the following pages. All buildings listed are located along Howard Avenue.

Inventory format:

(Tax Lot Number)	C or NC	Construction Date. Historic Name (if known).
Street Number	(contributing or non-contributing)	Architect (if known). Builder (if known).
		Brief description of structure.

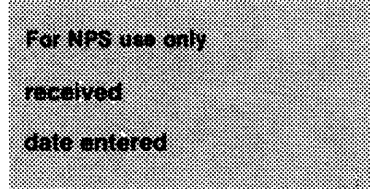
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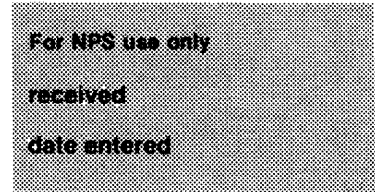


Description (cont.)

- (233-6-7) C ca. 1900. 2½-story Queen Anne-style frame house with
142 wraparound front/side porch, Palladian-form gable windows.
- (267-6-11) C ca. 1915. 2½-story Colonial Revival-style frame house
151-53 with modillioned cornice. First story modified for
commercial use.
- (267-7-8) C ca. 1895. W. M. Rowland House. 2½-story Queen Anne-style
154 frame house with projecting corner tower topped by
conical roof, two-story front porch.
- (267-6-12) C ca. 1915. 2-story Colonial Revival-style frame apartment
157-59 building with gable-roofed front wing, mansard-roofed
rear wing.
- (267-7-7) C ca. 1915. 2½-story Colonial Revival-style frame house
158-60 with cross-gable roof, Palladian-form gable window.
- (267-6-13) C ca. 1900. 2½-story Colonial Revival-style frame house
163 with gable roof, tripartite front gable window.
- (267-7-6) C ca. 1880. W. M. Rowland House. 2½-story Queen Anne-style
164 brick house embellished by brownstone and terra-cotta
exterior details, ornately decorated gables on front and
southern elevations.
- (267-6-14) C ca. 1900. 2½-story Colonial Revival-style frame house
167-69 with tripartite front gable window, 2-story front porch
with unembellished Tuscan columns.
- (267-7-5) C ca. 1900. 2½-story Colonial Revival-style frame house
170-72 with cross-gable roof.
- (267-6-15) C ca. 1885. 2½-story Stick/Queen Anne-style frame house
173 with slate-shingled roof, gable bargeboards.
- (267-7-4) C ca. 1900. 2½-story Colonial Revival-style frame house
174 with hip roof, hip-roofed dormers, front porch with a
semi-octagonal corner plan.
- (267-6-16) C ca. 1890. 2½-story Stick/Queen Anne-style frame house
177 with gable bargeboards, gable screens. (Photograph #1)

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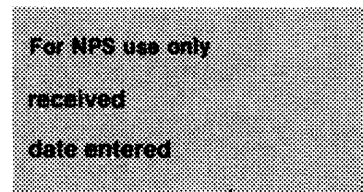
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Description (cont.)

- | | | |
|----------------------|---|--|
| (267-7-3)
180 | C | ca. 1890. Eveline Cadwell House. 2½-story Stick/Queen Anne-style frame house with turned posts and spindlework frieze on front porch |
| (267-6-17)
181 | C | 1893. Francis Coley House. 2½-story Queen Anne/Colonial Revival-style frame house with a Palladian-form window embellished by panels with scroll-sawn details on southern elevation. (Photograph #1) |
| (267-7-2)
184-86 | C | ca. 1900. 2½-story Colonial Revival-style frame house with a combination hip and jerkinhead-gable roof, cornices embellished by modillions. |
| (267-6-18)
185-87 | C | 1903. Charles W. Murdock House. 2½-story Colonial Revival-style frame house with cross-gable roof, Palladian-form gable windows. (Photograph #1) |
| (267-7-1)
188-90 | C | ca. 1895. 2½-story Colonial Revival-style frame house with combination hip and jerkinhead-gable roof, cornices embellished by modillions. |
| (267-8-10)
197 | C | 1892. George E. Twitchell House. 2½-story Queen Anne-style frame house with combination hip and gable roof, imbricated shingle siding in tympana. (Photograph #2) |
| (267-9-11)
198 | C | 1875 (original block); moved to present site: 1889; additions incorporated during 1890 remodelling designed by Luzerne Thomas. Oyster Point Methodist Church. 2½-story Gothic/Queen Anne/Colonial Revival-style frame building with square corner tower with steeple and imbricated shingles in tympana. (Photograph #3) |
| (267-8-11)
201-03 | C | ca. 1900. 2½-story Colonial Revival-style multi-family frame house with hip roof, hip-roofed facade dormer. |
| (267-9-10)
204 | C | ca. 1890. 2½-story Stick/Queen Anne-style frame house with gable roof, bargeboarded gable rakes, simply detailed gable screens. |
| (267-8-12)
207 | C | ca. 1896. Alfred S. Tanner House. 2½-story Queen Anne-style frame house with 2-story front porch with turned posts and decorative spindlework in frieze and balustrade. |

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Description (cont.)

- | | | |
|----------------------|---|---|
| (267-9-9)
208 | C | ca. 1895. 2½-story Queen Anne-style frame house with gable roof. |
| (267-8-13)
210 | C | ca. 1895. 2-story Queen Anne-style frame house with small square corner-tower projection with pyramidal roof, bargeboarded gable rakes, shed-roofed front porch with turned posts. |
| (267-8-13)
213 | C | ca. 1895. 2½-story Colonial Revival-style frame house with cross-gable roof, recessed range of four contiguous windows in facade gable. |
| (267-9-7)
214 | C | ca. 1880. 2½-story Queen Anne-style frame house with cross-gable roof, bargeboarded gable rakes. |
| (267-9-6)
216 | C | ca. 1895. 2½-story Queen Anne-style brick and frame house with gable roof, bargeboarded gable rakes. |
| (267-8-14)
217 | C | 1887. George E. Baldwin House. Built by G. A. Baldwin and Son, masons and builders. 2½-story Queen Anne-style brick and frame house with imbricated slate-shingle siding on second story, porch with basketwork-lattice frieze. (Photograph #5) |
| (267-9-5)
220 | C | ca. 1890. 2½-story Queen Anne-style frame house with gable roof, eave brackets, bargeboarded gable rakes. |
| (267-8-15)
221-23 | C | 1876. Edward Harrison House. 2½-story Victorian Gothic-style frame house with intersecting-gable roof, ornate gable bargeboards, Colonial Revival-style wraparound front porch. (Photograph #6) |
| (267-9-4)
222-24 | C | ca. 1880. Raised 2½-story Stick-style frame house with gable roof, round-arch front gable window, gable-rake bargeboards with patterned cut-outs. |
| (267-9-3)
226-28 | C | ca. 1895. 2½-story Queen Anne-style frame house with ornately detailed porches with turned posts, bargeboarded gable rakes. |
| (267-8-16)
227 | C | ca. 1895. 2½-story Queen Anne-style frame house with cross-gable roof. |

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Description (cont.)

- | | | |
|-----------------------|---|--|
| (267-9-2)
230-32 | C | ca. 1895. 2½-story Queen Anne-style frame house with gable roof. |
| (267-8-17)
233-35 | C | ca. 1895. 2½-story Queen Anne-style multi-family frame house with ornately detailed porches with turned posts, bargeboarded gable rakes. |
| (267-9-1)
234-36 | C | ca. 1900. 2½-story Colonial Revival-style multi-family frame house with modified-hip roof, hip-roofed dormer, 2-story front porch. |
| (267-10-17)
241-43 | C | ca. 1888. Oliver Turcotte House. 2½-story Queen Anne-style frame house with gable bargeboards and screens, projecting window pediments. |
| (267-11-8)
242-44 | C | ca. 1875. W. M. Rowland House. 2½-story Victorian Gothic-style frame house with roof featuring multiple intersecting gables, gable trusses, bargeboarded gable rakes. |
| (267-10-18)
245 | C | ca. 1890. 2½-story Queen Anne-style frame house with gable roof. |
| (267-11-7)
248-50 | C | ca. 1895. 2½-story Queen Anne-style multi-family frame house with twin-gabled front entry porch, clapboard and imbricated wood-shingle sidings, intersecting gable roof, bargeboarded gable rakes, shed-roofed and gable-roofed dormers. (Photograph #7) |
| (267-10-19)
249 | C | ca. 1890. 2½-story Queen Anne-style frame house with gable-rake bargeboards, projecting 2-story window bay on front elevation. |
| (267-10-20)
253 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, bargeboarded gable rakes, turned porch posts. |
| (267-11-6)
254 | C | ca. 1890. 2½-story Queen Anne-style frame house with bargeboarded gable rakes, front porch featuring arched frieze panels and turned posts. (Photograph #8) |
| (267-10-21)
259 | C | ca. 1895. 2½-story Queen Anne/Colonial Revival-style frame house with cross-gable roof, recessed Palladian-form window in facade gable. |
| (267-11-5)
260 | C | ca. 1875. 2½-story Second Empire-style frame house with bracketed eaves, shed-roofed dormers, front porch with chamfered posts and scroll-sawn frieze panels. (Photograph #8) |

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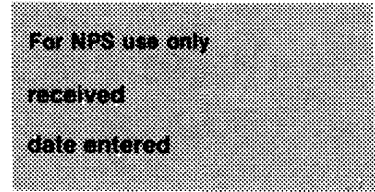
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Description (cont.)

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|-----------------------|---|--|
| (267-10-22)
261-61 | C | ca. 1900. 2½-story Colonial Revival-style multi-family frame house with intersecting gable roof, stuccoed first-story walls, asbestos-shingled upper-story walls. |
| (267-11-4)
264 | C | ca. 1900. 2½-story Colonial Revival-style frame house with hip roof, hip-roofed facade dormer. |
| (267-10-23)
267-69 | C | ca. 1895. 2½-story Queen Anne/Colonial Revival-style frame house with cross-gable roof, tripartite front-gable window, 2-story front porch. |
| (267-11-3)
270 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, bargeboarded gable rakes, gable screens. |
| (267-10-24)
271 | C | between 1886 and 1889. Andrew Moorehead House. 2½-story Queen Anne-style frame house with cross-gable roof, gable bargeboards, denticulated moldings, wraparound front porch with turned posts, scroll-sawn spandrels and spindlework. |
| (267-11-2)
274 | C | ca. 1900. 2½-story Colonial Revival-style frame house with gable roof, partially enclosed 2-story front porch. |
| (267-10-25)
277 | C | ca. 1885. 2½-story Queen Anne-style frame house with cross-gable roof, ornately detailed wraparound front porch. |
| (267-10-26)
279 | C | ca. 1885. 2½-story Queen Anne-style frame house with gable roof, gable bargeboards, gable screens. |
| (266-13-9)
288-90 | C | ca. 1890. 2½-story Queen Anne-style frame house with gable roof, gable bargeboards, gable screens. |
| (266-13-8)
294 | C | ca. 1865. 2½-story Italianate-style frame house with cross-gable roof, prominent projecting eaves, pair of semicircular-arch windows in front tympanum. |
| (266-12-9)
297 | C | 1888. George A. Baldwin House. Built by George A. Baldwin and Son, masons and builders. 2½-story Queen Anne-style brick and frame house with gable roof, polychrome-brick segmental window arches. |
| (266-13-7)
300 | C | ca. 1875. 2½-story Italianate-style frame house with cross-gable roof and prominent projecting eaves. Exterior currently sheathed with aluminum siding. |
| (266-12-10)
301 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, enclosed wraparound facade porch. |

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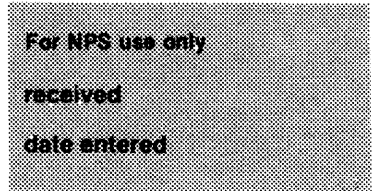
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Description (cont.)

- | | | |
|-----------------------|---|--|
| (266-13-6)
302-04 | C | ca. 1905. 3-story Colonial Revival-style multi-family frame dwelling with flat roof adorned by parapet, 3-story front porch with squared posts with redressed panels. |
| (266-12-11)
305 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, front porch with turned posts. |
| (266-13-5)
306-08 | C | ca. 1910. 3-story Colonial Revival-style multi-family dwelling with modified shed roof, cornice embellished by modillions. |
| (266-12-12)
309-11 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, gable bargeboards, gable screens. |
| (266-13-4)
310-12 | C | ca. 1910. 3-story Colonial Revival-style multi-family frame house with shed roof, cornice embellished by modillions. |
| (266-12-13)
313 | C | ca. 1895. 2½-story Queen Anne-style frame house with complex roof shape, bargeboarded gable rakes, intact original front porch. |
| (266-13-3)
314 | C | ca. 1895. 2½-story Queen Anne/Colonial Revival-style frame house with cross-gable roof, prominent bracketed overhanging eaves. |
| (266-12-14)
317 | C | ca. 1860. 2-story Italian Villa-style frame house with low-hip roof, prominent projecting eaves. |
| (266-13-2)
318-20 | C | ca. 1910. 2½-story Colonial Revival-style multi-family frame house with gable-roofed front wing, mansard-roofed rear wing. |
| (266-13-1)
322-24 | C | ca. 1900. 2½-story Colonial Revival-style frame house with cross-gable roof, cornice embellished by denticulated moldings. |
| (266-12-15)
323-15 | C | 1895. Robert Lutz Building. 3½-story Colonial Revival-style brick mixed commercial/residential building with hip roof, bracketed eaves, carrera-glass on first-story front. |
| (266-24-9)
332-34 | C | ca. 1885. Richard W. Law House. 2½-story Queen Anne-style frame house with cross-gable roof, numerous Eastlake-style wooden details. (Photographs #s 9 and 10) |
| (266-22-13)
333 | C | ca. 1888. Harry W. Baldwin House. Built by G.A. Baldwin and Son, masons and builders. 2½-story Queen Anne-style brick house with cross-gable roof, polychrome-brick segmental-arch window openings. (Photographs #s 11 and 12) |

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Description (cont.)

- | | | |
|-----------------------|---|---|
| (266-22-14)
337 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, bargeboarded gable-rakes. |
| (266-24-8)
338-40 | C | ca.1890. 2½-story Queen Anne-style frame house with combination hip and gable roof, finials, roof cresting.
(photograph #9) |
| (266-22-15)
341 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, imbricated wood shingles on tympana. |
| (266-24-7)
344-36 | C | ca. 1895. 2½-story Queen Anne/Colonial Revival-style frame house with cross-gable roof, stylized Palladian-form facade gable window, cornices embellished with modillions.
(Photograph #9) |
| (266-22-16)
345 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, bargeboarded gable rakes. |
| (266-24-6)
348 | C | ca. 1885. 2½-story Queen Anne-style frame house with cross-gable roof, bargeboarded gable rakes, porch with turned posts and scroll-sawn frieze panels. |
| (266-22-17)
349 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, bargeboarded gable rakes. |
| (266-24-5)
352 | C | ca. 1890. 2½-story Queen Anne-style frame house with gable roof, gable bargeboards, gable screens. |
| (266-22-18)
353-55 | C | ca. 1910. 3-story Colonial Revival-style multi-family frame house with shed roof, modillioned cornices, 3-story front porch topped by pediment. |
| (266-24-4)
356 | C | ca. 1895. 2½-story Queen Anne-style frame house with cross-gable roof, clapboard and imbricated wood shingle sidings, front porches with turned posts. |
| (266-22-19)
357-59 | C | ca. 1910. 3-story Colonial Revival-style multi-family frame house with shed roof, modillioned cornices, 3-story front porch topped by pediment. |
| (266-24-3)
360 | C | ca. 1895. 2½-story Queen Anne-style frame house with cross-gable roof, front porches with turned posts. |
| (266-22-20)
361-63 | C | ca. 1910. 3-story Colonial Revival-style multi-family frame house with shed roof, modillioned cornices, 3-story front porch topped by pediment. |

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|------------------------|---|---|
| (266-24-2)
364 | C | 1885. James N. and Louisa B. States House. 2½-story Queen Anne-style frame house with cross-gable roof, front porch with turned posts, decorative balustrade and spindlework frieze panels. |
| (266-22-21)
365 | C | ca. 1910. 3-story Colonial Revival-style multi-family frame dwelling with projecting window bays flanking central 3-story facade porch. |
| (266-22-22)
367-69 | C | ca. 1885. Frederick M. Smith Building. 2½-story Queen Anne-style multi-family frame dwelling with intersecting-gable roof, bargeboarded gable rakes. |
| (266-25-11)
375 | C | 1887. All Saints Episcopal Church. Designed by Leoni Robinson. Queen Anne-style brick church with square multi-story corner tower topped by truncated pyramidal roof, facade rose window flanked by quatrefoil openings set within semi-circular arch. (Photograph #13) |
| (266-25-12)
387 | C | 1893. Sharp and Martha Paxon House. 2½-story Queen Anne-style frame house with clapboard and imbricated wood shingle sidings, intersecting-gable roof, porch with turned posts, balusters and frieze spindles. |
| (266-25-13)
391 | C | ca. 1890. 2½-story Queen Anne-style frame house with gable roof, turned posts and scalloped frieze panels on facade porches. |
| (266-25-14)
393-95 | C | ca. 1895. 2½-story Queen Anne-style frame house with cross-gable roof, pointed arches in first-floor facade porch frieze. |
| (266-25-15)
399-403 | C | ca. 1880. 2½-story Stick-style frame house with cross-gable roof, commercial storefront addition. |
| (266-26-15)
407-13 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, bargeboarded gable rakes, commercial storefront addition. |
| (266-26-16)
423 | C | ca. 1890. 2½-story Queen Anne-style frame house with gable roof, front porches with turned posts. |
| (266-26-17)
425-27 | C | ca. 1910. 2½-story Colonial Revival-style frame house with projecting facade window bays, modillioned cornices. |

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Howard Avenue Historic District, New Haven, Ct

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Description (cont.)

- | | | |
|-----------------------|---|---|
| (266-26-18)
428-31 | C | ca. 1895. 2½-story Queen Anne-style frame house with cross-gable roof, facade porch with turned posts, spindlework fiece. |
| (266-26-20)
439 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, diamond-patterned wood-shingle siding on tympana. |
| (266-28-2)
440 | C | ca. 1910. 2½-story Colonial Revival-style frame house with gable roof. |
| (266-26-21)
443-45 | C | 1887-88. George Bearns House. 2½-story Queen Anne-style frame house with intersecting-gable roof, bracketed and bargeboarded gable rakes. |
| (266-28-1)
446-48 | C | ca. 1870. 2½-story Italianate-style frame house with gable roof, prominent projecting eaves, pair of arched windows in facade tympanum. |
| (265-35-17)
451 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, bargeboarded gable rakes. (Photograph #14) |
| (265-35-18)
455-57 | C | ca. 1885. 2½-story Queen Anne-style frame house with gable roof, bargeboarded gable rakes. (Photograph #14) |
| (276-36-5)
456 | C | ca. 1905. 2½-story Colonial Revival-style frame house with gable roof, exposed rafter ends. |
| (276-36-4)
460 | C | 1892. Frederick A. Catlin House. 2½-story Queen Anne-style frame house with cross-gable roof, clapboard and imbricated wood-shingle sidings, front porch with turned posts and spindlework frieze, gable screens and bargeboards. |
| (265-35-19)
461 | C | 1892. James C. McManus House. 2½-story Queen Anne-style frame house with cross-gable roof, clapboard and imbricated wood shingle sidings, bracketed cornices, front porch with open-apex scroll pediment. |
| (265-35-20)
465 | C | 1890. Frederick Maylinger House. 2½-story Queen Anne-style frame house with intersecting-gable roof, rounded 3-story facade turret with conical roof. |
| (265-36-3)
466 | C | 1882. Arthur B. Treat House. 2½-story Queen Anne-style brick house with cross-gable roof, polychrome-brick window arches, terra-cotta and cut-brownstone trim. (Photograph #15) |

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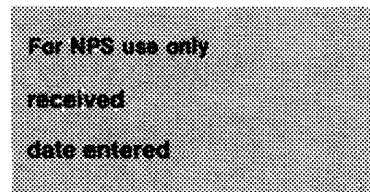
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Description (cont.)

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|-----------------------|---|--|
| (265-35-21)
469 | C | ca.1890. 2½-story Queen Anne-style frame house with gable roof, decorative cut wooden-shingle siding elaborated by wooden trim details in tympana. |
| (276-36-2)
470 | C | 1882. William A Beard House. 2½-story Queen Anne-style brick and frame house with intersecting-gable roof, imbricated shingles and half-timbered panels on gable wall faces, cut-stone window sills and lintels, original front porch. |
| (265-35-22)
475 | C | ca. 1890. 2½-story Queen Anne-stlye frame house with cross-gable roof, bargeboarded gable rakes, front gable screen. |
| (276-36-1)
476 | C | 1882. Elihu Beckley House. 2½-story Queen Anne-style frame house with multiple gable roofs intersecting central hip roof, bargeboarded gable rakes. |
| (265-52-13)
485-91 | C | ca. 1915. Modest 2½-story brick commercial/residential structure with flat roof, parapet rising above facade cornice. |
| (276-51-8)
486 | C | ca. 1895. 2½-story Queen Anne-style frame house with gable roof embellished by bracketed bargeboards. (Photograph #16) |
| (276-51-7)
490 | C | ca. 1910. 3-story Colonial Revival-style frame building with shed roof. (Photograph #16) |
| (265-52-14)
493 | C | ca. 1870. 2½-story Carpenter Gothic-style frame house with steeply pitched cross-gable roof, clapboard and board-and-batten sidings, gable pendants, projecting octagonal rear tower. (Photograph #17) |
| (276-51-6)
494 | C | ca. 1900. 2½-story early twentieth-century structure with gable roof. (Photograph #16) |
| (276-51-5)
498-500 | C | 1888. Edward A. Prince House. 2½-story Queen Anne-style frame house with cross-gable roof, clapboard and imbricated wood shingle sidings, bargeboarded gable rakes, decorative gable-peak screen, original front porches. |
| (276-51-2)
514-16 | C | ca. 1910. 3-story Colonial Revival-style frame building with shed roof. |

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Description (cont.)

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|--------------------------------|---|--|
| (276-51-1)
518-26 | C | ca. 1892. Robert Dubois Building. 3-story Queen Anne/Colonial Revival-style brick residential row structure with low-pitch shed roof, modillioned main cornice, large semi-circular arches with keystones framing window bays of upper stories. (Photograph #18) |
| (265-59-10)
529-31 | C | ca. 1880. 3-story Italianate-style brick commercial/residential structure with modillioned cornices, ca. 1910 facade porches. |
| (276-60-12)
530-32 | C | ca. 1900. 2½-story Colonial Revival-style frame house with cross-gable roof, Palladian-form facade-gable window. |
| (265-59-11,12,13,14)
533-39 | C | 1877-78. Bennett Hotchkiss Building. Erected by Bennett Hotchkiss, builder. 3-story Italianate-style brick row house complex, original porches intact. |
| (276-60-11)
534-36 | C | ca. 1895. 2½-story Queen Anne/Colonial Revival-style frame house with cross-gable roof, recessed tripartite facade gable window elaborated with engaged columns. |
| (276-60-12)
538-40 | C | ca. 1895. 2½-story Queen Anne/Colonial Revival-style frame house with cross-gable roof, recessed Palladian-form window in facade gable. |
| (265-59-15)
541-43 | C | ca. 1870. 2½-story Second Empire-style frame house with mansard roof, gable-roofed dormers with sunburst motifs in tympana, twentieth-century storefront addition. |
| (265-59-16)
545 | C | ca. 1875. 2½-story Italianate-style frame house with gable-to-street roof. |
| (265-59-17)
551 | C | 1868. Chauncey M. Slater House. 2½-story Second Empire-style frame house with mansard roof. |
| (276-60-6)
556 | C | ca. 1880. 3-story Italianate-style brick house with shed roof, bracketed main cornice, gabled-roof dormers. (Photograph #19) |
| (265-78-9)
559 | C | 1867. A. Foote House. 2½-story Second Empire-style frame house with mansard roof, clapboard siding, gabled facade dormers. (Photograph #21) |
| (276-60-5)
560-62 | C | ca. 1895. 2½-story Queen Anne-style multi-family frame house with hip roof, projecting gable-roofed pavilions with bargeboarded gable rakes. |

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Description (cont.)

- | | | |
|------------------------|---|--|
| (276-60-4)
564-66 | C | ca. 1895. 2½-story Queen Anne/Colonial Revival-style frame house with hip roof and numerous gable-roofed dormers. |
| (276-60-2)
574 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, multi-story facade turret. |
| (265-78-11)
577 | C | 1889. Grace Methodist Episcopal Church. Brick Romanesque Revival-style church building dominated by square 6½-story tower with pyramidal roof. (Photograph #20) |
| (276-60-1)
578 | C | ca. 1890. 2½-story Queen Anne-style frame house with cross-gable roof, projecting facade turret. |
| (265-85-8)
583-85 | C | ca. 1885. 2½-story Queen Anne-style multi-family brick house with intersecting-gable roof. |
| (276-77-4)
588 | C | ca. 1890. Purmont Bradford House. 2½-story Queen Anne-style frame house with hip roof, projecting 2½-story gable pavilions, clapboard and imbricated wood-shingle sidings and original front porch. (Photograph #22) |
| (265-85-9)
589 | C | ca. 1865. 2-story Italian Villa-style frame house with low-hip roof, prominent projecting eaves. |
| (265-85-11)
599-601 | C | ca. 1880. 2½-story Queen Anne-style multi-family frame house with gable roof, bargeboarded gable rakes. |
| (265-85-12)
603-05 | C | ca. 1910. 2½-story Colonial Revival-style frame house with hip roof, Palladian-form facade gable window. |
| (265-85-13)
609-15 | C | 1890. 3½-story Italianate-style brick commercial/residential structure with low-pitch gable roof, segmental-arch window openings. |
| (277-101-12)
619-21 | C | ca. 1890. 2½-story Queen Anne-style multi-family frame house with intersecting multiple-gable roof, bargeboarded gable rakes, decorative screens in the gable peaks. (Photograph #24) |
| (277-100-9)
622 | C | 1866-67. Nicholas Countryman House. Designed by Rufus G. Russell. 2½-story Stick-style frame house with hip roof, gable dormers, clapboard siding, elaborately detailed gable-roofed 2-story front porch. (Photograph #25) |

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Description (cont.)

- | | | |
|------------------------|---|--|
| (277-100-8)
626-28 | C | ca. 1910. 2½-story Colonial Revival-style frame house with combination hip and gable roof, hip-roofed facade dormer. |
| (277-101-13)
627-29 | C | ca. 1910. 3-story Colonial Revival-style multi-family frame house with shed roof, modillioned cornices. |
| (277-100-7)
630-32 | C | ca. 1890. 2½-story Queen Anne-style frame house with gable roof, decorative wooden trim in facade tympanum. |
| (277-100-6)
634-36 | C | ca. 1890. 2-story Romanesque Revival-style multi-family brick row house complex with low-pitch gable roof, cut-stone trim, decorative brick trim on front elevation's second story. (Photograph #26) |
| (277-101-15)
639-39 | C | between 1900-1903. John Maxwell House. 2½-story Queen Anne-style multi-family frame house with gable roof, large gable dormer, projecting 2½-story gabled pavilion, bargeboarded gable rakes. |
| (277-100-5)
640 | C | ca. 1870. 2½-story Italianate-style frame house with gable-to-street roof. |
| (277-100-4)
644 | C | ca. 1900. 2½-story Queen Anne/Colonial Revival-style frame house with cross-gable roof, modillioned cornices, 2-story front porch. |
| (277-114-9)
649 | C | ca. 1895. Third Police Precinct, City of New Haven. 2-story Queen Anne/Romanesque Revival-style brick structure with segmental/round-arch wall openings, flat roof, corbelled parapet, facade barbican. (Photograph #27) |

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
Criteria A, C		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates See Item 7, Inventory **Builder/Architect** See Item 7, Inventory

Statement of Significance (in one paragraph)

The Howard Avenue Historic District is architecturally significant for the quality and variety of its building stock, which forms the most intact and well-preserved array of late nineteenth- and early twentieth-century vernacular architecture currently standing in the southwestern portion of New Haven (Criterion C). District buildings include some important examples of the work of prominent local architects of this period, such as Rufus G. Russell and Leoni Robinson, as well as a number of buildings known to have been erected by master builders, such as Luzerne Thomas and the firm G. A. Baldwin and Sons (Criterion C). The district is also significant because its buildings continue to effectively illustrate the historic development of Howard Avenue as one of the city's principal late nineteenth/early twentieth century middle-class residential thoroughfares (Criterion A.)

Historical Development

Howard Avenue is one of New Haven's oldest roads.¹ Land records indicate that the street, originally known as the Second Quarter Road, was probably laid out in the mid-1640s in conjunction with the First Division of the community's Common Lands established by the city's original Proprietors. Despite the street's early date, most of the land which lay along both its sides remained minimally developed through the first half of the nineteenth century; throughout this period it was utilized primarily as outlying farmland. Prior to the 1850s, Howard Avenue's principal function was as a public access corridor between the city's developing core downtown area and a small village populated by oystermen and their families which developed at the southern end of the road on the point of land formed by the confluence of the West River and New Haven Harbor.

The only notable development which occurred along Howard Avenue prior to the 1850s appears to have been directly related to the physical layout of the street itself. In the early 1800s, most of the land along the street (more than 122 acres) was purchased by James Hillhouse and John Hall, both on an individual and a partnership basis. Hillhouse and Hall were the first real estate developers to actively attempt to foster residential development along the street. In order to stimulate interest in the area on the part of prospective buyers, the two men appear to have spearheaded an effort to transform this essentially unimproved rural track into a broad landscaped avenue, which they referred to as "Broad Street."

Hillhouse's and Hall's efforts to attract settlers to "Broad Street" proved a disappointing failure. By the late 1830s, both men apparently gave up on the project, selling the bulk of their holdings to more optimistic local speculators. However, like Hillhouse and Hall, most of these speculators met with little success in their attempts to open up the area as a major residential locus during the ensuing three decades.

Initial residential development along Howard Avenue, as well as along most of the side streets which lay immediately to its east and west, was greatly facilitated by the construction of a horsecar railway line from the city's downtown district out to and down along

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acree of nominated property 32

Quadrangle name New Haven

Quadrangle scale 1:24000

UTM References See Continuation Sheet

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	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
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state		code	county	code
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11. Form Prepared By

J. Paul Loether/Dir, Technical Services and Dorothea Penar/Asst., Technical Services
 name/title Edited by John Herzan, National Register Coordinator

organization	<u>New Haven Preservation Trust</u>	date	<u>3-5-1985</u>
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street & number	<u>P. O. Box 1671</u>	telephone	<u>203-562-5919</u>
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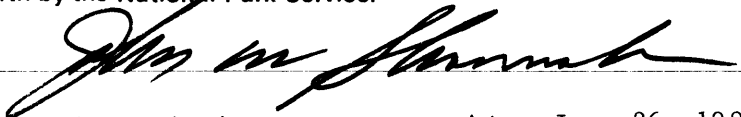
city or town	<u>New Haven</u>	state	<u>Connecticut</u>
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12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

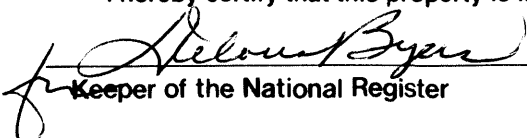
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title	<u>Director: Connecticut Historical Commission</u>	date	<u>June 26, 1985</u>
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For NPS use only

I hereby certify that this property is included in the National Register

	date	<u>9/12/85</u>
Keeper of the National Register		

Attest:	date
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Chief of Registration	
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Significance (cont.)

the northern half of the avenue during the 1860s. However, while the existence of the street railway improved the accessibility of the area, residential development along Howard Avenue accelerated only slightly through the 1870s; by the end of this decade less than two-dozen scattered houses had been built.³ However, the 1880s saw the beginning of a building boom along the street which was to continue into the first decades of the twentieth century. During this era a number of local builders and developers, reacting to a rapidly increasing demand for housing in this portion of the city, began erecting residential structures along the street and adjacent areas like Trowbridge Square at an increasing pace.⁴ One of the principal factors accounting for the increasing demand for new housing in the area and the subsequent increase in construction activity along Howard Avenue during this era was the concurrent construction and/or expansion of major repair and terminal facilities along the harborfront nearby to the east by the New York, New Haven and Hartford Railroad.

The New York-New Haven railroad line was laid out through the southwestern portion of New Haven during the 1850s, crossing Howard Avenue just north of its intersection with Lamberton Street. In 1866, the railroad company purchased a large tract of land just south of this right-of-way about one block east of Howard Avenue, as well as substantial portions of the adjacent harbor mud flats. At this location the company immediately began to erect a repair complex composed of a roundhouse and a group of small repair shops. In the mid-1870s, the company erected a large new depot at the northern end of its property along Union Avenue. As the railroad prospered and the scope of its activities and services continued to expand during the remaining decades of the century, the size of the labor force employed at these facilities increased dramatically; by the early years of the twentieth century, the railroad had emerged as the largest single employer in southwestern New Haven.

The continuing growth in the size of the railroad's labor force during the final third of the nineteenth century fostered a dramatic increase in the demand for new housing throughout southwestern New Haven during this same era. New Haven city directories from this period indicate that unlike the streets which lay to its east and west, which developed as low-income neighborhoods like the Trowbridge Square district, populated predominantly by unskilled and semi-skilled railroad workers, Howard Avenue developed throughout this era as a fashionable middle-class thoroughfare. Between the 1880s and 1920s, roughly 50 percent of the street's population was made up of small businessmen, independent shopkeepers, and professionals, such as doctors, dentists and lawyers, while the remaining 50 percent were employed at the nearby railyards as clerks, supervisors, engineers, and skilled upper-level blue collar workers, such as machinists and carpenters.

From an ethnic standpoint, the population of Howard Avenue during its heyday of development was dominated by a mixture of Yankee and Irish stock. Many of the Irish who settled along the street during this period had moved from the adjacent low-income neighborhoods where they had settled in the previous decades, a reflection of the increasing assimilation and

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Significance (cont.)

upward mobility of this ethnic group during this period. However, by the early 1920s, the social makeup of Howard Avenue's population began to change. As an increasing number of the street's middle-class population moved to newer and still-more fashionable "street-car suburbs" developing in the more outlying portions of the city, Italian immigrant and, to a lesser extent, Polish immigrant laborers began to move onto the street. From a social and economic standpoint, by the 1930s, Howard Avenue had assumed a working-class character virtually indistinguishable from the neighborhoods which flanked it to the east and west. With the extensive movement to suburban towns brought about by the dawn of the modern automobile age following World War II, the ethnic character of Howard Avenue once again began to change. As a new generation of upwardly mobile Italian-American and Polish-American families began moving from the street to nearby towns such as Orange, Hamden, North Haven and East Haven, the street began to experience a significant and ever-increasing influx of black and hispanic families. Like most other portions of New Haven's Hill district, the population of Howard Avenue is today heavily dominated by members of these two ethnic groups.

Architectural Significance

Although relatively few in number, the district does include some structures which stand as significant examples of the work of prominent local nineteenth century architects. Prominently sited on the northwestern corner of Howard and Columbus Avenues, the Gothic/Stick-style house at 622 Howard Avenue erected for and by local lumber dealer and builder Nicholas Countryman in 1866-67 is a relatively rare surviving example of a residence designed by Rufus G. Russell during the early years of his career. Basically a "Gothicized" version of the familiar Italian Villa mode of the mid-nineteenth century, the building's bonnet-like truncated-pyramidal roof, exposed rafter ends and steeply pitched gable dormers and large projecting facade gable hood embellished by ornamental bracing all reflect the influence of the design theories espoused by the mid-nineteenth century architect Calvert Vaux (photograph 25).

Another significant structure known to have been designed by a prominent local architect is Leoni Robinson's 1887 All Saints Episcopal Church at 375 Howard Avenue, a highly unusual local example of ecclesiastical architecture featuring a somewhat eclectic combination of massing and detail elements derived from a variety of popular late nineteenth-century modes, including Romanesque Revival, Stick and High Victorian Gothic (photograph 13).

The district also encompasses a number of structures designed and constructed by local builder/architects of the late nineteenth/early twentieth centuries. Foremost among these are Luzerne I. Thomas, "a builder and carpenter... noted for his knowledge of drawing and design", and the construction firm G.A. Baldwin and Sons.⁵ It was Thomas who designed the tower and forepart added to the Howard Avenue Methodist Church in 1875. Today, this structure

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Significance (cont.)

stands as the the best surviving local example of a wood-frame church featuring combined stylistic elements drawn from both the Queen Anne, Colonial Revival and Gothic modes (photograph 3). G.A. Baldwin and Sons were responsible for the construction of many of the brick Queen Anne-style houses erected in the district during the final decades of the nineteenth century. Typical examples of this firm's work include the three houses built for and occupied by the principals of the firm: the George A. Baldwin House at 297 Howard Avenue, the George E. Baldwin House at 217 Howard Avenue and the Harry A. Baldwin House at 333 Howard Avenue. In terms of their design quality and craftsmanship, these houses, which are heavily embellished with cut-stone, terra cotta, and polychromatic-brick trim, rank among the better examples of vernacular Queen Anne style brick houses in the city as a whole (photographs 5, 11, and 15).

The district also boasts a wealth of important examples of wood-frame Queen Anne-style residences. The quantity and diversity of the exterior wood detailing of these Queen Anne-style buildings are remarkable and the most outstanding architectural characteristic of the district. The Purmont Bradford House at 588 Howard Avenue, for example, is particularly notable for its high-style massing and retention of virtually all of its original exterior trim features, including brackets, bargeboards, half-timbering motifs, finials and window sash (photograph 22). However, the district's Queen Anne-style frame architecture is more typically represented by somewhat more modestly scaled houses and duplexes such as those located at 248, 332-34, 455, and 619-21 Howard Avenue. Many of these structures retain all or a high proportion of their original ornamentation features, and rank among the finest of their style and period within the city (photographs 7, 10, 14 and 24).

Several significant example of nineteenth century row housing complexes stand in the northern half of the district. These include the brick block erected at 533-39 Howard Avenue in 1877-78 by local builder Bennett Hotchkiss and the block built for Robert DuBois at 518-26 Howard Avenue around 1892. The Hotchkiss Building, with its heavily scaled, bracketed projecting cornice is typical of the type of Italianate-style masonry row structures erected throughout many of the city's growing residential neighborhoods. The Dubois block, which features a main cornice embellished by denticulated moldings, projecting window bays and large brick semicircular arches embellished with keystones and corbelled brick trim, is a somewhat rare local example of a late nineteenth-century row housing featuring strong Romanesque Revival-style influence (photograph 18). The diminutive two-unit row house built around 1890 at 634-36 Howard Avenue stands as a particularly good, as well as a more elaborately detailed, example of the Romanesque Revival style (photograph 26).

One of the most notable structures found in the district is the elaborately detailed Third Police Precinct at 649 Howard Avenue. Lavishly embellished with corbelling, pressed-brick window and doorway arches as well as other prominent features such as a central facade barbican, this building is by far the most architecturally significant and best-preserved

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Significance (cont.)

surviving example of the type of small precinct headquarters erected for the city's police department in outlying neighborhoods during the late nineteenth and early twentieth centuries (photograph 27).

End Notes

1. In her recently published book, Doris Townshend, local historian, suggests that Howard Avenue was named for John Edgar Howard of Maryland (1752-1827) in ca. 1840. Howard "was an officer in charge of Maryland troops under General Washington and received a Congressional medal for gallantry in the battle of Cowpens. In 1788, he was elected Governor of Maryland, and from 1796 to 1803 he served in the U. S. Senate." Townshend suggests that James Hillhouse, who was an U. S. Senator during the same period as John Howard, was responsible for renaming the street after his legislative colleague. Doris B. Townshend, The Streets of New Haven: The Origin of Their Names, (New Haven: New Haven Colony Historical Society, 1984), pp. 78-79.
2. The actual extent to which Hillhouse and Hall were involved in the layout of Howard Avenue remains somewhat unclear, as concrete documentary evidence remains sketchy. Deeds and mortgages which the two men acquired and dispensed during this period first begin to reference "Broad Street" in the first decade of the 1800s. Where possible, deeds which two men initially received for property along the street were compared to the deeds given when they sold it. This comparison indicated that these parcels, when sold by Hillhouse and/or Hall were approximately 10 feet shallower than they had been when the two men purchased them. In combination with Hillhouse's known extensive activities in public and private landscape improvement projects of the period, and the fact that the physical layout of the Avenue after 1830 strongly reflects design elements favored by Hillhouse in other similar projects of this period, suggests that Hillhouse, in particular, was probably involved in creating the present form of the street. For a more detailed account on James Hillhouse and his activities as a landscape designer, see "Hillhouse Avenue Historic District," MSS. (unpublished National Register Inventory-Nomination Form, 1985). Copy on file at the Connecticut Historical Commission, Hartford, Connecticut.
3. Building Count derived from O.H. Bailey and J.C. Hazen, The City of New Haven, 1879, (Boston: O.H. Bailey and J.C. Hazen, 1879).
4. A documented account of the development of the Trowbridge Square area is given in the "Trowbridge Square Historic District" National Register Inventory Nomination Form 1985, the development of the Trowbridge Square neighborhood being integrally related to that of Howard Avenue.
5. Elizabeth Mills Brown, New Haven: A Guide to Architecture and Urban Design, (New Haven: Yale University Press, 1976), pg. 91.

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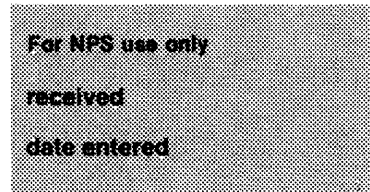
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Geographic Data (cont.)

UTM References

<u>Point</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
A.	18	672940	4573780
B.	18	673020	4573420
C.	18	673000	4573420
D.	18	673020	4573320
E.	18	673060	4573320
F.	18	673200	4572720
G.	18	673160	4572720
H.	18	673160	4572690
I.	18	673220	4572690
J.	18	673300	4572290
K.	18	673270	4572280
L.	18	673270	4572220
M.	18	673210	4572220
N.	18	673040	4572890
O.	18	673110	4572900
P.	18	673050	4573110
Q.	18	673010	4573100
R.	18	672920	4573440
S.	18	672970	4573450
T.	18	672960	4573480
U.	18	672910	4573480
V.	18	672840	4573730
W.	18	672880	4573740
X.	18	673880	4573760

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Geographic Data (continued):

Verbal Boundary Description

North: From the junction of the western and northern property lines of 644 Howard Avenue; proceed east along the northern property line of 644 Howard Avenue, continuing across Howard Avenue and along the northern property line of 649 Howard Avenue to the junction of the eastern property line of 649 Howard Avenue.

East: From the junction of the northern and eastern property lines of 649 Howard Avenue; proceed south along the eastern property lines of the lots fronting the eastern side of Howard Avenue to the northern side of Putnam Street; then west along the northern side of Putnam Street to the eastern side of Howard Avenue; then south along the eastern side of Howard Avenue to the northern side of 493 Howard Avenue; then east along the northern side of 493 Howard Avenue to the eastern property line of 493 Howard Avenue; then south along the eastern property lines of the lots fronting the eastern side of Howard Avenue (crossing all intervening side streets) to the northern line of Fifth Street; then west along the northern line of Howard Avenue; then south along the western line of Howard Avenue to the northern line of the interstate 95 right-of-way.

South: From the junction of the eastern line of Howard Avenue and the northern line of the Interstate 95 right-of-way; proceed west along the northern line of the Interstate 95 right-of-way to the western property line of 142 Howard Avenue.

West: From the junction of the northern line of the Interstate 95 right-of-way and the western property line of 142 Howard Avenue; proceed north along the westernmost property lines of the lots fronting the western side of Howard Avenue (crossing all intervening side streets) to the northern property line of 364 Howard Avenue; then east along the northern property line of 364 Howard Avenue to the western line of Howard Avenue to the western line of Howard Avenue; then north along the western line of Howard Avenue, crossing Lamberton Street and Kimberly Avenue, then the southern property line of 436 Howard Avenue to the western property line of 436 Howard Avenue; then north along the westernmost property lines of the lots fronting the western side of Howard Avenue (crossing all intervening side streets) to the northern property line of 498 Howard Avenue; then east along the northern property line of 498 Howard Avenue to the western line of Howard Avenue; then north along the western line of Howard Avenue to the southern property line of 514 Howard Avenue; then west along the southern property line of 514 Howard Avenue to the western property line of 514 Howard Avenue; then north along the westernmost property lines of the lots fronting the western side of Howard Avenue (crossing Putnam Street) to the northern property line of 538-540 Howard Avenue; then east along the northern property line of 538-540 Howard Avenue to the western side of Howard Avenue; then along the western

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Geographic Data (continued):

side of Howard Avenue to the southern property line of 556 Howard Avenue; then west along the southern property line of 556 Howard Avenue to the western property line of 556 Howard Avenue; then north along the westernmost property lines of the lots fronting the western side of Howard Avenue (crossing all intervening side streets) to the southern property line of 610 Howard Avenue; then east along the southern property line of 610 Howard Avenue to the western line of Howard Avenue; then north along the western line of Howard Avenue to the southern property line of 622 Howard Avenue; then west along the southern property line of 622 Howard Avenue to the western property line of 622 Howard Avenue; then north along the western property lines of the lots fronting the western side of Howard Avenue to the northern property line of 644 Howard Avenue.

Verbal Boundary Justification

The boundaries of the Howard Avenue Historic District were delineated on the basis of those physical characteristics which today visually distinguish the district from the surrounding portions of the city in the conjunction with the district's thematic unity as the most fashionable middle-class residential thoroughfare which developed in southwestern New Haven during the second half of the nineteenth and early twentieth centuries.

The district's eastern and western boundaries are defined by the almost immediate shift which takes place in the scale, design quality and/or siting characteristics of buildings found along the streets flanking both sides of Howard Avenue. Streets which lay immediately to the east and west of Howard Avenue are relatively narrow, while houses generally tend to be smaller and/or more modestly detailed and stand much closer to the street on smaller lots. These visual characteristics continue to reflect the more modest income levels of local laborers who settled and worked in this portion of the city between the mid-nineteenth and early twentieth centuries.

The district's northern boundary was drawn on the basis of the immediately apparent shift in the scale, period and or usage of the extant architecture located north of the small railroad spur which crosses Howard Avenue just south of Washington Street. Now the fringe of New Haven's core downtown area, the area north of the district's northern boundary is dominated by structures designed for commercial and institutional uses, such as the Yale New Haven Hospital complex; virtually all of these buildings feature design, scale and usage characteristics which bear no relationship whatsoever to the architectural or historical theme of the district.

The district's southern boundary is formed by the northern line of the Interstate 95 right-of-way, which crosses Howard Avenue just south of its intersection with Fifth Street. While the historical and architectural character of some of the houses which lay south of Interstate 95 is similar to buildings included in the district, as a result of the elevation of the Howard Avenue bridge over this highway and the subsequent drop in the landscape south of this bridge, houses along Howard Avenue south of the bridge are generally

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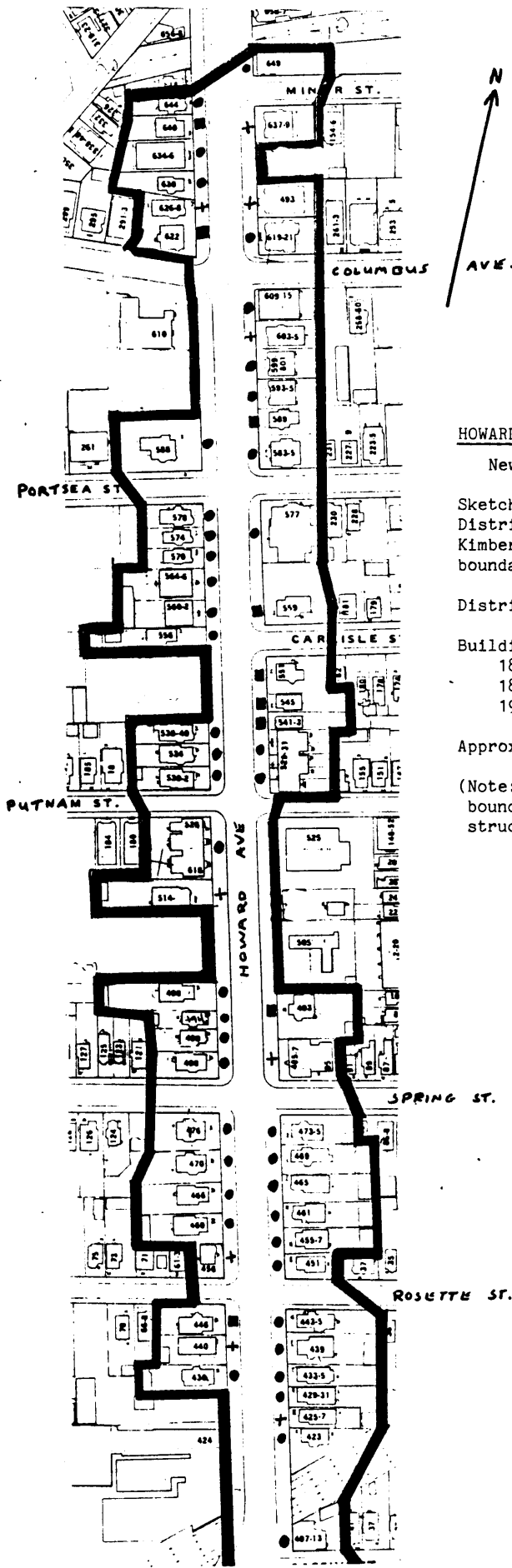
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Geographical Data (cont.)

Verbal Boundary Justification (cont.)

not visible from the northern end of the bridge. This break in visual continuity, in conjunction with the extremely intrusive character of Interstate 95 itself, was considered too well-defined to justify extending the district south of Interstate 95.



MAP A:

HOWARD AVENUE HISTORIC DISTRICT

New Haven, Connecticut

Sketch Map Showing Northern Half of District (from intersection of Kimberly Avenue north to northern boundary)

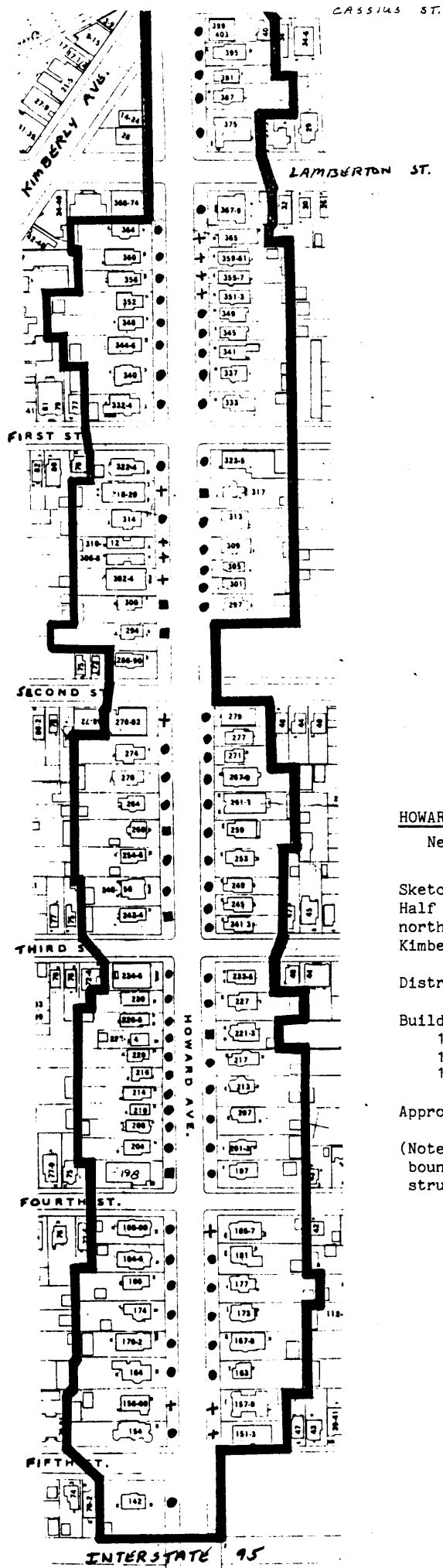
District Boundary: **_____**

Building Construction Dates:

- 1860-1879 - ■
- 1880-1900 - ●
- 1901-1915 - +

Approximate Scale: 1" = 200'

(Note: All structures within boundaries are contributing structures)



MAP B:

HOWARD AVENUE HISTORIC DISTRICT
New Haven, Connecticut

Sketch Map Showing Southern
Half of District (from I-95
north to intersection of
Kimberly Avenue)

District Boundary: **_____**

Building Construction Dates:
1860-1879 - ■
1880-1900 - ●
1901-1915 - +

Approximate Scale: 1" = 200'

(Note: All structures within
boundaries are contributing
structures)