

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 1 1975
DATE ENTERED	AUG 12 1975

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC ****** Middletown South Green Historic District

AND/OR COMMON

2 LOCATION

Union Park area, on So. Main, Crescent, Pleasant, and Church Sts.

STREET & NUMBER Boundaries as shown on site plan map

NOT FOR PUBLICATION

CITY, TOWN Middletown CONGRESSIONAL DISTRICT 2nd-Christopher J. Dodd

STATE Connecticut CODE 09 COUNTY Middlesex CODE 007

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"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> PARK
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> RELIGIOUS
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> SCIENTIFIC
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER: club

4 OWNER OF PROPERTY

NAME Multiple public and private

STREET & NUMBER

CITY, TOWN Middletown STATE Connecticut
VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, TOWN HALL
REGISTRY OF DEEDS, ETC.

STREET & NUMBER

CITY, TOWN Middletown STATE Connecticut

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Connecticut Statewide Inventory of Historic Resources

DATE 1966, 1975
FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Connecticut Historical Commission

CITY, TOWN Hartford STATE CT

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Middletown South Green Historic District encompasses approximately three blocks bordering on and near horseshoe-shaped Union Park. Located immediately Southeast of the central business district, it is aligned on an approximate north-south axis. Thirty-one buildings are included in the boundaries of the district and are primarily residential, although there are two churches, two parish houses, a synagogue, two funeral homes, the lodges of two fraternal orders and several old homes now used for professional offices. With the exception of a few eighteenth and twentieth century structures, the district is representative of 19th century styles typically found in a mid-sized industrial and commercial town.

Union Park, around which the district is located, is a large, grassy open space with sparsely scattered trees. A large part of the district surrounds Union Park on two sides creating two distinctive streetscapes which join at the south end of the Park and continues south along South Main Street. Compatible historical streetscapes are also located on Crescent Street, which parallels Pleasant Street.

The east boundary of the district follows the east side of Crescent Street where the Middlesex Memorial Hospital is located. The hospital complex forms a definite visual barrier to the continuity of the district. An area of fairly modern and much altered older buildings forms the south boundary immediately south of #4 Crescent and #61 South Main Street. The back lot lines of the houses on South Main Street form part of the western boundary, separating the district from a residential area of recent date. This boundary crosses Church Street to include the buildings to the west. The South Green between Broad and Main Streets further west are buildings of residential and commercial use which are a part of the central business district and of a very different character. The northern boundary then follows Main Street and Main Street extension, separating the district from a group of structures which are either more modern buildings or much altered old ones, also of a mixed residential and commercial nature.

Throughout the district there are structures of varying visual and architectural quality. In the chart which follows all structures in the district have been categorized as "critical," "contributory," or "not essential," to the maintenance of visual continuity. Those that are "critical" include buildings of exceptional architectural integrity, such as the Joseph Rockwell House, #21 Pleasant St., the Father Douglas House, on the corner of South Main and Church and #55 Crescent Street. "Contributory" structures are those that have been altered in such a way as to detract from the original design characteristics of the building. "Contributory" buildings provide a cohesiveness to the district, however, by maintaining the general impression of a 19th century neighborhood and by complementing the "critical" highlights of the district. A few examples of these contributory buildings are #27 South Main Street, #29 and 51 Crescent Street, and #27 Pleasant Street. Non-essential buildings are those which do not relate visually or stylistically to the district as a whole.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 1 1975
DATE ENTERED AUG 1 2 1975	

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

In summary, this is an urban environment which maintains both a large open space and historical streetscapes. The integrity of its 19th century residential character makes Connecticut a valuable resource to the City of Middletown.

<u>Address</u>	<u>Year Built</u>	<u>Description</u>	<u>Relat. to Dist. Char.</u>	<u>Obvious Incompatible Modifications</u>
14 Church St., Doolittle's Funeral Home	1890's	Queen Anne with hexagonal turret	critical	Insignifican
Methodist Parish House, Church St.	1880's	Second Empire	critical	insignifican
Methodist Church	1936	Gothic Revival	critical	insignifican
Synagogue, Church St.	mid-20th century	Brick, blocklike structure with low dome	non-essential	
Walter Douglas House, 38 South Main St.	1811-13	Federal style with Greek Revival embellishments	critical	missing belvedere
29 South Main	1880-90	Italianate	critical	2nd floor modern window
27 South Main	1880-90	Italianate with belvedere	contributory	Asbestos siding and modern window frames
65 South Main	1880-90	Italianate with	critical	asbestos siding
63 South Main	1880-90	Italianate with wrought iron porch	critical	insignifica
61 South Main	1880-90	Italianate	contributory	asbestos siding and modern window frames

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY AUG 1 1975 RECEIVED DATE ENTERED AUG 12 1975
--

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

<u>Address</u>	<u>Year Built</u>	<u>Description</u>	<u>Relat. to Dist. Char.</u>	<u>Obvious Incompatible Modifications</u>
40 South Main	1890-1900	Plain, multi-gabled rambling house	contributory	asbestos siding
36 South Main Michael's Beauty Salon	1790-1800	3 bay, 5 course brick band, box cornice, gable roof	contributory	modern awnings and signs
34 & 32 South Main	1890-1900	Double bay projections, pediment dormers, large porch	contributory	aluminum siding
2 South Main D'Angelo's Funeral Home	Early 1900's	5 bay, gambrel roof house with Georgian symmetry	contributory	
3 Pleasant St.	1870-80	Second Empire, brick	critical	insignificant
7 Pleasant St.	1870-80	Second Empire	critical	asbestos siding
1 Pleasant St.	1750	5 bay, double overhang, Colonial Georgian	critical	insignificant
9 & 17 Pleasant St.	1870-80	Second Empire double house	critical	insignificant
outh Congregational Church, Pleasant St.	1868	Gothic Revival with spire	critical	insignificant
7-83 Main St. Ext.	1870-80	Second Empire apartment house	critical	insignificant
7 Crescent St.	1880-90	Italianate	critical	modern doors
5 Crescent St.	1880-90	Italianate, 3 story brick with belvedere	critical	insignificant

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY AUG 1 1975 RECEIVED DATE ENTERED AUG 12 1975
--

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 3

<u>Address</u>	<u>Year Built</u>	<u>Description</u>	<u>Relat. to Dist. Char.</u>	<u>Obvious Incompatible Modification</u>
49 Crescent St.	1880-90	Italianate with mansard roof	critical	insignificant
43 Crescent St.	1890-1900	2 story, 3 bay with gable front, side bay projection	contributory	aluminum siding
41 Crescent St.	1880-1890	Gingerbread, stick style Victorian	critical	insignificant
33 Crescent St.	1890-1900	Very plain Gothic	contributory	asbestos siding, modern window frames
31 & 29 Crescent St.	1870-1880	Large scale, Second Empire	contributory	aluminum siding, modern addition
15 Crescent St.	1870-1880	Queen Anne, stick style with barge board and turret	contributory	modern porch aluminum siding
11 Crescent St.	1900	Large rambling, multi-gable house	contributory	Asbestos siding
4 Crescent St.	1880-1890	Queen Anne	critical	siding
8 Crescent St.	1880-1890	Victorian Stick Style	critical	insignificant

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" 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/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Middletown South Green and surrounding streetscapes are being nominated to the National Register of Historic Places because: 1) The area is a significant visual focal point which clearly defines the south end of Middletown's commercial business district, 2) The area contains a large number of relatively unaltered structures that represent high styles of architecture that were popular at the time Middletown emerged into a regional trade and manufacturing center, 3) Taken together, the buildings, the South Green and their relative settings survive in a state of nearly complete historical integrity that maintains the scale and character that was created as the area was originally developed. The orientation of large scale structures around a definite open space provides a distinctive visual unit that is unique in the City of Middletown.

The buildings surrounding the green serve a wide variety of purposes which attract many townspeople for business or religious purposes, but also many come just to enjoy the square as a lovely open space. Most important, however, are the architectural styles to be found along the green, for they span a period of 250 years, and, so, are of historical significance to Middletown.

Two eighteenth century buildings are among the oldest surviving structures in the town. Compared to the nineteenth century residences, which are much larger and much more ornate, they reflect by contrast an increased affluence and an evolution in architectural taste. The design of the nineteenth century churches portray stylistic preferences, but they also provide insight into the social priorities of the times.

Of particular interest is the Father-Douglas-Santangelo house which commands the most imposing site along the green. The house was built between 1811 and 1813 by Thomas Father, a wealthy Middletown businessman. In the late 1850's Benjamin Douglas bought the house which was then being leased to the Middletown Female Seminary. Douglas made his fortune by inventing and producing a revolving standing pump. A prominent abolitionist, he was also involved in Connecticut politics, first as Mayor of Middletown from 1850 to 1856, then as lieutenant governor of the state in 1861-1862. As a member of the electoral college in 1860, he cast his vote for Lincoln.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Beers, F. W. and Co., Commemorative Biographical Record of Middlesex County, Connecticut, Chicago, 1903.

Beers, Jas. P. and Co., History of Middlesex County, Connecticut, J. B. Beers and Co., New York, 1884.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0

UTM REFERENCES

NE	A	17	4	46	95
	B	17	4	46	95
SE	C	17	4	46	95
	D	17	4	46	95
		ZONE	EASTING	NORTHING	

VERBAL BOUNDARY DESCRIPTION

See Item #7 and site plan map

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Christine E. Brockmeyer, Consultant

ORGANIZATION Connecticut Historical Commission

DATE July 1, 1975

STREET & NUMBER 59 South Prospect Street

TELEPHONE 203-566-3905

CITY OR TOWN

STATE

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 John W. Shuman

TITLE STATE HISTORIC PRESERVATION OFFICER

DATE 7/28/75

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

AK MacLusken

DATE 8/12/75

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: Charles [Signature]

DATE 8-12-75

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
AUG 1 1975
RECEIVED
DATE ENTERED AUG 12 1975

CONTINUATION SHEET

ITEM NUMBER

8

PAGE

1

Leo B. Santangelo, Mayor of Middletown, from 1934 to 1936 also lived in this house while in office.

Today the Wather-Douglas-Santangelo house serves as the meeting place for the Fraternal Order of Eagles. Other buildings along Union Square are used for a wide variety of purposes, for there are churches, a synagogue, a funeral home, several residences and a YMCA.

However, the South Green is not only of architectural interest, for it is a valuable open space in the fabric of the community. In the early nineteenth century, the area was prime residential land, for the slope up which terminates at the Wather house afforded each building view of the Connecticut River below. Since it was close to the business section of the town as well, the South Green area became a very prestigious area. Though the view of the river is now obstructed, the open space still gives an expansive residential character to this part of Middletown, which is enjoyed by many residents going to churches, temples, clubs or just walking to the downtown shopping area. Thus, Middletown's South Green not only reflects architectural and town history, but it attracts the townspeople to observe and enjoy their heritage.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
AUG 1 1975
RECEIVED
DATE ENTERED AUG 12 1975

CONTINUATION SHEET

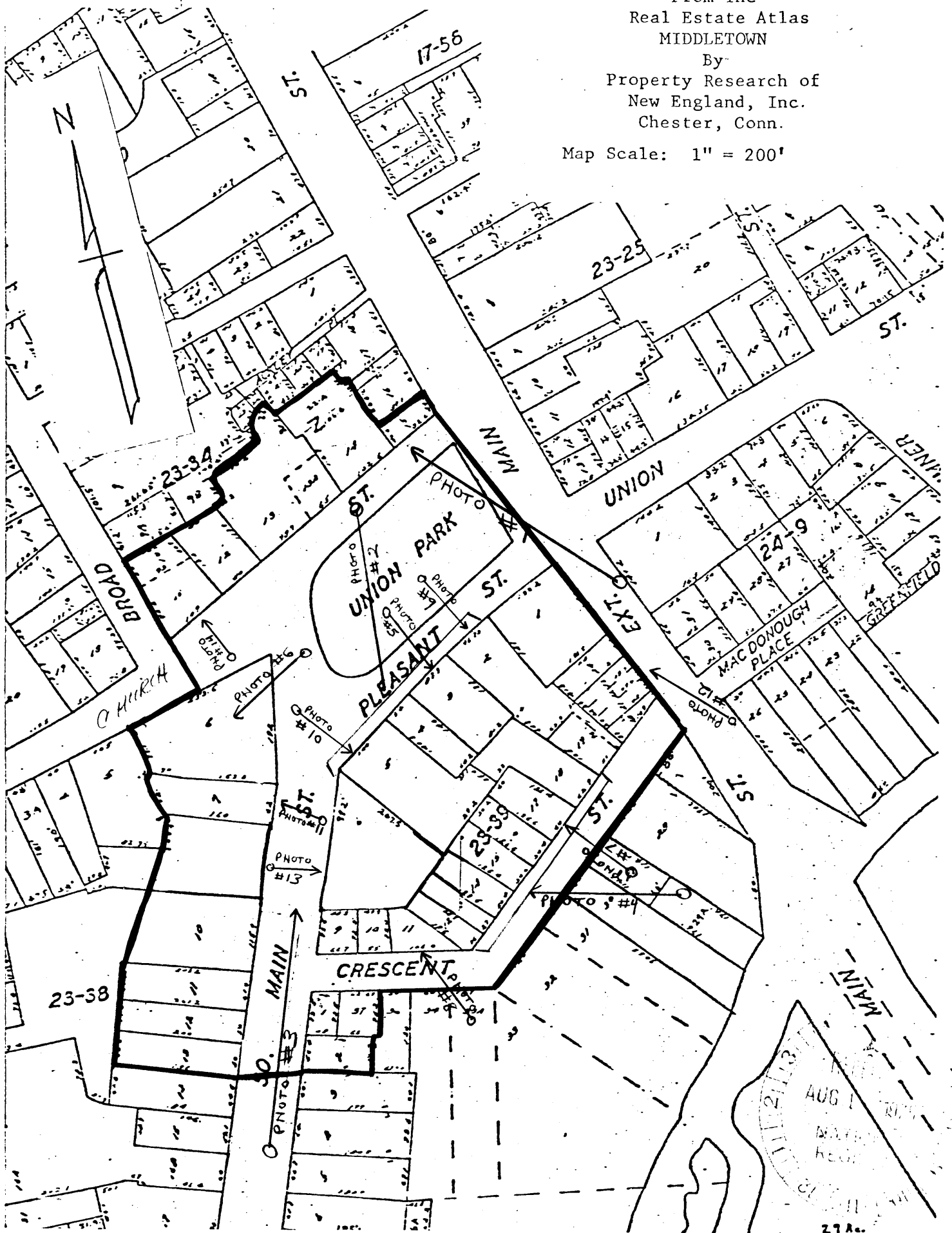
ITEM NUMBER 9 PAGE 1

- Brainerd, A., Middletown Illustrated, Westchester, Connecticut, 1877.
- Douglas, C.H.J., A Collection of Family Records, E.L. Freeman and Co., Providence, Rhode Island, 1879.
- Field, D.D., Centennial Address, Wm. B. Casey, Middletown, 1853.
- Mather, Horace E., Lineage of Reverend Richard Mather, Press of the Case, Lockwood and Brainard Co., Hartford, Conn., 1890.
- Mather, John, Genealogy of the Mather Family, E. Geer, Hartford, Conn., 1848.
- Strother, Horatio T., The Underground Railroad in Connecticut, Wesleyan University Press, Middletown, Connecticut, 1969.

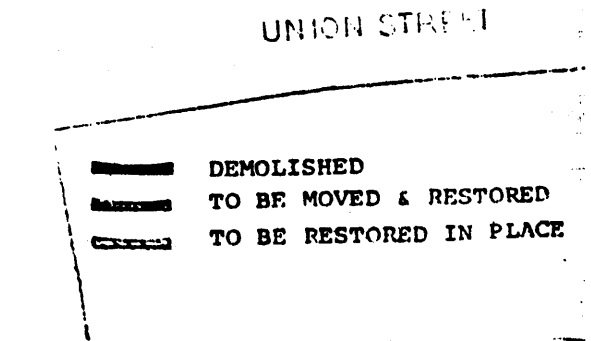
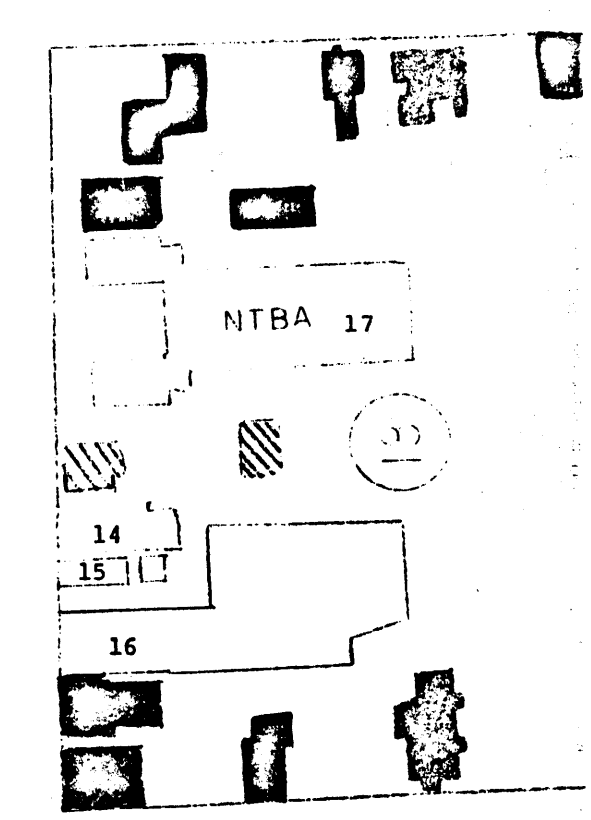
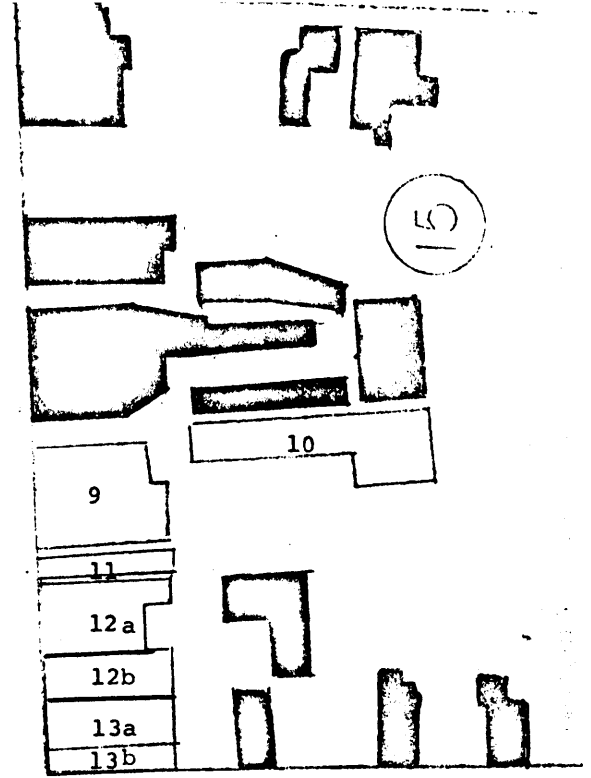
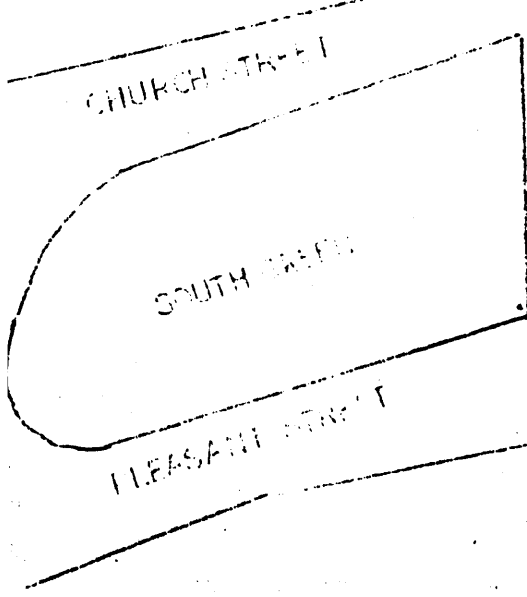
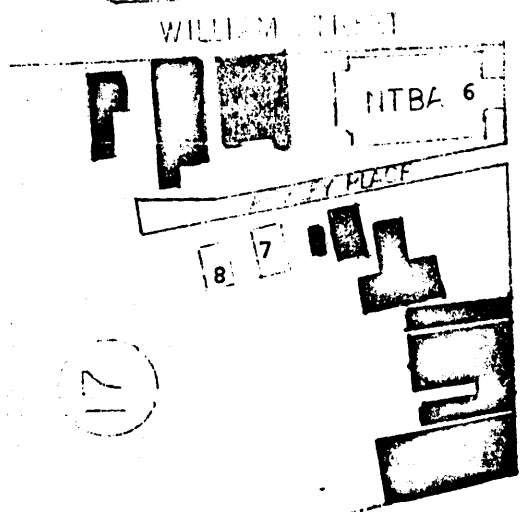
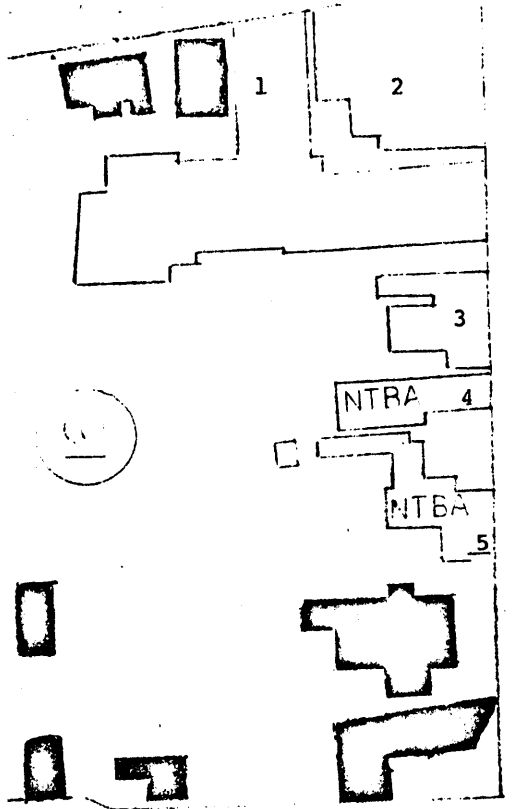
From The
Real Estate Atlas
MIDDLETOWN




By
Property Research of
New England, Inc.
Chester, Conn.

Map Scale: 1" = 200'



RED (HEAVY) LINE INDICATES BOUNDARY OF
NATIONAL REGISTER DISTRICT.



 DEMOLISHED
 TO BE MOVED & RESTORED
 TO BE RESTORED IN PLACE

LEGEND

1. Middlesex Theater and corresponding buildings
2. Odd Fellows Building
3. Intravia Building (Gutted by fire)
4. Not to be acquired (Smith & Bishel)
5. Not to be acquired (Mansfield House)
6. Not to be acquired (Baptist Church)
7. Two store dwelling (scheduled for demolition)
8. Two family dwelling (to be acquired)
9. Mansion House
10. Warehouse
11. Shapiro Building - Mansion House
- 12.a Saraceno Building - Mansion House
- 12.b Saraceno Building - Insignificant
- 13.a Zibulsky - Federal Style Building
- 13.b Pelton Building - Insignificant
14. Schmidt Building (scheduled for demolition)
15. Hall's Diner (scheduled for demolition)
16. Milardo Oldsmobile Building (scheduled for demolition)
17. Not to be acquired (State Armory)