

United States Department of the Interior
National Park Service



2

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name VINE STREET APARTMENT BUILDINGS

other names/site number Goodwin Court, Horace Bushnell Apartments

2. Location

street & number 4-6, 8-10, 12-14, 16-18, 20-22, 24-26, 28-30, 32-34, 36-40, 42-44, 46-48 Vine St.

not for publication

city or town Hartford

vicinity N/A

state Connecticut Code CT county Hartford code 003 zip code 06112

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature]
Signature of certifying official

12.16.11
Date

STATE HISTORIC PRESERVATION OFFICER / SHPO
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Date of Action

[Signature]

2/14/12

VINE ST. APARTMENT BUILDINGS

Name of Property

HARTFORD, HARTFORD COUNTY, CT

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

- private
- Public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 11 | 0 | building |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 11 | 0 | Total |

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: Multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & 20TH C. REV: Classical Revival
LATE 19TH & 20TH C. REV: Tudor Revival
LATE 19TH & 20TH C. REV: Spanish Col. Revival

Materials

(Enter categories from instructions)

foundation BRICK, CONCRETE
walls BRICK
CONCRETE
roof OTHER (tar & gravel)
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

PLEASE REFER TO CONTINUATION SHEETS

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

SECTION 7

The Vine Street Apartment Buildings Historic District (Photos 0001 and 0002) is a row of eleven detached three-story masonry buildings located on the east side of Vine Street in a dense urban neighborhood of Hartford, Connecticut. The buildings occupy adjoining parcels of varying width but consistent depth with the front lot lines on Vine Street and the rear lot lines aligned midway between Vine St. and Magnolia St. to the east.

The proposed district encloses about two acres of land and eleven contributing buildings. The buildings are designed with a consistent setback, scale and spacing. All the buildings are constructed of brick with architecturally rich facades on the west elevation. The individual buildings on the east side of the Vine Street block retain integrity of location, design, setting materials, workmanship, feeling and association as described below.

Context & Setting

The Vine Street district lies in close proximity to the Upper Albany Historic District (National Register of Historic Places, 1986), but is not directly contiguous. The apartment blocks on Vine Street are bordered on the east by a block of wood-frame detached houses fronting on Magnolia Street; on the south by a mixed use building on the Albany Ave. commercial corridor (714 Albany Ave., c. 1920). On the west the apartment blocks face the Liberty Christian Church (Photo 0018 – formerly Fourth Congregational Church / Horace Bushnell Congregational Church, 23 Vine Street, built 1913; National Register of Historic Places 1982), several vacant lots, a converted residence (47 Vine St., built 1915) and a modern-style congregate housing facility (Photos 0016 & 0017 – 51 Vine Street, built 1955). On the north end of the district is an 18-unit modern apartment block at the corner of Vine Street and Mather Street (constructed in 1961 after fire destroyed an earlier building). The eleven Vine Street apartment blocks from the 1920s form a visually distinct and coherent development pattern on the east side of Vine St.

The minimal streetscape on Vine Street consists of a concrete sidewalk and a narrow tree belt with no trees. Aluminum fencing with brick piers defines the continuous front lot lines from 4 to 40 Vine Street, with chain link fencing continuing the line northward at 42-44 and 46-48 Vine Street. Walkways extend along the sides and rear of all the buildings, but there is no significant landscaping.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

Architectural Description

The Vine Street district consists of eleven related apartment blocks designed by Hartford architects and constructed from 1922 to 1925.

| <u>Address</u> | <u>Date</u> | <u>Style</u> | <u>Architect</u> |
|----------------|-------------|-------------------------|-----------------------|
| 4-6 Vine St. | 1923 | Tudor Revival | George H. Matthews |
| 8-10 Vine St. | 1922 | Classical Revival | Harry H. Beckenstein |
| 12-14 Vine St. | 1923 | Classical Revival | Willis E. Becker |
| 16-18 Vine St. | 1922 | Tudor Revival | Harry H. Beckenstein |
| 20-22 Vine St. | 1923 | Classical Revival | Harry H. Beckenstein |
| 24-26 Vine St. | 1925 | Classical Revival | Harry H. Beckenstein |
| 28-30 Vine St. | 1923 | Spanish Mission Revival | Dunkelberger & Gelman |
| 32-34 Vine St. | 1924 | Tudor Revival | Harry H. Beckenstein |
| 36-40 Vine St. | 1922 | Classical Revival | Frederick C. Walz |
| 42-44 Vine St. | 1924 | Tudor Revival | Harry H. Beckenstein |
| 46-48 Vine St. | 1924 | Tudor Revival | Harry H. Beckenstein |

The Vine Street apartment blocks represent minor variations on a standard architectural form. The eleven buildings are each three stories high with a center entrance on the front elevation leading to a central stair hall serving all floors. The apartment units are symmetrically arranged around the central stair hall with front and back units located to either side of the stair (four apartments per floor). Individual buildings are described in detail below.

4-6 Vine Street (Photo 0003, built 1923) is a three-story masonry building with a rectangular footprint designed by Hartford architect George Henry Matthews (1884-1935). The twelve-unit rectangular building has a three-bay façade of brown brick with a cast concrete water table on the west elevation. The central entry is framed by a contrasting light gray Tudor-style arch of cast concrete. The entry door is a modern aluminum entryway approached by two concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening encloses a pair of double-hung (1/1) windows and is framed by a light gray cast concrete surround with square corner blocks and a shallow sill projection. A projecting concrete band forms a continuous sill below the second story windows. A concrete cornice above the third floor defines the level of the flat tar and gravel roof and supports a simple brick parapet with a light gray concrete coping.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Vine Street Apartment Buildings
Hartford, Hartford County, CT

red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

8-10 Vine Street (Photo 0004, built 1922) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein (in practice 1917-1939). The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete water table on the west elevation. The central entry is framed by a simple buff brick and gray concrete surround surmounted by a concrete lintel with a cartouche of a female head. The entry door is a modern aluminum entryway approached by three concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a simple buff brick and gray concrete surround with square corner blocks and a shallow sill projection. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A projecting concrete band forms a continuous flat arch above the first story windows. A brick cornice above the third floor defines the level of the flat tar and gravel roof and supports a buff brick parapet with gray concrete brackets, arched niches and a central floral cartouche.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

12-14 Vine Street (Photo 0005, built 1923) is a three-story masonry building designed by Hartford architect Willis Eaton Becker (1864-1951). The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete water table on the west elevation. The central entry is framed by a light gray cast concrete arch surmounted by an elaborate concrete pediment. The pediment features side brackets supported by cast concrete heads and a classical cornice supporting a large foliate cartouche embossed with the address (14-12). The entry door is a modern aluminum entryway approached by three concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a light gray cast concrete surround with a shallow sill projection and a projecting lintel. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A projecting concrete band forms a continuous sill below the second story windows. A light gray concrete cornice above the third floor defines the level of the flat tar and gravel roof and supports a buff brick parapet with concrete crenellations and a central floral cartouche.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Vine Street Apartment Buildings
Hartford, Hartford County, CT

red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall

16-18 Vine Street (Photo 0006, built 1922) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein. The twelve-unit rectangular building has a three-bay façade of brown brick with a cast concrete water table on the west elevation. The central entry is framed by a simple brown brick and light gray concrete surround. The entry door is a modern aluminum entryway approached by three concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a simple brown brick and gray concrete surround with square corner blocks and a shallow sill projection. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A projecting gray concrete band forms a continuous flat arch above the first story windows. A gray concrete cornice above the third floor defines the level of the flat tar and gravel roof and is ornamented with cast concrete stamped with a foliate design. Above the cornice is a brown brick parapet with gray concrete brackets, arched niches and a central floral cartouche.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

20-22 Vine Street (Photo 0007, built 1923) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein. The twelve-unit rectangular building has a three-bay façade of brown brick with a cast concrete water table on the west elevation. The central entry is framed by a flat light gray concrete surround with a simple keystone in the flat arch. The entry door is a modern aluminum entryway approached by a large concrete access ramp with modern aluminum railings. A row of metal mailboxes is located at the bottom of the ramp. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a simple brick and concrete surround with a shallow sill projection, square corner blocks and soldier courses of brick. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. Rectangular panels of soldier course brown brick and light gray cast concrete are centered beneath the three window openings on the third floor and the two flanking openings on the second floor. A shallow gray concrete cornice above the third floor defines the level of the flat tar and gravel roof and supports a brown brick parapet with brick and concrete panels, a central floral cartouche and a stepped coping.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 5

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

24-26 Vine Street (Photo 0008, built 1925) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein. The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete water table on the west elevation. The central entry is framed by a light gray cast concrete surround supporting a large scrolled foliate cartouche in the pediment. The entry door is a modern aluminum entryway approached by a large concrete access ramp with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed in buff brick with a soldier course as the lintel and a shallow light gray cast concrete projection as the sill. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A projecting gray concrete band crosses the façade above the soldier course of the first floor windows and joins the top of the entrance surround. A buff brick frieze above the third floor supports a shallow gray concrete cornice that defines the level of the flat tar and gravel roof. Above the cornice is a buff brick parapet with gray concrete crenellations, a central floral cartouche and geometric concrete panels.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall

28-30 Vine Street (Photo 0009, built 1923) is a three-story masonry building designed by the Hartford architectural partnership of Dunkelberger & Gelman (in partnership 1921-1927). The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete water table on the west elevation. The central entry is framed by a buff brick and light gray cast concrete surround with a triple-lobed pediment and four-petal floral bosses. The entry door is a modern aluminum entryway approached by a low concrete ramp with no railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed in buff brick with simple light gray cast concrete sills and lintels. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. The buff brick parapet is continuous with the wall surface and sports a central light gray concrete floral cartouche framed by a diamond enclosed in a cross shape. On either side of the cartouche are pyramidal roof projections supported by wooden brackets and covered with red clay Spanish barrel tiles.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 6

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

32-34 Vine Street (Photo 0010, built 1924) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein. The twelve-unit rectangular building has a three-bay façade of brown brick with a cast concrete water table on the west elevation. The central entry is framed by a simple brown brick surround supporting a stepped pediment in light gray cast concrete. The entry door is a modern aluminum entryway approached by five concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a brown brick soldier course with square grey concrete corner bosses and a shallow gray concrete sill projection. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A light gray concrete cornice projecting above the third floor defines the level of the flat tar and gravel roof and supports a brown brick stepped parapet with a central floral cartouche in light gray cast concrete.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

36-40 Vine Street (Photos 0011-0013, built 1922) is a three-story masonry building designed by Hartford architect Frederic C. Walz (1870-1950). The 24-unit, U-shaped double apartment block features a symmetrical design on each of the projecting wings with a recessed courtyard wall joining the two segments. The façade is faced with buff-colored brick with a low, cast concrete foundation. The central entry in each projecting wing is framed by light gray cast concrete pilasters supporting a broad arch with a conforming cornice. The entry doors are modern aluminum entryways approached by a single concrete step at each location. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a flush-laid buff brick soldier course with simple gray concrete corner bosses and shallow concrete brackets under the sill. Each window opening encloses a pair of double-hung (1/1) windows at each level with single windows arrayed at intervals on the courtyard elevations. A continuous concrete cornice supported by soldier course brick defines the level of the flat tar and gravel roof and supports a buff brick parapet with pendant floral ornaments. The west courtyard elevation features a peaked parapet with a light gray concrete tablet below that is embossed with the name GOODWIN COURT.

The north and south side elevations are constructed of common red brick with each side fenestrated with paired and single windows. The east (rear) elevation is built of buff brick with symmetrical fenestration and no significant architectural detailing. Modern wooden porches are

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 7

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

attached to the rear elevation at the north and south corners. On the interior, the building is laid out with eight units on each floor (four in each section).

42-44 Vine Street (Photo 0014, built 1924) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein and a twin to the adjacent building at 46-48 Vine St. The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete water table on the west elevation. The central entry is framed by a light gray cast concrete surround supporting a pointed Tudor arch with a foliate finial. The line of the arch continues along the façade to form a stepped cornice above the first floor windows. The entry door is a modern aluminum entryway approached by four concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a simple light gray cast concrete surround with a shallow sill projection. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A bracketed light gray concrete cornice above the third floor defines the level of the flat tar and gravel roof and supports a buff brick parapet with decorative concrete pilasters. The coping of the parapet forms a broad semi-elliptical arch in the center flanked by two pointed Tudor arches. The face of the parapet is ornamented with a central tablet flanked by pinwheel rondels.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

46-48 Vine Street (Photo 0015, built 1924) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein and a twin to the adjacent building at 42-44 Vine St. The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete water table on the west elevation. The central entry is framed by a light gray cast concrete surround supporting a pointed Tudor arch with a foliate finial. The line of the arch continues along the façade to form a stepped cornice above the first floor windows. The entry door is a modern aluminum entryway approached by four concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a simple light gray cast concrete surround with a shallow sill projection. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A bracketed light gray concrete cornice above the third floor defines the level of the flat tar and gravel roof and supports a buff brick parapet with decorative concrete pilasters. The coping of the parapet forms a broad semi-elliptical arch in the center flanked by two pointed Tudor arches. The face of the parapet is ornamented with a central tablet flanked by pinwheel rondels.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 8

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

VINE ST. APARTMENT BUILDINGS

Name of Property

HARTFORD, HARTFORD COUNTY, CT

County and State

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant & distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT**SOCIAL HISTORY****ARCHITECTURE****Period of Significance****1922-1960****Significant Dates****1922 initial construction****Significant Person**

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**

Beckenstein, Harry H. (#8-10, 16-18, 20-22, 24-26, 32-34, 44-48)

Becker, Willis Eaton (#12-14)

Dunkelberger & Gelman (#28-30)

Matthews, George Henry (#4-6)

Walz, Frederic C. (#36-40)

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

PLEASE REFER TO CONTINUATION SHEETS**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

PLEASE REFER TO CONTINUATION SHEETS**Previous documentation on file (NPS)**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

recorded by Hist. Amer. Engineering Record #

VINE ST. APARTMENT BUILDINGS

Name of Property

HARTFORD, HARTFORD COUNTY, CT

County and State

10. Geographical Data

Acreeage of Property 2.21 acres (Map198 / Block 214 / Lots 144 through 150)

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

- | | | | | | |
|------------|----------------|------------------|------------|----------------|------------------|
| 1. Zone 18 | Easting 692180 | Northing 4627800 | 3. Zone 18 | Easting 692220 | Northing 4627580 |
| 2. Zone 18 | Easting 692240 | Northing 4627780 | 4. Zone 18 | Easting 692160 | Northing 4627600 |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Please refer to continuation sheets

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

Please refer to continuation sheets

11. Form Prepared By

name/title Gregory Farmer, consultant, with Stacey Vairo, NR Director, CT Commission on Culture & Tourism

organization Connecticut Trust for Historic Preservation date November 2011

street & number 940 Whitney Ave. telephone 203-562-6312

city or town Hamden state CT zip code 06517

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs - Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Connecticut Housing & Development Corporation, c/o Connecticut Urban Legal Initiative

street & number 35 Elizabeth St., Room 202 telephone 860-570-5464

city or town Hartford state CT zip code 06105

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

SECTION 8

Vine Street is an urban residential street located in the densely-built Upper Albany neighborhood of Hartford, Connecticut. The eleven three-story apartment blocks that line the east side of Vine Street between Albany Avenue and Mather Street were developed between 1922 and 1925 using five local architectural firms to apply distinctive stylistic variations to a standard housing type.

The district nomination for the Vine Street apartment blocks meets National Register Criterion A in the area of Community Planning and Development at the state and local level as a well-preserved example of modern multi-family housing in an early twentieth century streetcar neighborhood.

The nomination also meets National Register Criterion A in the area of Social History at the state and local level as the Vine Street apartment buildings were occupied by successive population waves including Jewish, African American, West Indian and Hispanic residents.

The resources meet National Register Criterion C for Architecture at the state and local level as a distinctive and well-preserved grouping of masonry buildings with consistent setback, scale and spacing. The eleven apartment buildings represent the work of five different architectural firms and include aspects of Late Gothic Revival, Tudor Revival, Classical Revival and Spanish Mission Revival style architecture.

Narrative History & Significance

Criterion A: Broad patterns of American history

Early History (1635-1890)

The Town of Hartford, Connecticut was settled in 1635 when English colonists from Massachusetts Bay purchased land along the Connecticut River. The City of Hartford was incorporated in 1784 and served alternately with New Haven as the state capital until 1876, when Hartford became the sole capital.

The Albany Avenue turnpike was a major thoroughfare established 1678 to facilitate transport and communication between the Connecticut River Valley and the Hudson River Valley of New York State approximately 100 miles west. The land adjacent to Albany Avenue in Hartford consisted primarily of farmland and rural estates throughout the 19th century.

Hartford developed as a center of manufacturing and commerce in the 19th century as a result of the Industrial Revolution. Precision manufacturing, commercial printing, insurance services and

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

other businesses attracted a large number of new residents and caused the population to double from 13,555 in 1850 to 26,917 on the eve of the Civil War. By 1890, the population had doubled again to 53,230 making Hartford one of the largest urban areas in the state.

Neighborhood Development in the Early Modern Period (1890-1920)

The extension of Hartford's electric trolley line westward along Albany Ave. in 1896 led to intense speculation on some of the largest tracts of open land in the city. Hartford's population increased by 50% between 1890 and 1900 (from 53,230 to 79,850 people) and the need for additional housing in the city was critical. Keney Park on the Hartford-Windsor town line was established north of Albany Avenue in 1896 and twenty-one new streets were laid out in the Upper Albany neighborhood between 1897 and 1909. By 1910, the city's population had reached 98,915.

When James J. Goodwin died in 1915, his estate included a 15-acre parcel of undeveloped land on the north side of Albany Ave. While the surrounding neighborhood had developed rapidly with single-family and two-family housing, there was still a significant shortage of housing for the city's white-collar and professional classes.

To address the need for modern housing, developers in Hartford had adopted a model later known as the "Hartford perfect-six"¹ – a three-story symmetrical building, often with Colonial Revival detailing, designed to house six families. As undeveloped land in Hartford became scarcer and more expensive, the "perfect-six" provided a balance of affordable housing for tenants and a reasonable return on investment for owners.

The Modern Period (1920-1960)

By 1920, the City of Hartford was home to more than 138,000 people, many of whom were employed as skilled laborers in the machine tool and firearms industry (Colt revolvers, Royal typewriters, Pope bicycles) or as office workers in the insurance and banking industries.

The 1910's had seen a significant influx of Jewish immigrants from eastern and central Europe. By the 1920s, the Jewish population was well established and began to move into the city's better residential areas including the Upper Albany neighborhood. From the 1920s to the 1960s, the Upper Albany neighborhood supported a strong Eastern European Jewish population, but the

¹ The term "Perfect six" was coined by architectural historian David F. Ransom to refer to the three-story, center entrance, symmetrical apartment house plan that was characteristic of Hartford in the early 20th century.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

demographics of the neighborhood began to change after World War II as many Jewish families moved to the nearby suburbs of West Hartford and Bloomfield.

Hartford's population peaked at 177,397 people in 1950, but plans for new highways, the decline in local manufacturing and the popularity of the suburban lifestyle fueled a gradual decline in the number of city residents. By 1960, the insurance and banking sectors were the strongest segments of the Hartford economy, but most of the workers no longer lived within the city limits.

The construction of Interstate 91 along the west bank of the Connecticut River in Hartford and the related construction of Interstate 84 as an east-west route resulted in the demolition of some of Hartford's older neighborhoods. Urban Renewal programs in the city also focused on the demolition of blighted commercial buildings and substandard housing in the established neighborhoods.

In the decades after World War II, Hartford's native African American population was augmented by black migration from the American South, the West Indies and the Caribbean islands. By 1960, the city's black population had increased both in absolute numbers (from 12,790 to 28,754 in just ten years) and as a percentage of total population (from 7% in 1950 to 18% in 1960). As portions of the city's Jewish population moved to the suburbs of Hartford, the Albany Avenue corridor and the Upper Albany neighborhood took on a stronger African American and West Indian identity.

Vine Street Apartment Blocks

By the end of the 19th century, most of the land adjacent to Albany Avenue in the northwest corner of Hartford was owned by James Junius Goodwin (1835-1915), a prominent railroad and insurance magnate who was the cousin and business partner of J. Pierpont Morgan. When Goodwin died in 1915, his estate included a 15-acre parcel of undeveloped land on the north side of Albany Avenue (bounded by Albany Avenue on the south, Vine Street on the west, Mather Street on the north and Garden Street on the east).

The real estate development firm of Myers & Gross (Max Myers and Samuel H. Gross) purchased the former Goodwin estate in 1922 and subdivided the fifteen acres into lots for development.² Magnolia and Irving Streets (east of Vine Street) were extended northward across Albany Avenue to Mather Street to create frontage for some of the new lots. The Myers & Gross subdivision plan anticipated the construction of two- and three-family houses on Magnolia and

² Hartford Deeds, Book 524, p. 161: Estate of James J. Goodwin to Max Myers and Samuel H. Gross (January 24, 1922)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

Vine Street Apartment Buildings
Hartford, Hartford County, CT

Irving Streets, and "tenements and apartment houses" on Garden St.³ For the larger lots on Vine Street, Myers & Gross anticipated "several high class apartment houses" three stories in height with a deep setback along the front lot line.⁴ Once the lots were surveyed and staked, Myers & Gross began selling them for development.

The first of the Vine Street parcels to be sold was Lot #13 at 8-10 Vine Street. It was sold to Domenick Carani in May 1922.⁵ Carani (b. about 1885) had come to Hartford from Italy in 1906, was naturalized in 1911, and worked as a house carpenter. He hired architect Harry H. Beckenstein to design a twelve-unit apartment block and hired local contractor J.T. Murray to erect it at a cost of \$26,000.

A second parcel (Lot #11 at 16-18 Vine St.) was sold to Frank A. Tomasino for development in May 1922. Tomasino was born in Pennsylvania (c. 1895) to Italian immigrant parents. He worked as a self-employed house carpenter in Hartford along with his brother Charles, a contractor and plasterer. Tomasino also hired architect Harry H. Beckenstein to design the twelve-unit, steam-heated building and local contractor J.T. Murray to construct it at a cost of \$28,000.

The double apartment block at 36-40 Vine Street was the next to be developed. Lots 5 & 6 were purchased by L.A. Friedman in order to erect a twenty-four unit brick apartment block.⁶ Friedman hired architect Fredric C. Walz to design the large building named "Goodwin Court" with an anticipated construction cost of \$70,000. Goodwin Court maintains the appearance of two side-by-side apartment blocks, but with the rear sections joined to create a recessed courtyard.

The sale of Lots 5 & 6 to L.A. Friedman was the first to include a specific deed restriction and set the pattern for all subsequent sales. The restriction was quite specific in the type of development allowed:

³ Hartford Deeds: "Goodwin Trust, Property of Max Myers and Samuel H. Gross, Hartford, Conn. - Plans prepared by Close & Fien, C.E., February 1922"

⁴ *Hartford Courant*, May 7, 1922, p. 3: "Myers and Gross Tract Develops"

⁵ *Hartford Courant*, May 11, 1922, p. 10: "Papers Filed for Record in Office of Town Clerk;" June 12, 1922, p. 10: "Building Inspector Issues 50 Permits;" July 24, 1922, p. 13: "Building Permits in Week \$200,000"

⁶ *Hartford Courant*, July 31, 1922, p. 10: "24-Family Block for Vine Street;" August 7, 1922, p. 10: "\$180,000 Building Permits in Week;" August 7, 1922, p. 11: "Contracts Placed on Large Projects"

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

As part consideration for this deed, the grantee herein covenants and agrees for himself, his heirs and assigns, that for a period of ten years from the first day of May 1922, no building or structure other than a dwelling to be not less than three stories in height and having a front of light buff pressed brick, shall be erected upon the land herein conveyed.⁷

With the lots laid out and three buildings completed, the development of Vine Street proceeded quickly. Frank Tomasino purchased Lot #10 at 20-22 Vine St. early in 1923 and started construction on another apartment block.⁸ Domenick Carani purchased two more lots (Lot #12 at 12-14 Vine St. in 1923 and Lot #4 at 42-44 Vine St in 1924).⁹

Four apartment buildings were built on the southern half of the street in 1923 (4-6 Vine Street, 12-14 Vine Street, 20-22 Vine Street, and 28-30 Vine Street). Three more were built on the northern half of the street in 1924 (32-34 Vine Street, 42-44 Vine Street, and 46-48 Vine Street). The final building filled in the middle of the block in 1925 (24-26 Vine Street).

The apartment buildings along Vine Street from Albany Avenue to Mather Street helped to address the critical need for housing during a period of population growth in the city. The new apartments filled up quickly as each building was completed. The 1925 Hartford Directory records tenants with English and Irish surnames and a smaller percentage of German and French names. The occupations of tenants include clerks, office workers, retailers and skilled workers.

The federal census of 1930 provides a more detailed view of the tenants in the Vine Street apartments. Of the 98 heads of household that resided in the apartment blocks, 45% were immigrants from Eastern Europe (Russia, Poland, Austria, Germany, Rumania, Lithuania) or other European countries (Ireland, Scotland, England, Sweden, Italy). Another 36% of the heads of household were American-born children of immigrants. At least 29% of the heads of household spoke Yiddish before coming to the United States.¹⁰

The occupations of Vine Street tenants in 1930 reflected the broad range of economic activity in Hartford in the early 20th century. Among the heads of household, approximately 35% were involved in wholesale, retail or restaurant trades. Another 20% worked in insurance. About 15% were employed by local factories. The other 30% represented various occupations including

⁷ Hartford Deeds, Book 529, p. 176: Myers & Gross to Louis A. Friedman (June 29, 1922)

⁸ Hartford Deeds, Book 538, p. 550 (March 15, 1923)

⁹ Hartford Deeds, Book 538, p. 493 (Lot #12, March 2, 1923) and Book 560, p. 351 (Lot #4, February 9, 1924). Since the value of each transaction is listed as either \$1.00 or \$10.00, it is difficult to calculate the real value of the properties in a speculative real estate market.

¹⁰ Fifteenth Census of the United States (1930), Hartford, Connecticut – Enumeration District 28 (Ward 4).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

Vine Street Apartment Buildings
Hartford, Hartford County, CT

personal services (barber, hairdresser, decorator), municipal positions (police officers), and the arts (musicians, theater personnel).

The Vine Street apartments and the surrounding neighborhood retained an Eastern European Jewish identity well into the 1960s. As the racial and ethnic mix in Hartford continued to evolve, the new waves of tenants in the Vine Street apartments reflected patterns of relocation within the city and new migration, especially from the West Indies.

Since 1960

Between 1960 and 2000, Hartford lost 25% of its population. The city's per capita income declined and the percentage of ethnic and racial minority residents increased. The Upper Albany neighborhood has remained predominately African American and West Indian with much of the housing stock owned by absentee landlords.

Most of the Vine Street apartment blocks (nine of the eleven buildings, 4 to 40 Vine Street) were updated in 1997 as the Horace Bushnell Apartments. New walkways, handicapped access ramps, fencing and exterior lighting were installed at that time.

Criterion C: Distinctive characteristics of a type, period or method of construction

The eleven apartment buildings arrayed along the east side of Vine Street between Albany Avenue and Mather Street represent variations on a common form of multifamily housing of the early 20th century in Hartford. All of the three-story buildings have colored brick facades enlivened with cast concrete details evoking Classical, Tudor or Spanish Revival styles. The other elevations of each building are functionally designed with common red brick walls and exposed wooden staircases.

Henry H. Beckenstein (in practice 1917-1939) was the architect for seven of the eleven apartment blocks on Vine Street. Beckenstein practiced architecture in Hartford from 1917 to 1939 during the city's growth period. He is credited with the design of houses and apartment blocks in the Upper Albany neighborhood and throughout Hartford.

All of Beckenstein's designs are simple expressions of the Classical Revival style with some Tudor Revival details. The facades are faced in brown or buff-colored brick with subtly contrasting flush-laid brick and concrete details. The buildings vary in the treatment of the entrance surrounds and in the configuration of the parapets.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

Vine Street Apartment Buildings
Hartford, Hartford County, CT

The two buildings at 8-10 Vine Street (Photo 0004 – built for Domenick Carani) and 16-18 Vine Street (Photo 0006 – built for Frank Tomasini) are virtually identical in their design, but one is faced in buff brick and the other is faced in brown brick. They both have the same window surrounds and the same Tudor-inspired band above the first story. Both have flush brick and concrete entrance surrounds with the addition of a grotesque mask above the entrance at 8-10 Vine Street.

The three buildings at 20-22 Vine Street (Photo 0007), 24-26 (Photo 0008) and 32-34 Vine Street (Photo 0010) are closely related in the use of brick facing, inlaid brick detailing and simple concrete ornaments. The buff-brick façade of 24-26 Vine Street has a more complex parapet and a more elaborate entrance surround. The two brown-brick facades (20-22 & 32-34 Vine Street) have simple flat entry surrounds and stepped parapets.

The two buildings at the north end of the row (42-44 and 46-48 Vine Street – Photos 0014 & 0015) are exact twins with buff-colored brick facing and flush concrete window surrounds. The prominent water table, Tudor-inspired banding and highly-developed parapet details are common to both buildings.

Willis E. Becker (1864-1951) designed the apartment block at 12-14 Vine Street (Photo 0005) for Domenick Carani. Becker had worked as a draftsman in Hartford and had briefly partnered with other architects before striking out on his own. Becker was responsible for the design of many apartment blocks and triple-decker residences through the city.

Becker's design for the apartment block at 12-14 Vine Street is one of the most ambitious in the row of buildings. The three-story façade is faced with buff-colored brick, but the cast concrete trim shows outstanding detail and relief. The broad arch of the entrance surround, the foliate ornament above the entrance and the small human faces that enliven the brackets are very well executed.

The Hartford firm of **Dunkelberger & Gelman** (in partnership 1921-1927) was responsible for the design of 28-30 Vine Street. The partners were **George L. Dunkelberger** (1891-1960) and **Joseph Gelman** (1892-1953). Dunkelberger had attended the Drexel Institute in Philadelphia and came to Hartford to work for Frederic C. Walz about 1914. After serving in the Navy during World War I, Dunkelberger formed the partnership of Dunkelberger & Gelman (1921-27) and then worked on his own (1931). From 1933 to 1950 he was a draftsman and highway architect for the Connecticut Highway Department and was responsible for the diverse and creative design of bridges on the Merritt Parkway (1935-40).

Joseph Gelman (1892-1953) came to Hartford from Palestine in 1902. He graduated from the Carnegie Institute of Technology in 1917 and subsequently worked as a draftsman for Frederick

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Vine Street Apartment Buildings
Hartford, Hartford County, CT

C. Walz (1917) and George Dunkelberger (1920). Dunkelberger and Gelman were in partnership from 1921-27 after which Gelman went on to practice architecture on his own. Gelman was responsible for several residential buildings in Hartford and for many of the new homes in West Hartford during the period 1928—53.

For the apartment block at 28-30 Vine Street (Photo 0009), Dunkelberger & Gelman developed an unusual eclectic design. The three-story building is faced in buff-colored brick and flat concrete details, but the façade is enlivened by two Spanish tile roof segments that project above the third floor windows. The flattened curves and stylized floral elements on the entrance surround are also unusual.

Architect **George H. Matthews** (1884-1935) designed the southernmost block at 4-6 Vine Street (Photo 0003). A native of Hartford, he had been employed as a draftsman and designer before embarking on his own architectural career (c. 1920-30). Matthews was responsible for the design of houses and apartment blocks throughout Hartford.

For the block at 4-6 Vine Street, Matthews chose a variegated brown brick with contrasting cast stone (concrete) details. The center entry is framed by a Tudor arch while the flush window surrounds are vaguely suggestive of a traditional Tudor hood profile.

Frederick C. Walz (1870-1950) was the architect of the double apartment block (Goodwin Court) at 36-40 Vine Street built by Louis A. Friedman. Walz had been working as an architect in Hartford since at least 1908 and had employed George L. Dunkelberger (see above) from 1916-17. Walz was credited with the design of houses and apartment blocks throughout Hartford.

For the large apartment block at 36-40 Vine Street (Photos 0011-0013), Walz relied on a simplified version of the Classical Revival style. The U-shaped layout of the building expands upon the common twelve-unit layout of the other blocks to create a recessed front courtyard and allow more natural light and ventilation into each of the living units. The three-story building is faced in buff-colored brick with contrasting brick details and small concrete ornaments. The two main entries are each framed by a broad flattened arch with paneled pilasters that echo the rhythm and symmetry of the façade.

All of the Vine Street apartment blocks represent variations on a standard theme developed by local Hartford architects in the early 20th century. The variations in style and ornamentation enliven the streetscape and help to define a distinct visual character for each of the buildings in the row.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 9

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

Archaeological Potential

Based on historic maps, the east side of Vine Street was undeveloped until the construction of the eleven apartment blocks between 1922 and 1925. Given the excavation and site preparation required for construction of the existing buildings, the area is assumed to have little archaeological potential.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Vine Street Apartment Buildings
Hartford, Hartford County, CT

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 2

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

**Vine Street Apartment Buildings
Hartford, Hartford County, CT**

Section 10: Boundaries

Verbal Boundary Description

The nomination contains the parcels designated by the City of Hartford as Assessors Map 198, Block 214, Parcels 145 through 150. The eleven three-story masonry apartment blocks occupy separate and contiguous rectangular parcels on the east side of Vine St. from Albany Ave. north to Mather St. and are designated as 4-6, 8-10, 12-14, 16-18, 20-22, 24-26, 28-30, 32-34, 36-40, 42-44 and 46-48 Vine St.

Beginning at the northeast corner of Albany Ave. and Vine St., the boundary runs north along the east side of Albany St. to the northwest corner of Parcel 198-214-145 (46-48 Vine St.), then east along the northern lot line of the same parcel to the intersection with the rear (east) lot line, then south along the rear (east) lot lines of the designated parcels, then west along the south lot line of Parcel 198-214-150 (4-6 Vine St.) to the place of beginning.

Boundary Justification

The district boundary represents the full extent of the contiguous parcels on which the eleven apartment blocks are located. The land was formerly part of the Goodwin Estate and was subdivided and developed in the 1920s.

Directly south of the district boundary is the Albany Ave. commercial corridor which is distinctly different from the residential apartment blocks in scale, orientation and pattern of development. To the west of the district boundary, the opposite side of Albany St. includes two historic buildings (a church and a single family residence) that are not related to the themes of the nomination, also several vacant lots and a large commercial building that falls outside the defined period of significance. To the north of the district boundary, the southeast corner of Vine St. and Mather St. is occupied by a modern two-story apartment block erected in 1961 that is distinctly different from the nominated properties in character and orientation. To the east of the district is a row of wood-frame detached houses along the west side of Magnolia St, with rear yards that back up to the rear lot lines of the apartment blocks on Vine St.

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT

Attachments

Maps & Plans (6 sheets total)

Figure A: City of Hartford – Neighborhood Map, showing location of 4-48 Vine St. in the Upper Albany neighborhood (City of Hartford, March 2010)

Figure B: City of Hartford – Historic Districts & Individual Historic Properties, showing location of 4-48 Vine St. adjacent to the Upper Albany Historic District (City of Hartford, March 2010)

Figure C: National Register of Historic Places – Map of Upper Albany Historic District, Hartford, CT showing location of 4-48 Vine St. adjacent to historic district boundary (NR 1986)

Figure D: Vine St. parcel lines & building footprints (detail), Abrams Aerial Survey Corp. (Dec. 1962)

Figure E: Aerial view of Vine St., Hartford, CT showing the location of the eleven apartment blocks at 4-48 Vine St. (Bing maps, 2011)

Figure F: Site Plan of Horace Bushnell Apartments, 4-40 Vine St., Hartford, CT, prepared by Clarke-Tamaccio Architects, P.C. (January 2000).

Photographs (18 total)

(All photographs by Gregory Farmer, Connecticut Trust for Historic Preservation, Nov. 2010)

Photo 0001: View of Vine St. apartments blocks, Hartford, looking northeast (left to right: #24-26, #20-22, #18-16, tree in foreground, #12-14, #8-10, #4-6)

Photo 0002: View of Vine St. apartments blocks, Hartford, looking southeast (left to right: #32-24, #28-30, #24-26, #22-20, #16-18, 12-14, 8-10, #4-6)

Photo 0003: Exterior view of 4-6 Vine St., west and south elevations

Photo 0004: Exterior view of 8-10 Vine St., west and south elevations

Photo 0005: Exterior view of 12-14 Vine St., west and south elevations

Photo 0006: Exterior view of 16-18 Vine St., west and south elevations

Photo 0007: Exterior view of 20-22 Vine St., west and south elevations

Photo 0008: Exterior view of 24-26 Vine St., west and south elevations

Photo 0009: Exterior view of 28-30 Vine St., west and south elevations

Photo 0010: Exterior view of 32-34 Vine St., west and south elevations

Photo 0011: Exterior view of 36 Vine St., west and south elevations

Photo 0012: Exterior view of name plaque between 36 & 40 Vine St., west elevation

National Register of Historic Places (November 2011)

Attachments - 1

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT

Photo 0013: Exterior view of 40 Vine St., west and south elevations

Photo 0014: Exterior view of 42-44 Vine St., west and south elevations

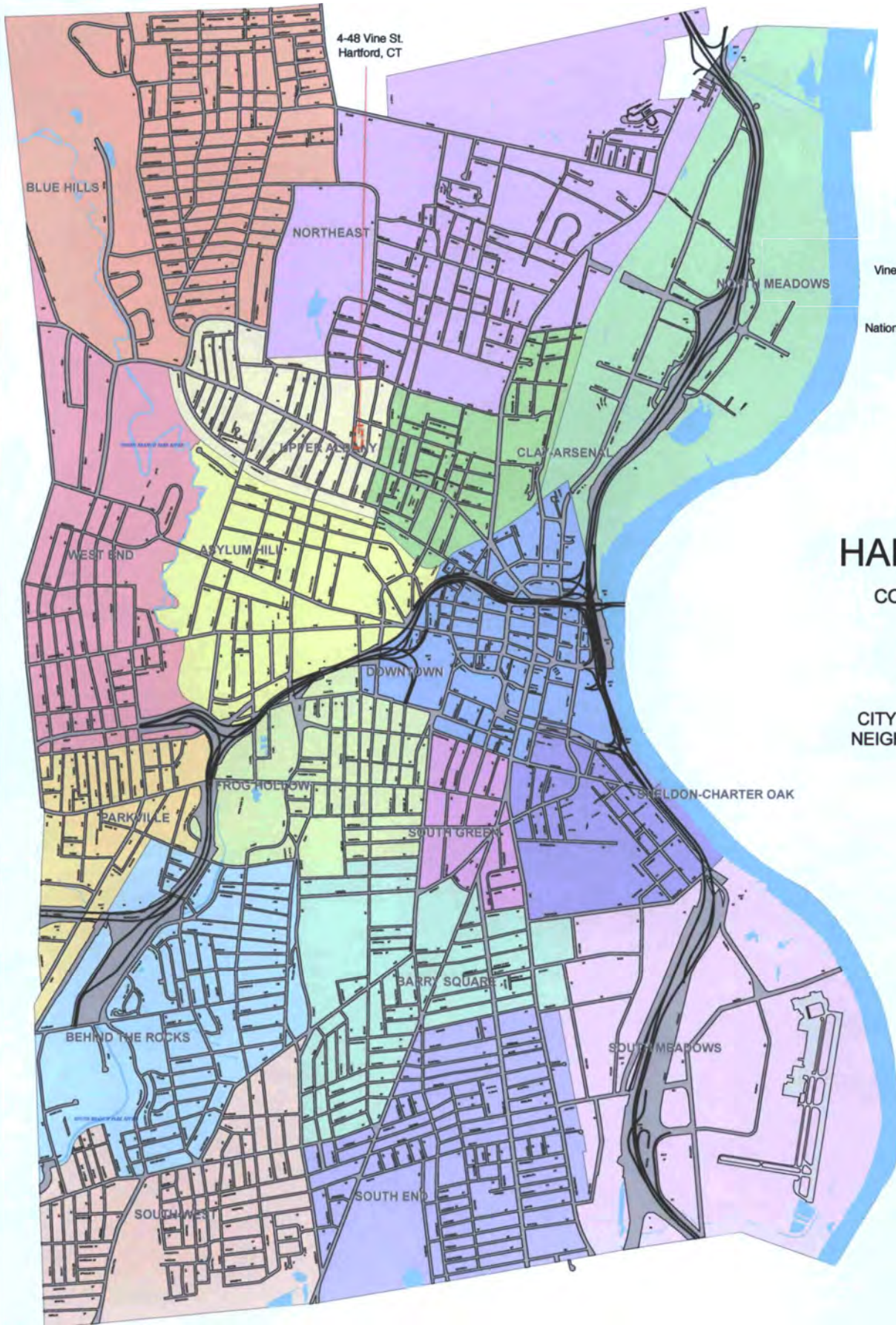
Photo 0015: Exterior view of 46-48 Vine St., west and south elevations

Photo 0016: View looking northwest from Vine St. between Albany Ave. & Mather St.

Photo 0017: View looking west from Vine St. between Albany Ave. & Mather St.

Photo 0018: View of Liberty Christian Church (former Horace Bushnell Congregational Church) at the northwest corner of Albany Ave. & Vine St., looking northwest

End of photographs



Vine Street Apartment Buildings
4-48 Vine Street
Hartford, CT
National Register of Historic Places
Fig. A



CITY OF
HARTFORD
CONNECTICUT



CITY OF HARTFORD
NEIGHBORHOOD MAP

Area Location Map



0 400 800 1,600 2,400 3,200
Feet

4-48 Vine St.
Hartford, CT

Vine Street Apartment Buildings
4-48 Vine Street
Hartford, CT

National Register of Historic Places
Fig. B



CITY OF HARTFORD

CONNECTICUT



HISTORIC DISTRICTS AND INDIVIDUAL HISTORIC PROPERTIES

MARCH 2010

INDIVIDUAL HISTORIC PROPERTIES

- () Local Historic District PT
- () National Historic District PT
- () State Historic District PT

LOCAL HISTORIC DISTRICTS

- () George Keller Historic District
- () Greenfield Terrace Development Historic District
- () Ridgfield Street Historic District

STATE HISTORIC DISTRICTS

- () Barber Street
- () Homestead Avenue
- () Shubert Place-Annex Street

NATIONAL HISTORIC DISTRICTS

- () A - Allen Place - Lincoln Street
- () B - Bee Street
- () C - Asylum Hill

- () A - Asylum Avenue
- () B - Cobble and Tenney Streets
- () C - Holly and Laurel Streets
- () D - Laurel and Moorfield Streets
- () E - Hook Farm and Woodland Street

- () D - Bloomfield Avenue
- () E - Buckingham Square
- () F - Capen Clark
- () G - Charter Oak Place
- () H - Clay Hill
- () I - Collin Industrial
- () J - Congress Street
- () K - Downtown North
- () L - Elm Street
- () M - Farmington Avenue
- () N - Flag Hollow
- () O - Goodwin Block
- () P - High Street
- () Q - Homestead Avenue
- () R - Jefferson Beyer
- () S - Lewis Street
- () T - Main Street
- () U - West Temple Street
- () V - Pratt Street
- () W - Prospect Avenue
- () X - Albany District
- () Y - Algonquin Avenue
- () Z - South Green
- () ZZ - Upper Albany
- () 2A - West Boulevard
- () 2B - Winfield North
- () 2C - Winfield South
- () 2D - Waterford Avenue

Area Location Map



0 400 800 1,600 2,400 3,200
Feet





(Sheet 60)

Scale 1 inch = 200 ft. or 2400

4-48 Vine St., Hartford, CT

Contour interval 1 and 2 ft.

Datum is Metropolitan District Datum

Zero of Coordinates 150,000 ft. South and West of Lat. 41° 45' 42".641 and Long. 72° 44' 35".476
 For 1947 adjusted values of Geographic Positions for Sheet Corners subtract 0".037 seconds from latitudes
 and add 0".254 seconds to longitudes to perimeter shown.

TOPOGRAPHY BY
 ABRAMS AERIAL SURVEY CORPORATION
 DECEMBER
 1962

Vine Street Apartment Buildings, 4-48 Vine St., Hartford, CT
 National Register of Historic Places - Map D

Bing Maps

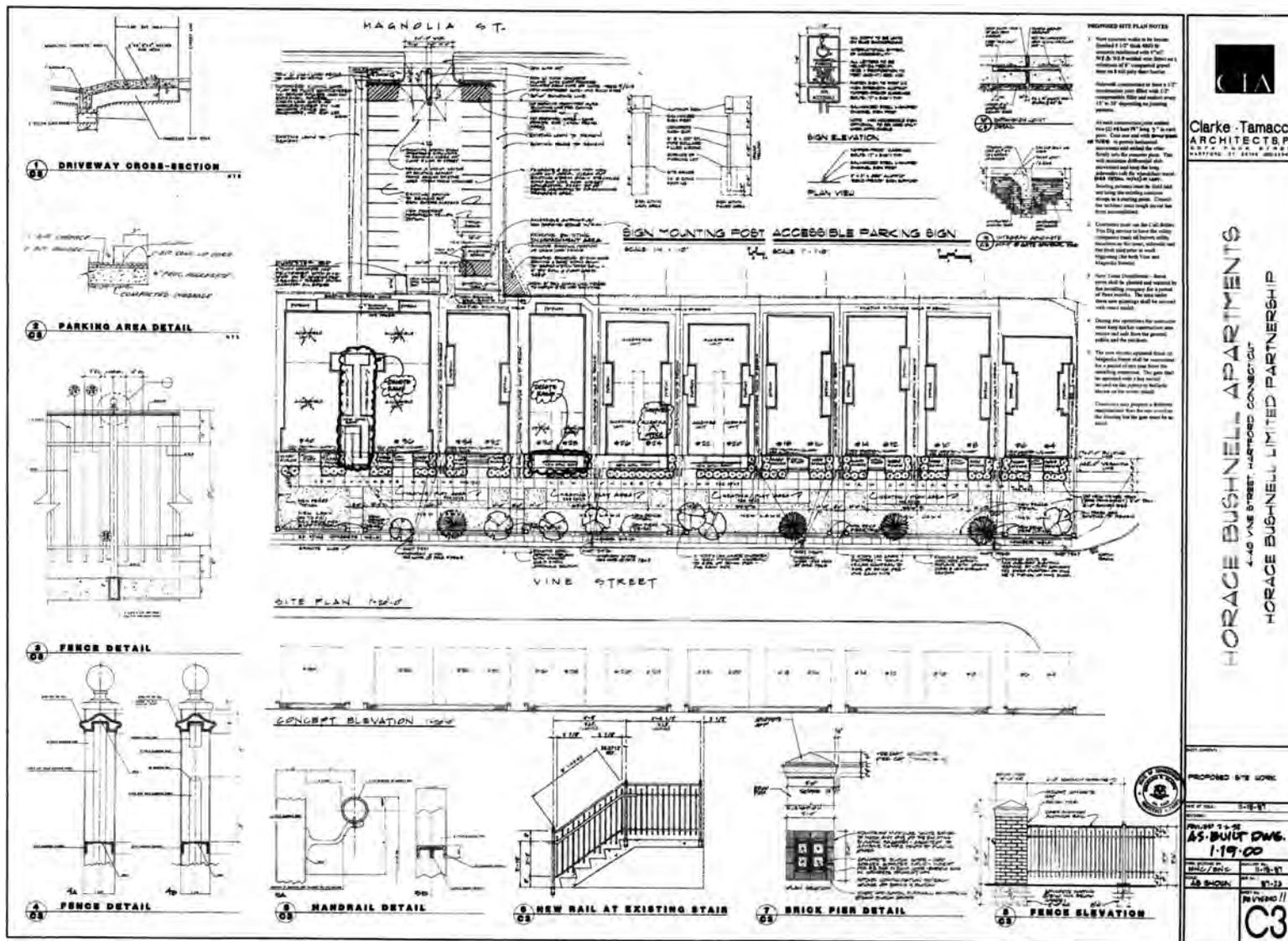
Hartford, CT

Vine Street Apartment Buildings
 4-48 Vine St., Hartford, CT
 National Register of Historic Places
 Attachment - Map E

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Vine Street Apartment Buildings, 4-48 Vine St., Hartford, CT - National Register of Historic Places, Fig. F



Clarke · Tamacco
ARCHITECTS P.C.
1075 PINE STREET, HARTFORD, CONNECTICUT 06103

HORACE BUSHNELL APARTMENTS
4-48 VINE STREET, HARTFORD, CONNECTICUT
HORACE BUSHNELL LIMITED PARTNERSHIP

| | |
|---------------------|---------------|
| PROPOSED SITE SCALE | 1/8" = 1'-0" |
| PROJECT NO. | AS-BUILT DWG. |
| DATE | 1-19-00 |
| BY | ... |
| CHECKED BY | ... |
| DATE | ... |
| REVISIONS | ... |
| C3 | |

National Register of Historic Places – Digital Photo Submission Form

Name of Property: Vine Street Apartment Building Historic District
4-48 Vine Street
Hartford (Hartford County), CT

Name of Photographer: Gregory Farmer
Date of Photographs: November 2010
Location of files: Agricola Corporation, PO Box 861, Chicopee, MA 01014
Number of Photos: 18

About the digital files:

Camera Used (make, model): CANON PowerShot A570IS (7.1 megapixels)

Resolution of original image capture (camera setting including resolution and file format):

JPEG image, 3072 x 2304 pixels, fine resolution, 2.4 to 3.1 MB

File names:

CT_HartfordCounty_Hartford_VineSt_0001.jpg
View of Vine Street, looking northeast from a point near Albany Ave.

CT_HartfordCounty_Hartford_VineSt_0002.jpg
View of Vine Street looking southeast from a point near Mather St.

CT_HartfordCounty_Hartford_VineSt_0003.jpg
Exterior view of 4-6 Vine Street, west and south elevations

CT_HartfordCounty_Hartford_VineSt_0004.jpg
Exterior view of 8-10 Vine Street, west and south elevations

CT_HartfordCounty_Hartford_VineSt_0005.jpg
Exterior view of 12-14 Vine Street, west and south elevations

CT_HartfordCounty_Hartford_VineSt_0006.jpg
Exterior view of 16-18 Vine Street, west and south elevations

CT_HartfordCounty_Hartford_VineSt_0007.jpg
Exterior view of 20-22 Vine Street, west and south elevations

CT_HartfordCounty_Hartford_VineSt_0008.jpg
Exterior view of 24-26 Vine Street, west and south elevations

CT_HartfordCounty_Hartford_VineSt_0009.jpg
Exterior view of 28-30 Vine Street, west and south elevations

CT_HartfordCounty_Hartford_VineSt_0010.jpg
Exterior view of 32-34 Vine Street, west and south elevations

CT_HartfordCounty_Hartford_VineSt_0011.jpg
Exterior view of 36 Vine Street, west and south elevations

National Register of Historic Places – Digital Photo Submission Form

CT_HartfordCounty_Hartford_VineSt_0012.jpg

Exterior view of the name plaque between 36 and 40 Vine St., west elevation

CT_HartfordCounty_Hartford_VineSt_0013.jpg

Exterior view of 40 Vine Street, west and south elevations

CT_HartfordCounty_Hartford_VineSt_0014.jpg

Exterior view of 42-44 Vine Street, west and south elevations

CT_HartfordCounty_Hartford_VineSt_0015.jpg

Exterior view of 46-48 Vine Street, west and south elevations

CT_HartfordCounty_Hartford_VineSt_0016.jpg

View looking northwest from Vine Street between Albany Ave. and Mather St.

CT_HartfordCounty_Hartford_VineSt_0017.jpg

View looking west from Vine Street between Albany Ave. and Mather St.

CT_HartfordCounty_Hartford_VineSt_0018.jpg

View of Liberty Christian Church (Fourth Congregational Church / Horace Bushnell Congregational Church) at the northwest corner of Albany Ave. and Vine St., looking northwest

About the prints:

Printer make & model: EPSON Stylus Photo R280

Paper brand & type: EPSON Ultra-Premium Photo Paper (glossy)

Ink: EPSON Claria Hi-Definition Ink (six cartridges)

Signature: (By signing below you agree that the information provided here is true and accurate.)

Signature:  Date: 11/30/11

Gregory Farmer

November 30, 2011

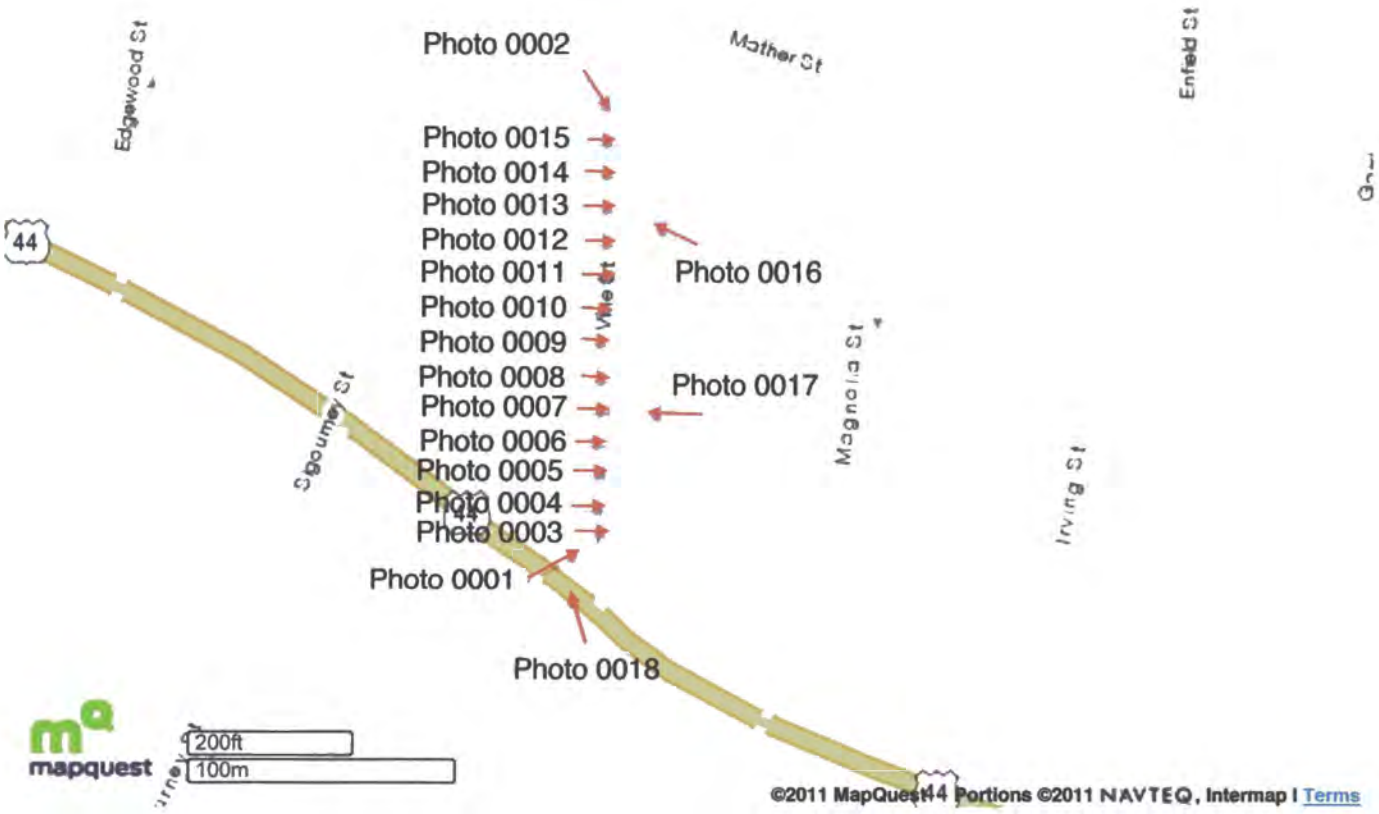


Map of:
Hartford, CT

Notes

Vine Street Apartment Buildings
4-48 Vine Street
Hartford, CT

National Register of Historic Places
Key to Photographs



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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Vine Street Apartment Buildings

Name of Property

Hartford CO, CT

County and State

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 12000002

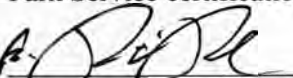
Property Name: Vine Street Apartment Buildings Historic District

County: Hartford County

State: CT

Multiple Name:

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper


Date of Action

Amended Item in Nomination

This SLR is issued to make the following substantive correction:

Section 8

The district is nominated under criteria A and C at the state and local level of significance for Community Planning and Architecture. The district is also proposed under A for Social History at the local level. The justification does not appear to be present for state level significance, either under Community Planning or Architecture. In both cases, a broader context would need to be developed to make this justification. Local level of significance does appear to be warranted under Architecture and an unusual and cohesive group of apartment buildings.

The State Historic Preservation Office was notified of this amendment.

Distribution

National Register property file
Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Vine Street Apartment Buildings

MULTIPLE NAME:

STATE & COUNTY: CONNECTICUT, Hartford

DATE RECEIVED: 12/30/11 DATE OF PENDING LIST: 1/23/12
DATE OF 16TH DAY: 2/07/12 DATE OF 45TH DAY: 2/14/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000002

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

*Only brief general description of interiors (typical)
No photo documentation of interiors.*

RECOM./CRITERIA _____

REVIEWER  DISCIPLINE Historic

TELEPHONE _____ DATE 2/17/12

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0001: View of Vine St. apartments blocks, Hartford, looking northeast (left to right: #24-26, #20-22, #18-16, tree in foreground, #12-14, #8-10, #4-6)

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 00002: View of Vine St. apartments blocks, Hartford, looking southwest (left to right: #32-24, #28-30, #24-26, #22-20, #16-18, 12-14, 8-10, #4-6)

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0003: Exterior view of 4-6 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0004: Exterior view of 8-10 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0005: Exterior view of 12-14 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0006: Exterior view of 16-18 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0007: Exterior view of 20-22 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0008: Exterior view of 24-26 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0009: Exterior view of 28-30 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0010: Exterior view of 32-34 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0011: Exterior view of 36 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0012: Exterior view of name plaque between 36 & 40 Vine St., west elevation

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0013: Exterior view of 40 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0014: Exterior view of 42-44 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0015: Exterior view of 46-48 Vine St., west and south elevations

VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0016: View looking northwest from Vine St. between Albany Ave. & Mather St.

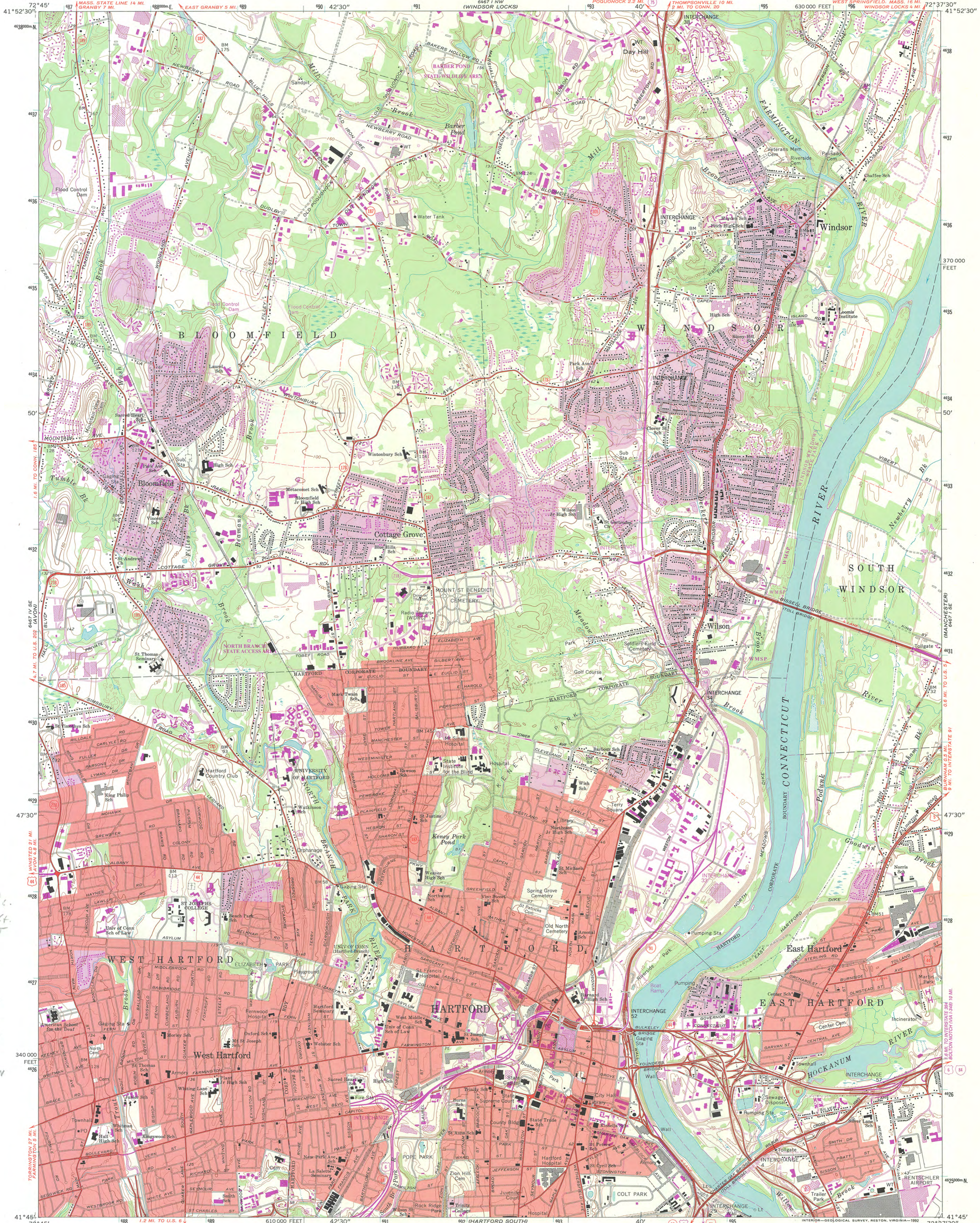
VINE STREET APARTMENT BUILDINGS HISTORIC DISTRICT, 4-48 Vine St., Hartford, CT



Photo 0017: View looking west from Vine St. between Albany Ave. & Mather St.

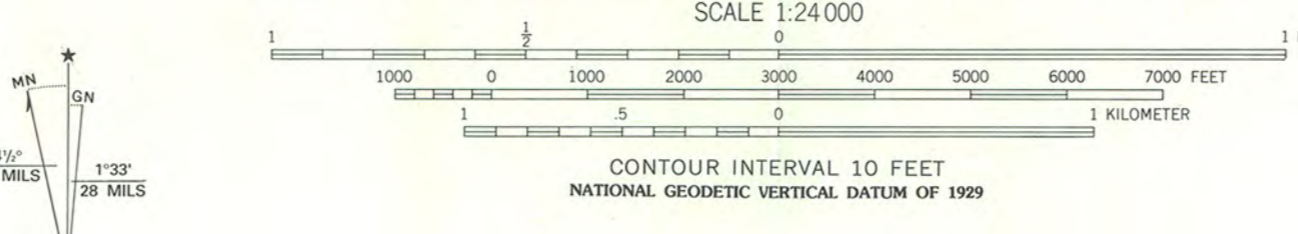


Photo 0018: View of Liberty Christian Church (former Horace Bushnell Congregational Church) at the northwest corner of Albany Ave. & Vine St., looking northwest



Vine St. Apte.
4-48 Vine St.
Hartford, CT
1. 692180 E
4627800 N
2. 692240 E
4627800 N
3. 692240 E
4627800 N
4. 692160 E
4627600 N

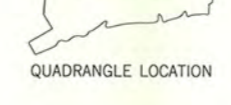
Mapped by the Geological Survey and City of Hartford
Edited and published by the Geological Survey
Revised in cooperation with Connecticut Highway Department
Control by USGS, NOS/NOAA and Connecticut Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
taken 1941. Topography by planetable surveys 1943. Revised 1964
Polyconic projection. 10,000-foot grid ticks based on Connecticut
coordinate system
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 5 meters south and
38 meters west as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries of
the National or State reservations shown on this map



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

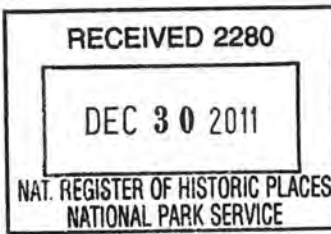
| | |
|------------------|-----------------|
| Heavy-duty | Light-duty |
| Medium-duty | Unimproved dirt |
| Interstate Route | U.S. Route |
| | State Route |



HARTFORD NORTH, CONN.
41072-66-TF-024

1964
REVISED 1992
DMA 6467 1 SW—SERIES V816





TO: J. Paul Loether, Chief
National Register of Historic Places

FROM: Stacey Vairo, National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this 19 day of December
²⁰¹¹~~2008~~, for nomination of the Vine Street Apartment Buildings
Connecticut

to the National Register of Historic Places:

- Original National Register of Historic Places nomination form
- Multiple Property Nomination form
- Photographs
- Original USGS maps
- Sketch map(s)/figure(s)/exhibit(s)
- Pieces of correspondence
- Other CD of images

COMMENTS:

- Please insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objections do _____ do not _____
constitute a majority of property owners.
- Other: _____