

States Department of the Interior
National Park Service

AUG 02 1989

National Register of Historic Places Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name _____
other names/site number Greenwich Avenue Historic District

2. Location

street & number See continuation sheet. not for publication
city, town Greenwich vicinity
state Connecticut code CT county Fairfield code 001 zip code 06830

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>133</u>	<u>25</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>1</u> sites
<input checked="" type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>2</u>	<u>1</u> structures
	<input type="checkbox"/> object	<u>136</u>	<u>26</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 10

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

John W. Shanahan July 31, 1989
Signature of certifying official John W. Shanahan, State Historic Preservation Officer Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. 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:) _____

Albion Boyer 5/31/89
Signature of the Keeper Date of Action

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Greenwich Avenue Historic District

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Location

Bruce Park Avenue: 20-22, 24, 26

Bruce Place: 11

East Elm Street: 15, 17, 20

East Putnam Avenue: 1, 7-21, 12-40, 23, 25, 27, 29-55

Field Point Road: 101

Greenwich Avenue: 2-8, 10-12, 14-16, 18-20, 22-24, 26-28, 30-32, 40, 42-44, 46-48,
47-49, 50-52, 51-57, 54-56, 58-60, 62-64, 68, 69-73, 70-72, 74-80,
75, 77-89, 82-86, 88, 90-92, 94-96, 99, 100, 102-108, 103-105, 107-109,
113-115, 116, 117, 118, 120-124, 121-123, 125, 126-130, 140, 145-147,
151, 154-156, 156 (rear), 158-160, 161, 163, 165, 169, 171-173, 175,
178, 178 (rear), 189, 195, 197, 200, 205, 221-225, 227-229, 231-237,
234-238, 239, 240, 244-248, 249-251, 250, 252-254, 253, 255, 257-265,
260-262, 264, 268-272, 269, 271, 274-278, 275-279, 283, 289-295, 290,
299, 301-309, 310, 315, 319, 321, 323-325, 333, 335, 337, 343-355, 355-354
356, 358-360, 362-366, 366-368, 370, 371, 372, 373, 374, 375, 376-380,
379, 380, 382-388, 383, 383(rear), 396, 398, 401, 403, 405, 407-413,
414, 433

Grigg Street: 10, 10B

Havemeyer Place: 5, 12, 27, 28,

Lafayette Court (corner of West Putnam) Map 167; Lot 3

Lewis Street: 23, 25, 33, 39, 55

Mason Street: 230

Railroad Avenue: 85, 87-89, 91-93, 95-97, 99

West Putnam Avenue: 1 (cor. Lafayette Place), 5-15, 12, 18, 19-21, 22-28, 30

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/store/business/professional/
financial institution

RELIGION/religious structure/rectory

GOVERNMENT/city hall; DOMESTIC/multiple dwelling

Current Functions (enter categories from instruction)

COMMERCE/store/business/ profession
financial institution/restaurant

RELIGION/religious structure/rectory

GOVERNMENT/city hall; DOMESTIC/multiple dw.
ing

7. Description

Architectural Classification

(enter categories from instructions)

LATE VICTORIAN/Italianate/Gothic Revival/

Queen Anne /Second Empire/Romanesque

LATE 19TH AND 20TH CENTURY REVIVALS/

Colonial Revival/Tudor Revival/Classical Revival/other

EARLY 20TH CENTURY AMERICAN MOVEMENTS/Commercial

Materials (enter categories from instructions)

foundation stone

walls wood

brick

roof asphalt

other

Describe present and historic physical appearance.

The Greenwich Avenue Historic District is a commercial and institutional district built between 1860 and 1940. A linear district running almost due north and south along the entire six-block length of Greenwich Avenue, it is bounded on the north by a portion of U.S. Route 1 (Boston Post Road), locally named East and West Putnam avenues, and on the south by the New York, New Haven and Hartford Railroad tracks. It includes the central business district concentrated on Greenwich Avenue and the civic center of the city, the latter group of buildings listed on the National Register of Historic Places as the Greenwich Municipal Center Historic District. The beginning blocks of several side streets are included in the district where there are historic commercial buildings: East Elm Street, Lewis Street, Havemeyer Place, Bruce Park, and Railroad Avenue. Beyond the district to the east and west are residential neighborhoods developed in the late nineteenth and early twentieth centuries.

The district contains 162 resources; 136 (84%) contribute to the historic character of the district. Although the contributing resources include several historic monuments and a small number of large free-standing institutional, residential, or religious buildings, most of the district consists of attached wood-frame and brick buildings that form uninterrupted, but architecturally diverse, commercial blocks. Most of the buildings have flat roofs with parapets or overhanging cornices. They are generally two to three stories in height, especially in the older sections of the district. Historic infill in the older blocks includes several extended one-to-two-story buildings constructed generally after 1925. Representative blocks from both sides of Greenwich Avenue are shown in Photograph #s 1, 2, 3, 4, 5, 6.

Mostly unobtrusive modern (post-World War II) infill in these blocks blends with the scale and rhythm of the historic streetscape and accounts for only 8% of the district. Some less compatible larger modern office development on the east side of Greenwich Avenue at the head of the district has been excluded, along with a modern gas station and a large 1947 commercial building on either side of Fawcett Place where it intersects with Greenwich Avenue near its lower end.

As expected in a functioning modern business district, most of the storefronts have undergone some degree of remodeling. The majority of the buildings above the street level are intact, with original cornices, decorative applied elements, and fenestration. In some cases early twentieth-century remodelings were done to update the entire facade; the Tudor Revival was a popular style for this procedure (Inventory #18; Photograph #7). Only eight historic commercial buildings have been drastically remodeled

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in recent years, totally obliterating their historic facades; they are listed as non-contributing in the inventory.

With a few notable exceptions, most of the commercial architecture in the district falls into three general stylistic categories. It ranges from the Italianate style, with a scattering of Commercial Queen Anne, in the nineteenth century, through the predominately Georgian Revival architecture of the early twentieth century, to the plainer Commercial style erected in the decade after World War I. Since Greenwich Avenue developed gradually, spreading from its northern terminus at the Post Road down towards Long Island Sound, most of the earlier buildings are located in the first block at the north end of the district. They include a number of the wood-frame Italianate-style commercial buildings that were built starting right after the Civil War. As originally constructed, these buildings generally had wooden porches set several steps above the sidewalk, with recessed storefronts. Because of the subsequent remodelings, only one building has retained this original configuration (Inventory #24; Photograph #8). Another group of Victorian Italianate-style buildings can be found on Railroad Avenue (Inventory #s 151, 152, 153, 154; Photograph #9). They may have been constructed as tenements and converted to commercial use in the late nineteenth century.

A commercial block built between 1910 and 1928 on lower Greenwich Avenue below the civic center is substantially intact and demonstrates the sophisticated level of style of the district's twentieth-century architecture (301-355 Greenwich Avenue; Inventory #s 103, 106, 107, 108, 109, 110, 111, 112, 113 ; Photograph #10). Although the repetition of similar architectural style features such as keystones, quoins, and modillion courses provides a dominant Georgian Revival theme, this block borrows elements from at least two other major styles, the Italian Renaissance and the Classical Revival. (This stylistic eclecticism may have been derived from, or been influenced by, the five exceptional municipal and institutional buildings constructed in the center of the district in the early twentieth century that are fully realized examples of most of the major revivals of the time. They were fully described in the Municipal Center Historic District nomination and are inventoried below.) Patterned stone and brickwork, as well as some applied Neo-Grec elements can be found on two of these buildings, the Librano Building and its immediate neighbor to the south (Inventory #s 111, 112; Photograph #3)). This block also retains most of its original pilastered storefronts.

The most recently constructed building in this block is one example of the simplified Commercial style of the later twentieth century. Although lacking the height of the Chicago Commercial style, it has a plainer facade than others in the block and the stepped parapet typical of several of the district's buildings in the late 1920s (Inventory #113; Photograph #s 10 and 3). More commonly, this style is combined with a lower elongated facade of only one or two stories, often displaying wider three-part windows. A variety of rooflines include classical or curved pediments and other sculptural details, features also found on some of the earlier twentieth-century architecture. Typical examples of this type of building can be found on East Putnam

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Avenue on the eastern edge of the district: the Putnam Building (Inventory #11) and 29-55 on the opposite side of the street, a more conventional building of the period (Inventory #15, Photograph #11). An unusual example from this period utilizes the same elongated form combined with Gothic embellishments. A large attached multi-story apartment building with similar features and the same decorative brickwork rises behind it (Inventory #157; Photograph #12).

Several major buildings on Greenwich Avenue, such as the original Putnam Trust Company, make a substantial contribution to the architectural diversity of the streetscape (Inventory #55; Photograph #13). This Classical Revival building is a fully developed example of a Doric temple in antis and displays a full entablature with triglyphs, metopes, and guttae. Across the street in the middle of the next block to the south are St. Mary's Roman Catholic Church and Rectory, originally constructed in granite as detached buildings generally in the Romanesque Revival mode (Inventory #s 69, 71; Photograph #14). Today the church is joined to a new large addition on the south which houses the Parish Hall (Inventory # 75) on the upper floors and leased commercial space at street level, replacing a former convent and parochial school on the site. The only other church in the district is the First Presbyterian Church, built of rusticated granite. It combines elements of both the English Gothic Revival, with its steeply pitched pediments, and the Romanesque Revival, in its round-arched windows. A recent addition on both street facades imitates the original forms and stonework and repeats the slate roof, but hides the original building from public view (Inventory #155).

St. Mary's Parish Hall is similar in form and massing to another large building just to the south, the Greenwich Trust (Inventory #82; Photograph #15). This distinctive building designed in the Beaux Arts style by Alfred Blossom has a classical facade and a shallow dome. A block to the east on Havemeyer Place across from the Town Hall Annex, which was formerly the Greenwich High School, is another Classical Revival bank building with a temple-fronted pedimented portico. Built as a Masonic Temple in 1925, it has been a bank since 1965, following the addition of matching low wings on the side elevations (Inventory #142; Photograph #16).

There are other distinctive free-standing buildings on the periphery of the Municipal Center Historic District which are included in this nomination as being consistent with the downtown commercial theme of the district. They include the Police Administration Building on Bruce Place, northeast of the Old Town Hall, which dates from 1913. (Inventory #s 5). It merits inclusion here because of its original function as a commercial garage. To the southwest on Mason Street is a large National Guard Armory dating from 1911. A simply detailed brick building, most of its Romanesque Revival features are concentrated at the recessed entrance, which displays corbelled brick work and round arches at the windows and the main entrance (Inventory #149).

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The first building built exclusively for office use in the district occupies a prominent corner lot on Greenwich Avenue and Bruce Place, just to the north of the 1905 Greenwich Town Hall. Heavily influenced by the Georgian Revival, the 1906 Smith Building displays a classical arcade along the Bruce Place elevation and engaged fluted Doric columns on the facade (Inventory #98; Photograph #17).

The Smith Building completes a commercial block which contains some of the smaller but highly individualistic row buildings that further illustrate the architectural diversity of the district: the Fred D. Knapp Building and its Tudor Revival neighbor to the south (Inventory #s 93, 94; Photograph #18). The former displays exceptional Gothic limestone tracery in the storefront and parapet. By contrast, its Queen Anne-influenced neighbor has a four-story stone and brick facade, implied tower, and gabled dormer. A building of the same genre as the latter, further to the north on Greenwich Avenue, also has an asymmetrical and even more eccentric eave line. Built in 1887 as the first Greenwich Trust Bank, it also has the patterned masonry of the Queen Anne. The severity of the Art Deco facade of its immediate neighbor accentuates the idiosyncratic architecture of the bank (Inventory #s 43, 42; Photograph #19). The facade of the Art Deco building is a 1931 alteration to an 1893 structure.

Two other commercial blocks of somewhat less diversity can be found at either end of the district. On Bruce Park Avenue at the south end is a small row of early twentieth-century buildings (Inventory #s 2, 3, 4; Photograph # 20). Some demolition has occurred there to make way for the new addition to the 1910 industrial storage building at the corner of Greenwich Avenue (Inventory #1). The south side of West Putnam Avenue completes the northern end of the district. Although again a contrast in styles, this area reflects the Tudor Revival trend that was popular around World War I (Inventory #s 158, 159, 161, 162; Photograph # 21).

A complete inventory of the district resources follows. Those designated as contributing to the district have retained most of their architectural integrity and are at least 50 years old. Several of the unaltered 1940 buildings are so similar to the earlier buildings of this pre-war decade that they have also been listed as contributing. Dates of construction/alteration given are taken from the 1979-1980 architectural survey of the downtown (cited in the bibliography) or from Greenwich Tax Assessor's records. In a few cases, dates were estimated in the field. Where there was a discrepancy between the number of the street address on the building and the numbers in the tax records, the number in the tax records prevailed. Unless otherwise stated, all of the inventoried resources are commercial buildings.

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INVENTORY OF CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Inv.#	Street Address	Name/Style/Architect/Date	C/NC	Photo.#
1.	-- Bruce Park Avenue same as 433 Greenwich Avenue	Industrial, 1910, addition 1970	C	
2.	20-22 "	Queen Anne, 1919	C	20
3.	24 "	Classical Revival, 1899	C	20
4.	26 "	Colonial Revival, c. 1900	C	20
5.	11 Bruce Place	Greenwich Police Dept. Institutional, 1925	C	
6.	15 East Elm Street	Early 20th-cent., 1907	C	
7.	17 "	Classical Revival, 1921	C	
8.	20 "	Colonial Revival, 1929	C	
9.	1 East Putnam Avenue	Colonial Revival, 1940	C	
10.	7-21 "	20th-cent. Commercial, 1940	C	
11.	12-40 "	PUTNAM BUILDING 20th cent. Commercial, 1927	C	
12.	23 "	20th cent. Commercial, c. 1940	C	
13.	25 "	Modern, 1940, facade altered	NC	
14.	27 "	Modern, c. 1940, facade altered	NC	11
15.	29-55 "	20th cent. Commercial 1928	C	11
16.	101 Field Point Road	GREENWICH HIGH SCHOOL (Town Hall) Georgian Revival, Guilbert & Betelle, 1925	C	
17.	101 "	Town Hall Parking Garage, 1987	NC	

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18.	2-8 Greenwich Avenue (same as 6 West Putnam)	ISAAC L. MEAD BUILDING, 1878 Tudor Revival remodeling, 1910	C	7,8
19.	10-12 "	Tudor Revival, c. 1915	C	8
20.	14-16 Greenwich Avenue	Early 20th-cent. altered	NC	8
21.	18-20 "	20th-cent. Commercial 1921	C	8
22.	22-24 "	TUTHILL BUILDING, 1875 Georgian Revival facade, 1935	C	8
23.	26-28 "	Italianate, 1875	C	8
24.	30-32 "	Italianate, 1875 orig. storefront	C	8
25.	40 "	JOHN BOLOGNA BUILDING 1875, facade, 1930	C	
26.	42-44 "	Late 19th-cent., 1875, facade 1931	C	
27.	46-48 "	Late 19th-cent., 1875, facade 1978	NC	1
28.	47-49 "	Late 19th-cent., 1875, facade 1969	C	
29.	50-52 "	Italianate, 1868	C	1
30.	51-57 "	LA FORGE BUILDING Italianate, 1875; addition, 1988	C	
31.	54-56 "	19th cent., 1877, later facade	C	1
32.	58-60 "	Italianate, 1868	C	1
33.	62-64 "	Modern, 1969	NC	1
34.	68 "	AMOGERONE ENGINE, HOOK, LADDER & LADDER CO. #1, Italianate, 1880	C	1
35.	69-73 "	Early 20th-cent., 1922	C	
36.	70-72 "	Classical Revival, 1925	C	1,2
37.	74-80 "	Modern, c. 1975	NC	2
38.	75 "	Early 20th-cent., 1925	C	

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39.	77-89 Greenwich Avenue	Modern, 1958	NC	
40.	82-86	Modern, 1964	NC	2
41.	88	Italianate, 1885	C	2, 19
42.	90-92 "	Late 19th-cent., 1893; Art Deco facade, 1931	C	2,19
43.	94-96 "	GREENWICH TRUST, LOAN & DEPOSIT Queen Anne, 1887	C	2,19
44.	99 "	Modern, 1941	NC	
45.	100 "	20th-cent. Commercial 1923	C	2
46.	102-108 "	Colonial Revival, 1908	C	
47.	103-105 "	PRESCOTT BUILDING Italianate, 1891	C	13
48.	107-109 "	Early 20th-cent., 1919	C	13
49.	113-115 "	HUBBARD BUILDING Italianate, 1882	C	13
50.	116 "	LAURICELLA BUILDING Commercial, 1925	C	
51.	117 "	Italianate, 1875	C	13
52.	118 "	Georgian Revival, c.1920	C	
53.	120-124 "	Classical Revival, 1910	C	
54.	121-123 "	Early 20th-cent. altered c. 1970	NC	13
55.	125 "	PUTNAM TRUST COMPANY Classical Revival, 1925	C	13
56.	126-130 "	GREENWICH DRUG STORE Early 20th-cent., 1907	C	
57.	140 "	Modern, 1980	NC	

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58.	145-147	Greenwich Avenue	Italianate, 1884	C	
59.	151	"	Early 20th-cent., 1925	C	
60.	154-156	"	Colonial Revival, 1922	C	
61.	156 (rear)	"	Stone garage, c. 1929	C	
62.	158-160	"	Georgian Revival, 1910	C	
63.	161	"	20th-cent., 1934	NC	
64.	163	"	20th-cent., 1934	C	
65.	165	"	20th-cent., 1934	C	
66.	169	"	20th-cent., 1936, altered n.d.	NC	
67.	171-173	"	Art-Deco, 1930, remodeled 1970	C	
68.	175	"	Romanesque Revival, 1923	C	
69.	178	"	ST. MARY'S ROMAN CATHOLIC RECTORY Romanesque Revival, 1935	C	14
70.	178	"	Garage (detached), c. 1935	C	
71.	178	"	ST. MARY'S ROMAN CATHOLIC CHURCH Romanesque Revival, 1900	C	14
72.	189	"	Second Empire, 1910	C	
73.	195	"	20th-cent., 1932	C	
74.	197	"	PUTNAM TRUST BANK Modern, 1964	NC	
75.	200	"	ST. MARY'S PARISH CENTER Post Modern, 1986	NC	15
76.	205	"	Modern, 1964	NC	
77.	221-225	"	ARSEN BUILDING Classical Revival, 1909	C	

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78.	227-229 Greenwich Avenue	Early 20th-cent., 1915	C	
79.	231-237 "	Early 20th-cent., 1910	C	
80.	234-238 " (same as 5-15 West Elm Street)	2nd Renaiss. Revival 1927	C	15
81.	239 "	Early 20th-cent., 1910	C	
82.	240 "	GREENWICH TRUST COMPANY Beaux Arts, Alfred C. Blossom, 1916	C	15
83.	244-248 "	Art-Deco, 1935	C	
84.	249-251 "	Early 20th-cent., 1915	C	
85.	250 "	Early-20th-cent., 1916	C	
86.	252-254 "	Mission, 1915, altered 1969	NC	
87.	253 "	PUTNAM TRUST COMPANY (1st) Classical Revival, 1917	C	
88.	255 "	Colonial Revival, 1915	C	
89.	257-265 "	Early 20th-cent., 1916, altered	NC	
90.	260-262 "	Mission, 1925. altered 1969	NC	
91.	264 "	Mission, 1915	C	
92.	268-272 "	Early 20th-cent., 1923	C	
93.	269 "	FRED D. KNAPP BUILDING Late Gothic Revival, 1906	C	18
94.	271 "	Queen Anne, 1928	C	18
95.	274-278 "	House, 1870 conv. c. 1925	C	
96.	275-279 "	20th-cent. Commercial 1915	C	17,18
97.	283 "	Early 20th-c., 1906, altered 1988	NC	17,18

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98.	289-295 Greenwich Avenue	SMITH BUILDING Georgian Revival with Renaiss. elements, 1906	C	17,18
99.	290 "	HAVEMEYER BUILDING Romanesque Revival, Loring & Phipps, 1892	C	
100.	290 "	World War II and Korean War Memorial, 1956	NC	
101.	290 "	Col. Raynal C. Bolling Memorial, Edward C. Potter, 1921	C	
102.	299 "	GREENWICH TOWN HALL (2nd) Beaux Arts, Mowbray & Uffinger, 1905	C	
103.	301-309 "	MAHER BUILDING Georgian Revival, 1910	C	3,10
104.	310 "	U.S. POST OFFICE BUILDING Classical Revival, James A. Wetmore, 1917	C	
105.	310 "	World War I Memorial, Charles A. Platt, 1927	C	
106.	315 "	HACKETT BUILDING Georgian Revival, 1911	C	3,10
107.	319 "	TIMMONS BUILDING Georgian Revival, 1911	C	3,10
108.	321 "	CARROLL & WOOLARD BUILDING Georgian Revival, 1911	C	3,10
109.	323-325 "	PRESCOTT BUILDING Georgian Revival, 1911	C	3,10
110.	333 "	Classical Revival, 1913	C	3,10
111.	335 "	LIBRANO BUILDING Georgian Revival, 1912	C	3,10
112.	337 "	Georgian Revival/Neo-Grec elements, 1914	C	3,10
113.	343-355 "	Commercial, 1928	C	3,10

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114.	352-354 Greenwich Avenue	Modern, 1949	NC	4
115.	356 "	Classical Revival, 1914	C	4
116.	358-360 "	Georgian Revival, 1921	C	4
117.	362-366 "	CHRISTIANO BUILDING Early 20th-cent., 1925	C	4
118.	366-368 " (same as 2-8 Grigg Street)	Early 20th-cent. c. 1900 remodeled, 1927	C	
119.	370 "	Early 20th-cent., 1925	C	
120.	371 "	Early 20th-cent., 1922	C	
121.	372 "	Early 20th-cent. 1900	C	
122.	373 "	Classical Revival, 1923 remodeled, 1973	C	
123.	374 "	Early 20th-cent., c. 1900	C	
124.	375 "	Early 20th-cent., 1926	C	
125.	376-380 "	Early 20th-cent., 1925	C	
126.	379 "	Modern, 1955	NC	
127.	380 "	Italianate, 1860 (orig. house)	C	6
128.	382-388 "	Italianate, 1885	C	6
129.	383 "	Classical Revival, 1910	C	5
130.	383 (rear)"	Italianate house, 1860	C	
131.	396 "	Early 20th-cent., 1910	C	6
132.	398 "	Georgian Revival, 1915	C	6
133.	401 "	Modern, c. 1975	NC	5
134.	403 "	Georgian Revival, 1913	C	5
135.	405 "	Early 20th-cent., 1917	C	5

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136.	407-413 Greenwich Avenue	Early 20th-cent., 1927	C	5
137.	414 "	People's Bank, 1984 former 1941 gas station	NC	
138.	10-10B Grigg Street	Tudor Revival, c. 1910	C	
139.	5 Havemayer Place	Central Fire Station Art-Deco, Joseph W. Bailey, 1938	C	
140.	12 "	Georgian Revival, 1915	C	
141.	27 "	GREENWICH HIGH SCHOOL, Classical Revival, Wilson Potter, 1906	C	
142.	28 "	MASONIC TEMPLE, Classical Revival, 1922 (Greenwich Federal Savings, 1965)	C	16
143.	-- Lafayette Court (corner of West Putnam)	United Way of Greenwich, 1958, raised 1 story 1982	NC	
144.	23 Lewis Street	Classical Revival, 1900	C	
145.	25 "	Classical Revival, 1900 (now joined to #23)	C	
146.	33 "	BOLES BUILDING, Georgian Revival, 1917	C	
147.	39 "	Early 20th-cent., 1905	C	
148.	55 "	TIMMONS BLACKSMITH SHOP, Late 19th-cent., 1895	C	
149.	230 Mason Street	NATIONAL GUARD ARMORY Romanesque Revival, 1911	C	
150.	85 Railroad Avenue	20th cent. Commercial, c. 1900	C	9
151.	87-89 "	Italianate, c. 1880	C	9
152.	91-93 "	Italianate, c. 1880	C	9
153.	95-97 "	Italianate, c. 1880	C	9

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154.	99 Railroad Avenue	Italianate, c. 1880	C	
155.	1 West Putnam Avenue (corner Lafayette Place)	First Presbyterian Church English Gothic, addition, 1988	C	
156.	-- "	Stone kiosk, c. 1930	C	
157.	5-15 "	Late Gothic Revival, c. 1910 with attached apartment building	C	12
158.	12 "	Italianate, c. 1894	C	21
159.	18 "	Tudor Revival, c. 1920	C	21
160.	19-21 "	Tudor Revival, c. 1920	C	
161.	22-28 "	20th-cent. Commercial c. 1930	C	21
162.	30 "	Early 20th-cent., c. 1910	C	

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1868 - 1940

Significant Dates

N.A.

Cultural Affiliation

N.A.

Significant Person

N.A.

Architect/Builder

Various; see Item #7

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Greenwich Avenue Historic District is an exceptionally well-preserved commercial and municipal district which contains uninterrupted, highly cohesive commercial blocks of unusual architectural diversity. They are composed of well-designed and crafted buildings of superior integrity, constructed in the major commercial styles of the late nineteenth and early twentieth centuries, reflecting the growth and development of the Borough of Greenwich from about 1870 to 1940.

Historical Background

A number of economic and political factors contributed to the establishment of Greenwich Avenue and its later development as the central business district for the town.¹ They include the development of reliable transportation, changes in the local form of government, the infusion of New York capital, and the formation of a new economic base for the town.

The stage was set by the building of the New York and New Haven Railway in 1849. The location of the only depot in town on lower Greenwich Avenue, then only a country lane to the harbor, was of crucial importance in stimulating development in the district. Although the railroad connection to New York would have far reaching consequences for the later development of Greenwich, its potential at the time was not recognized. Early rail service was slow and infrequent on the one-track line.² Coastal shipping and passenger boat service to New York were preferred until late in the nineteenth century.³ By 1900, however, the business and civic center of the town was completely established in the district, having moved from its former location on the Post Road, a reflection of improved rail facilities and the acceptance of the railroad as the major source of transportation.

The establishment of a borough form of government for Horseneck, as this part of Greenwich was known at the time, was also important since the cost of civic improvements in the business district was born by borough taxes. Although Greenwich Avenue had been laid out with house lots in 1854, few houses were ever built there. Street improvements by the new borough government did not take place until after the Civil War. It was in

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Greenwich Avenue Historic District, Greenwich, Connecticut

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this period that the unique relationship between Greenwich and New York, which still exists today, was established. New York merchants and politicians became involved in town affairs, investing capital in the district for commercial and civic buildings, and providing direction to the economic development of the town.⁴

After the Civil War, Greenwich began its transformation from a prosperous farming town to a suburban community with major ties to New York commerce. This transformation was abetted in part by the influx of prosperous businessmen who moved there from New York and built their country mansions on the former farms in the rural areas of town. It was largely due to the influence of these newcomers that the town did not develop an industrial base like other neighboring coastal cities, such as Stamford. Indeed, although New York merchants gave generously to build the town's institutions, industrial development was discouraged by these benefactors in order to foster the preservation of the town as a idyllic rural refuge from commerce and industry. It is not surprising, then, that the borough discarded its faintly disreputable name at this time to revert to Greenwich, a name more in keeping with these goals.

The post-Civil War boom had a major impact on the district. The early commercial development which was concentrated at the northern end of Greenwich Avenue, providing goods and services for the growing residential community surrounding the district, was typically housed in wood-frame buildings in the Italianate style. The earliest survivors from this period include four buildings in the first block at the north end of the district (Inventory #s 23, 24, 29, 32). Sidewalks were installed on the east side of the north end of the street by 1874. The town offices were moved from the Post Road to the district. Commercial development extended all the way to Lewis Street by 1880. By 1882 kerosene lighting, sewers, and a water main were installed on Greenwich Avenue, as least as far as Arch Street. Paving with traprock soon followed. Brick buildings became more common, especially after a disastrous fire destroyed the first St. Mary's Church and several commercial establishments in 1890; the earliest surviving brick building is the Isaac Mead Building, which occupies the sharply angled corner at the head of the district (Inventory # 18).

More improvements took place early in the twentieth century: a trolley line in 1901, followed by brick paving, begun in 1903 and completed to Railroad Avenue by 1908. A number of fine municipal buildings were constructed in the center of the district between 1893 and 1917, several paid for by New York merchants. They included the Havemeyer School, the old Town Hall, and the high school (Inventory #s 99, 102, 141). The Smith Building, the first to be devoted exclusively to law offices, was constructed in 1906 just north of the Town Hall (Inventory #98). A few houses were remodeled for commercial use but most of the remaining houses were moved to residential neighborhoods on the side streets that parallel the district to make way for more commercial blocks. Some of these may be part of a curious residential enclave, called Sound View Court, isolated behind the commercial properties on Greenwich Avenue to the north of the Havemeyer Building.

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Commercial development continued to boom between 1920 and 1930, a period when the population of Greenwich increased by 50%. Many of its new citizens were regular business commuters to New York on a greatly improved electrified, four-track railroad line. Eclectic vernacular buildings, influenced by classical as well as Colonial Revival motifs, sprang up along the lower part of Greenwich Avenue.

The district was substantially completed by 1940 and little more development took place until after World War II. In 1947 a major office building was constructed on the last open space on Greenwich Avenue, the new home of Fawcett Publications. In 1946, 72 trains stopped daily at four stations in Greenwich for 1800 commuters.

By the 1970s, however, more people were employed in town than commuted to New York. Those that did commute would be more likely to drive on either the parkways or the newly constructed Connecticut Turnpike (1955). These major roads also continued to bring tourists to town, a continuation of the resort and hotel business that began in the late nineteenth century. Up-scale retail businesses replaced the earlier stores; some were branches of major New York department stores. Office space in existing commercial buildings was upgraded; the larger houses to the east and west of the district were converted for office use. Large modern office buildings were constructed at both ends of the district. Although there has been some insensitive rehabilitation, the Greenwich Avenue Historic District is largely intact and continues to prosper as the economic and civic center of the town, tangible evidence of 70 years of historic commercial development.

Architectural Significance

The Greenwich Avenue Historic District epitomizes the stylistic eclecticism and architectural diversity that characterize most nineteenth- and twentieth-century commercial streetscapes in the small cities of Connecticut. Moreover, few historic commercial districts demonstrate such an extraordinary range of architectural style, or are as architecturally distinguished. Fewer still have survived with so much of the historic commercial streetscape intact.

Seventy years of architectural development have produced a streetscape of human scale that delights the eye. Italianate, Queen Anne, Gothic Revival, Romanesque, Second Empire, Tudor Revival, Mission, Commercial, and Art Deco, interspersed with classical and Georgian revivals and generally compatible modern infill, form blocks of exceptional architectural merit, often anchored by key corner buildings of individual distinction. Additional interest is generated by elaborate patterning of brick and stone and the variety of rooflines and cornices.

Despite this amazing diversity, the district is exceptionally cohesive, unified by building form and massing. Relatively the same building heights are maintained in any given block; repetitive fenestration patterns bind together very disparate facades. For

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the most part, each of the modern storefronts is simply conceived and compatible with its building's original design. Remarkably, only one recently demolished building has created a vacant lot on the street front in the district; it is located at the end, rather than in the middle of a block, which dilutes its impact (south of Inventory #36). There has been one example of the creative recycling of an older building for a new use on the opposite corner. There a former gas station has been converted to a bank (Inventory #137).

One example of modern infill is especially well-executed, St. Mary's Parish Center, a large Post-Modern building that could have overwhelmed its neighbors. Instead, it respects the original historic setting of the church and rectory and through the setback of its upper story maintains the human scale of the streetscape. Most importantly, the design integrates the building with the historic commercial streetscape by echoing the form and massing of the Beaux Arts-style Greenwich Trust Building to the south (Photograph #15).

A fascinating juxtaposition of architectural styles is particularly evident on the upper half of Greenwich Avenue. This area clearly reflects the organic nature of commercial development which evolved from the mercurial economic climate of the late nineteenth century, adding, subtracting, or remodeling the streetscape, not according to any preconceived plan, but as fashion or even whim dictated. A prime example of this heterogeneous mix is found in the first block of Greenwich Avenue on the west side where eight styles are represented, some the result of later remodelings in the late nineteenth or early twentieth century (Photograph #s 8, 9). The most unusual of these is the distinctive Greenwich Trust Building, a conventional facade of brick capped by a roofline that first appears to be the result of an alteration (Inventory #43). Only upon close inspection is it evident that the building was designed with its off-center suggestion of a gable dormer, balanced by the differing treatments of the third-floor window lintels. Further down the street on the opposite side is a pair of unique commercial buildings which again demonstrate the diversity and the exceptional level of style in the district, the Gothic Revival Fred Knapp Building and its Queen Anne neighbor (Inventory # 93, 94; Photograph #18). Rarely does one find modestly scaled commercial buildings with such elaborate facades. The limestone tracery of the Knapp Building is worthy of a small chapel and adds great distinction to the building and the block.

Another development boom in the early twentieth century produced a large body of commercial architecture. Despite the more rigid architectural conventions of this period, designers and builders exhibited relative freedom in their interpretations of architectural style and the use of architectural embellishment. The best revivals of this period, imaginatively conceived and handsomely executed, are found in the 300 block of Greenwich Avenue on the east side, an exceptional group of stylistically cohesive, well-preserved buildings, many of which retain their original storefronts (Photograph #s 3, 10).

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Several distinguished buildings are handsome commercial counterparts to the individually significant civic buildings already listed on the National Register in in the Greenwich Municipal Center Historic District. These include the Smith Building and the Putnam Trust Building, which draw from two cultures for their classical inspiration. The former is a fine interpretation of the Italian Renaissance, making good use of its corner location to employ an arcade at street level (Inventory # 98; Photograph #18). The Putnam Trust Building is a finely detailed, well-proportioned textbook example of the Classical Revival style (Inventory # 55; Photograph #13). An enclosed, self-contained pile, it demonstrates a full appreciation and understanding of the underlying concept of trabeated Greek architecture: the replication in stone of wooden structural members.

End Notes:

1. The history of the district is taken from "An Architectural and Historical Resources Inventory of Downtown Greenwich," Vols. I and II, 1979.
2. Two years after the railroad began, it took 1 hour and 20 minutes to reach 42nd Street in New York City, and another 45 minutes to reach Wall Street on the horse cars. Ibid, Vol. I, p. 8.
2. In 1866, the year that there were only 22 regular train commuters to the city, the establishment of a steamboat service to New York was heralded as quite progressive.
4. The notorious "Boss Tweed," then mayor of New York City, was one of these men. William Tweed was responsible for the steamboat line and telegraph service between Greenwich and New York.

9. Major Bibliographical References

"An Architectural and Historical Resources Inventory of Downtown Greenwich." Vols. I, II. Renee Kahn Associates, 1979.

Greenwich Tax Assessor's Records. Greenwich Town Hall, Greenwich, CT.

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 # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 86

UTM References

A

Zone	Easting				Northing						

B

Zone	Easting				Northing						

C

--	--	--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Jan Cunningham, National Register Consultant, Reviewed by John Herzan, National
organization Cunningham Associates Ltd. date 2/4/89 Register Coordinator
street & number 7231 Town Place telephone (203) 347 4072
city or town Middletown state CT zip code 06457

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UTM References

USGS Glenville Quad

A	18	615470	4543100	B	18	615290	4542980
C	18	615290	4542860	C	18	615330	4542820
E	18	615390	4542640	F	18	615410	4542440
G	18	615270	4542400	H	18	615150	4542190
I	18	615280	4542090	J	18	615470	4542090
K	18	615550	4541860				

USGS Stamford Quad

L	18	615620	4541870	M	18	615630	4541830
N	18	615730	4541840	O	18	615720	4541880
P	18	615650	4541870	Q	18	615640	4542140
R	18	615710	4542160	S	18	615740	4542250
T	18	615600	4542280				

USGS Glenville Quad

U	18	615500	4542840	V	18	615410	4542820
W	18	615380	4542900	X	18	615450	4542990
Y	18	615460	4542950	Z	18	615520	4542980

Verbal Boundary Description

The boundaries are delineated on the accompanying district map which was traced from the Greenwich Tax Assessor's Maps of the downtown business district.

Boundary Justification

The district boundaries were drawn to include all the historic commercial buildings associated with the development of the downtown business district on Greenwich Avenue during its period of significance, 1868-1940. It includes both sides of the full length of Greenwich Avenue with the exception of the modern office buildings in the first block on the east side, along with two buildings that flank Fawcett Place near the southern end of the street, also on the east side, the only incompatible modern development on this street. Since the historic commercial area is separated by the existing Municipal Center Historic District already listed on the National Register, the existing district is also included so that the Greenwich Avenue Historic District would not be discontinuous. Residential neighborhoods are located to the east and west of Greenwich Avenue and are excluded as not being associated with the historic theme of the district, but the contributing historic commercial buildings in the first block of the side streets to the east and west of Greenwich Avenue are included. Historic commercial development at the north end of the district on East and West Putnam avenues is included since it is associated with the district during its period of significance. Residential and modern commercial development beyond the district to the west on West Putnam Avenue is excluded. Two National Register properties just beyond the northeast corner of the district on East Putnam Avenue are excluded: a church and its rectory at Church and East Putnam streets, and the Y.M.C.A. at the corner of Mason Street and East Putnam Avenue. The concentration of historic commercial properties is diluted further to the east on East Putnam Avenue and was excluded. The boundary at the southern end of Greenwich Avenue is the easement for the railroad on the east side and the north street line for Railroad Avenue on the west, so as to exclude a large modern office building on the south side of Railroad Avenue.

GREENWICH AVENUE HISTORIC DISTRICT

Greenwich, Connecticut

Contributing and Non-Contributing Resources

Non-Contributing Resources

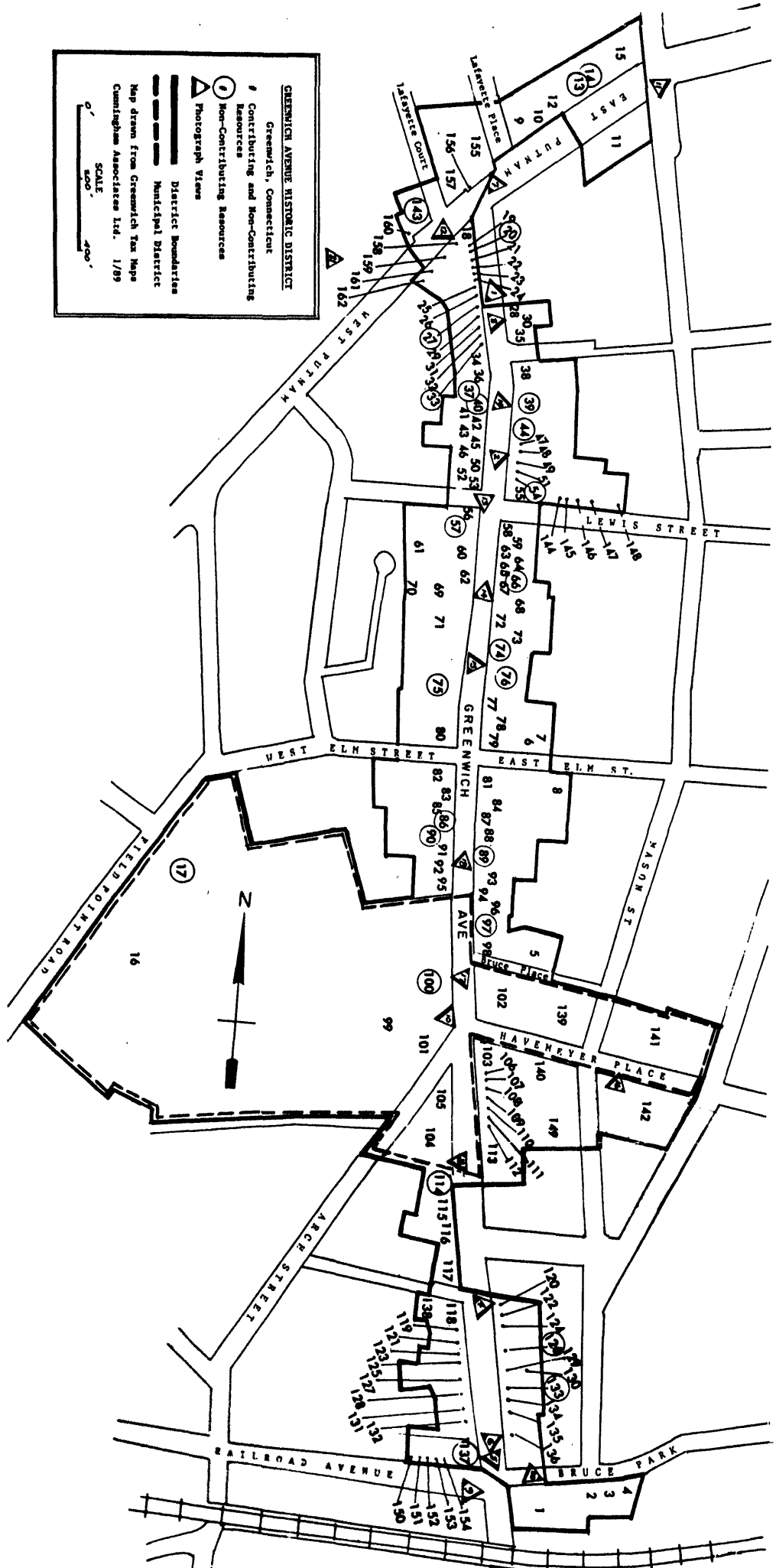
Photograph Views

District Boundaries

Municipal District

Map drawn from Greenwich Tax Maps
Cummings Associates Ltd. 1/89

SCALE
0' 500' 1000'



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List of Photographs - Greenwich Avenue Historic District

Photographer: Jan Cunningham, Cunningham Associates Ltd.
Negatives on file: Connecticut Historical Commission

#	Name(s) and/or Address(es) L-R	Date	View (facing)
1.	Streetscape west side 44-72 Greenwich Avenue	12/88	SW
2.	Streetscape west side 100-70 Greenwich Avenue	12/88	NW
3.	Streetscape east side 301-355 Greenwich Avenue	12/88	NE
4.	Streetscape west side 362-352 Greenwich Avenue	12/88	NW
5.	Streetscape east side 383-413 Greenwich Avenue	12/88	NE
6.	Streetscape west side 398-380 Greenwich Avenue	12/88	NW
7.	Streetscape: Greenwich & West Putnam avenues Isaac Mead Building in foreground	1/89	SW
8.	Streetscape west side 30-2 Greenwich Avenue	12/88	NW
9.	Streetscape: 85-99 Railroad Avenue	12/88	N
10.	Streetscape: 301-355 Greenwich Avenue	1/89	SW
11.	Streetscape: 27-55 East Putnam Avenue	12/88	NE
12.	Streetscape: 5-15 West Putnam Avenue	12/88	NE
13.	Streetscape: 103-125 Greenwich Avenue Putnam Trust Co. on right	1/89	NE
14.	St. Mary's R.C. Church & Rectory 75, 71 Greenwich Avenue	12/88	SW
15.	Greenwich Trust, St. Mary's Parish Center 240-200 Greenwich Avenue	11/88	SW
16.	Masonic Temple 28 Havemeyer Place	11/88	SE
17.	Streetscape: 269-295 Greenwich Avenue Smith Building on right	1/89	NE
18.	Streetscape: 269-295 Greenwich Avenue Fred D. Knapp Building on left	12/88	E
19.	Streetscape: 120-88 Greenwich Avenue	1/89	SE
20.	Streetscape: 26-20 Bruce Park Avenue	12/88	SE
21.	Streetscape: 12-28 West Putnam Avenue	12/88	E

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Greenwich Avenue Historic District

Fairfield County, CONNECTICUT

ADDITIONAL DOCUMENTATION APPROVAL

for Keeper Arlene Byers
4/7/91

MAR 28 1991

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150. 85 Railroad Avenue

20th cent. Commercial, 1948-49

NC

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