

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED AUG 21 1978

DATE ENTERED OCT 10 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC Waterbury Municipal Center Complex

AND/OR COMMON

Cass Gilbert National Register District

2 LOCATION

STREET & NUMBER

195, 235, 236 Grand St.; 7, 35, 43 Field St. NOT FOR PUBLICATION

CITY, TOWN

Waterbury

 VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Connecticut

CODE

COUNTY

New Haven

CODE

009

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

(see continuation sheet)

NAME Parcel I, Chase Building, 235 Grand Street
City of Waterbury, Attn: Mayor Edwin D. Bergin, Jr.

STREET & NUMBER

236 Grand Street

CITY, TOWN

Waterbury

 VICINITY OF

STATE

Connecticut 06702

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Office of the Town Clerk

STREET & NUMBER

235 Grand Street

CITY, TOWN

Waterbury

STATE

Connecticut 06702

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Connecticut Historical Commission/HABSI

DATE

January 1959

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

59 South Prospect Street

CITY, TOWN

Hartford

STATE

Connecticut

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Municipal Building/City Hall
235 Grand Street, 1913-15

A Georgian or Neo-Colonial Revival building on a grand scale, the Waterbury Municipal Building is set back some 80 feet from the street behind a landscaped terrace which Cass Gilbert labeled on his drawings "Entourage". The entourage is basically rectangular featuring a round marble fountain with round catch basin set within a paved oval. Entry to the building is up steps from the street, across this paved oval to the steps before the center entrance, all marble. Six heavily carved light standards, each with two lamps, flank the steps leading to the entourage from the street. These are set above a sidewalk of square concrete aggregate block, which relate to the stone of the first level of the building. When the street surface of glazed pink paving brick was exposed -- the brick still peeps through the asphalt in many places -- the study in geometric forms, materials, and colors would have been far more obvious than it is today.

Marble is used throughout the entourage with brick binding and brick panels in herringbone patterns. At either end of the entourage flag poles rise from massive bronze bases. These may also be approached by steps from the street and are set within grass parterres outlined with low hedges. Before the building at the back of the parterres are two marble urns with fountains at their bases. These flank the entrance steps which have a broad topped marble balustrade. Gilbert's drawings show statues, never placed, atop each of the balustrade bases.

Approached across this broad landscaped area the building, 203 feet long and 46 feet high, seems much more manageable and human in scale than these figures would indicate. The structure consists of three facade levels, full entablature and crowning balustrade. The first level is marble, rusticated, with tra-beated windows set within arched surrounds. The corners of the building are recessed slightly from their flanking facade planes, while the main facade section, eleven of the 17 facade bays, forms a shallow center pavilion.

The second and third levels are of brick. Arched window openings appear within the bays, which are delineated by colossal fluted composite pilasters. These spring from a blind paneled balustrade slightly inset above the first level marble facade. Above these, delineating the third level floor is a narrow terra cotta beltcourse decorated with gouge work and geometric patterns.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 1 1977
DATE ENTERED	

CONTINUATION SHEET

ITEM NUMBER

7

PAGE

2

Windows at the ends of the building, which light the Aldermanic Chambers, are full round headed glazed sash. Those in the center pavilion are trabeated, set within deep reveals and beneath projecting cornice caps. The arches above are decorated with rosettes and swags. Narrow vertical sash with bronze grills occur in the end bays of the pavilion. The center bays of the end sections and arched window bays of the pavilion have bronze balconies of geometric design with center medallions.

At the third level, circular bas-reliefs appear on the end bays while the pavilion bays contain trabeated six over six sash flanked on each end by blind bays. The composite capitals of the pilasters feature a prominent eagle in one of the two designs.

Atop the capitals the broad frieze features decorated discs in a regular pattern above the bays and pilasters with swags decorating the pavilion ends. The modillioned cornice with carved leaf decoration features a bead and reel molding and is topped by a broad based marble balustrade. The end panels of the balustrade above the pavilion and the three center panels are decorated with vertical gouge work in a wave pattern and the center panel bears the inscription "Quid Aere Perennius."

Centered above this and atop a small penthouse is a four stage tower. The first stage features simple corner pilasters and louvered flat headed openings in each of the four sides. Atop this a blind balustrade with corner posts and swag decorations supports pilasters framing arched openings. The third stage contains the four dial clock set in panels atop another blind balustrade with urn topped corner posts. Topping all is a bell cast gilded roof with bronze weathervane.

Each of the ends has a three bay termination of the Grand Street block featuring a center entrance approached by flanking steps, an arched tablet above at the second level containing an inscription and at the third level a rectangular panel and two flanking circular bas-reliefs. On the Bronson Library end of the building the panel contains the motto "Reason is the Life of Law" and the tablet

Impartiality is the life of Justice as Justice is of all government. Justice is the constant desire and effort to render to every man his due. Justinian.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

On the Field Street end of the building, the plaque contains the date "Anno Domini 1915" while the panel contains an Abraham Lincoln quote:

Let us have faith that right makes might, and in that faith
let us to the end dare to do our duty as we understand it.
Lincoln

The bas-reliefs were all sculpted by Peter Rossak, at Donnelly & Ricci in New York. Circular discs, all are set within a carved leaf surround. Beginning on the Field Street side they include "Truth", a seated female holding a skull in her outstretched hand; "Prudence", a seated female gazing into a mirror, while a serpent, twined around her arm, also gazes into the mirror; and on the Grand Street side "Industry", a workman, seated among the iron wheels, gears and cogs of industry, gazing toward a distant steamship; the "City Seal", a seated mother with child and the seal before them; "Commerce", an athletic figure of Mercury with winged helmet, sandals and wheel and a staff of twining snakes; "Force", a Roman gladiator seated representing the backbone of the city's life; "Law", an aged man reading a scroll spread across his knees; "Justice", the last piece on the Grand Street facade, a seated female holding aloft scales; and on the Bronson Library end, "Wisdom", an aged man holding outstretched the lamp of knowledge, and "Order", a seated female wearing a helmet and carrying a mace.

The fire station is attached to the main block along Field Street. It is two level, the first of stone, the second of brick. The doors for fire engines, five of the six arched first level bays, feature top glazed double doors beneath an elliptical fanlight with sash radiating from the center. Entry to the offices is in a seventh bay, a door at street level. Above set atop a blind balustrade of brick with marble top are eleven arched bays with trabeated six over six sash. An unadorned cornice with marble topped plain parapet above caps the second level.

On the Bronson Library side of the building the Police Station balances the fire station. It also features identical wall treatment and trim, except that there are eleven bays at both levels and entrance is through an arched fanlight door in the central first bay. Projecting to the rear and slightly inset is the jail. The cornice and unadorned parapet carries through from the police station but the nine vertical bays in the brick walls run from the

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

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

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

first to second levels in trabeated openings with barred grills.

A rear wall connects the police station and fire department enclosing a center court, which is landscaped with grassy plots and features high backed wooden benches designed by Gilbert, at least three of which still remain in the garden.

Within the space created between the back property line and the rear of the municipal building, enclosed on the Bronson Library side by the jail, is the city garage. It is one story, brick, with a center arched opening beneath an elliptical fanlight, and six flanking arched and glazed bays. Inasmuch as Gilbert designed garage and service facilities within the building, between the police and fire department sections, it is possible that this structure was built later and not designed by Gilbert. If that is true, then the designer was careful to blend the building with the Gilbert work.

Entrance to the Municipal Building is through a center door on the Grand Street front, set in an arched opening and protected by a bronze grill. The grill has a foliar surround and full fan which radiates from a center cluster and terminates in anthemion. The door grills consist of square panels with alternating center round or square medallion or rosette bindings.

This gives access through a small vestibule/weather entry into the main first floor hallway. Within the vestibule are flanking bronze plaques to World War I veterans. The interior entry from the vestibule into the lobby is framed by leaded sidelights beneath an elliptical arch. Within the arch is a leaded fanlight over the door, flanked by teardrop leaded lights over the sidelights. To either side the hallway runs to the Field Street and Bronson Library entrances from the ends of the structure. Directly to the center front the stair climbs to a landing beneath a paladian window where it separates, climbs against the rear wall to balancing landings on either side, then turns to climb to the second floor hallway. Keystones over both the vestibule arch and stair arch feature prominently carved eagles. The American Architect for Dec. 15, 1915 described these areas:

The entire side walls and floors of the main corridor first story are of Light Cloud Vermont marble, enhanced in effect by a small amount of decorative carving, while the ceiling

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED
AUG 21 1978
DATE ENTERED

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

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

design of a low relief coffered pattern is painted to harmonize with the other architectural treatment. Marble is used throughout the grand staircase and the design is carried out in the second floor corridor with a marble wainscot and pilaster treatment.

Lighting fixtures are round hanging bronze glazed lanterns with clustered electric bulbs. On either side wall as one enters are marble panels with a fleur de lis decorated base, supported on eagle brackets and enclosed with pilasters that have oak and acorn capitals. The frieze contains a center lamp, flanked by griffens holding ribbons and garlands. The panel to the left is a building directory, that to the right records the building of the structure, in beautifully carved script, emphasized with gilded letters:

Waterbury City Hall. The Site of this building was purchased and the design selected under the administration of Mayor Francis T. Reeves. The construction was begun July 3, 1914 under the administration of Mayor Martin Scully. Commission. Patrick F. Bannon, George A. Driggs, John P. Elton, Daniel T. Farrington, John F. Garson, Edward O. Goss, Mertinus Doran, Fred A. Tackle, William J. Walsh, Charles A. Colley, John Hurley, Raymond G. Hutchison, William H. Sandland, Clerk. Completed Anno Domini 1915 Cass Gilbert Architect.

All entrances off the center marble hall are set in arcaded surrounds decorated with medallions. The ceiling is decorated with triangular panels and centered rosettes. This is part of the work accomplished by Arthur Willets, now much painted over.

To the left is a refreshment stand which does little to enhance the original plan and intent, in that it has closed in one side of the lobby beneath the stair. These flanking spaces gave access to the rear of the lobby where a six over six sash of leaded and stained glass appears on each side. The bottom sash is opaque, the top has a cartouche and swag. These windows are repeated directly above on the landings to the second floor, except that the second level windows are more ornate and feature torches flanking the cartouche. The central stained glass window on the landing is Palladian. The outer flanking trabeated sash feature vases, and foliar decoration which terminate in a torch and flame. The center window, set within a round arch contains swags and ribbons, corner cartouches and eagle topped panels. In a center oval at the top of

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	SEP 10 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

the arch, flanked by a swag, is the date "1915".

The second floor hallway has marble floors, door and window surrounds, wainscot and pilasters, but the walls are plaster. The Roman Doric is used with full decorated frieze and a dentil cornice. The metopes were decorated with painted vases and medallions, the ceiling plain. The stair balustrade is terminated by paired square grouped posts, with paired columns balancing these at the wall plane of the hallway. The graceful stair balustrade is of iron with bronze railing. The balustrade over the stair well features a stylized compass in the center and a wave pattern beneath the rail.

The original Mayor's office is entered directly from the stair landing. Free standing fluted Roman Doric columns occur in the entry and all pilasters are fluted as well. There is a wainscot and full entablature framing an arched ceiling.

Aldermanic rooms, rising a full story and a half, are at either end of the hall. The east one served that purpose initially, the west one was constructed as a courtroom. In the east aldermanic chamber most of the furniture and arrangement survives. Desks appear inside a semicircular balustrade and semicircular benches for spectators are fitted outside the balustrade. The Roman Doric is once more used in fluted pilasters with full entablature, modillioned cornice and decorated ceiling of octagonal panels with center rosettes. Heat grills survive, indicating the location of a fully decorated plaster frieze below the entablature. The central bronze chandelier with two graceful levels of electric candles, and corner lights survive, as do the wall sconces and clock over the door. Most of the Willet decoration has been lost, and a colored map of Waterbury, executed in 1934, substituted in the arched panel directly behind the mayor's chair.

The west aldermanic room, originally the courtroom, has been more changed than has the one to the east. Here little of the original decoration and furniture survive. The balustrade separating spectators from officials survives as do lighting fixtures, and the coffered ceiling, featuring square panels with centered rosettes. The clock also survives, as do wall sconces.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

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

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 7

Though much of the painted decoration has not survived, and not enough attention has been given to the original spatial intent of the building, it remains handsome on both the exterior where almost nothing has been changed, and on the interior where spaces remain as designed. Some of the wall decoration and most of the lighting remains. Gilbert would perhaps not be displeased, and the city of Waterbury still has reason to take great pride in its own good taste in constructing and maintaining such a building.

Lincoln House
35 Field Street, 1916-17

As the first of the buildings Gilbert designed for the Chase family as clients, this 1916-17 structure evidently established a good working relationship. It is the simplest of the Gilbert structures and the only one in which the architect made substantive changes from his original designs. Copies of the drawings survive, dated June 1, 1916 and labeled "Social Centre & Lodging House, Waterbury, Conn." As designed it was a three level building with full basement and essentially this is the building constructed, with changes in the roof treatment. Gilbert's first plans called for a full frieze, wooden dentiled cornice, and balustrade topping of brick posts and wooden balusters and rail. These continued around the building.

In changes made between the time the drawings were completed and August, the topping of the structure was recast. The entablature gave way to a narrow dentil cornice on the front alone with no frieze and little detail. The balustrade gave way to a full brick parapet with capping of salt glazed tile.

A Georgian Revival structure of brick laid in Flemish Bond with glazed headers, Lincoln House features marble in watertable, entrance steps and entry, window sills and keystones. All windows are in trabeated frames with marble keystones. Second level sash are set within arched recessed frames that are also capped with marble keystones. The arches are set above a stringcourse of one row of stretchers set vertically. There is no horizontal delineation

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
AUG 21 1978
RECEIVED
DATE ENTERED

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

CONTINUATION SHEET

ITEM NUMBER

7

PAGE 8

of the third level and roof areas. All facades are finished and treated with this basic arrangement.

Diminution of fenestration is featured with sash being predominantly six over six on the first two levels while third level sash consists of three over three vertical panes. Basement windows are reveted and consist of a single four pane sash.

The Georgian entry is centered in the five bay facade. It consists of a well detailed surround of engaged columns on marble bases with plain frieze and open pediment. The circular leaded fan projects into the pediment within a molded surround with keystone. The door is deeply panelled with two vertical panels beneath six horizontal ones. The entry is simple and handsome.

The rear facade levels are treated and delineated the same as those on the front except in the center bay. There the door, in a simple surround, has been dropped to ground level. The windows of the two levels above have also been dropped between the levels thus lighting the rear stairway. There is also a ground level basement entry to the south facade and a single smaller sash, four over four, in the first level of the north facade. The chimney stack breaks from the parapet slightly off center to the rear of this facade. It is tall, does not continue the glazed headers of the lower walls and is marble topped.

Interior arrangement and finish reflect the uses for which the structure was constructed. Since it was planned to serve as a social center and lodging, i.e. housing for vagrants and a drying out place for alcoholics, the rear center stair rises from the basement in easy reaches to the third floor. The showers and fumigating rooms were in the basement, offices and kitchen/dining room on the first floor, medical facilities on the second and dormitories on the third.

The rear stairwell has exposed brick walls and doorways from it to interior areas are set in brick arched surrounds. Doors consist of five horizontal panels, heavily molded. Gas light wall fixtures, with burner and globes missing, survive; they are pressed metal in ornate geometric patterns.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	081 1978

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 9

Entrance from the front to the first level is through a vestibule or weather entry to an interior door with leaded elliptical fanlight, leaded sidelights and Adamesque detail. Marble plaques, now removed to storage, but to be reinstalled in their original locations, were on the outer walls of the vestibule. Simple rectangular marble panels with an incised surround, they contained the following quotations:

"The strongest bond of human sympathy, outside of human relations, should be one uniting all working people, of all nations, and tongues and kindreds." Reply to a committee from the workingmen's association of New York March 21, 1864

"The struggle of today is not altogether for today, it is for a vast future also. With a reliance on providence all the more firm and earnest, let us proceed in the great task which events have developed upon us." Annual Message to Congress Dec. 3, 1861, Abraham Lincoln

and

"With malice toward none; with charity for all; with firmness in the right as God gives us to see the right. Let us strive on to finish the work we are in: to bind up the nation's wounds; to care for him who shall have borne the battle, and for his widow and his orphans, to do all which may achieve and cherish a just and lasting peace among ourselves, and with all nations" Abraham Lincoln, 2nd Inaugural Address, March 4, 1865.

In the waiting room and office to the right center off the hall was yet another plaque, now in the Family Service Association offices, taken with them when they moved from this building. Lest any visitor should have missed the Lincoln in the vestibule hallway, here the Gettysburg Address was embossed above a facsimile of the Lincoln signature. A bas-relief of the president, below an eagle in flight, topped the shield shaped plaque. Emily Winthrop Miles was the sculptor.

(It is not known why this structure was called Lincoln House, and Lincoln quotes were used here, at the Municipal Building and

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 10

at the Chase Building -- Lincoln had no known Waterbury associations. Perhaps the 1909 centennial of his birth or 1915 50th anniversary of his slaying had brought a reevaluation of the Civil War leader and a wave of Lincoln popularity and commemoration.)

The inner vestibule entry opens directly into a center hallway, from which stairs rise to the rear. Wainscot is panelled and continues up the stair through the landing level. The stair is wood with round oak newel on a square base with neck molding and circular cap with rounded handrail. The feel of the stair and paneled wainscot is quite Victorian adding to the eclectic character of the structure. Though the hallway is now in some disrepair and part of the stair and some wainscot have been destroyed, the present owners plan restoration to the earlier appearance.

The dining room to the center left is most finished of all the rooms. It has a flat unmolded baseboard and matching chair-rail, and a picture molding. The chimney breast juts into the room with brick hearth before. The mantel has a simple Federal character with flat pilasters above an unmolded base, a flat paneled frieze and a molded shelf. The kitchen, which still retains most of its cabinetwork is to the left rear.

On the second floor the center hall is larger and constitutes a waiting room. The stair terminates here in a square undecorated column that is structural. Bedrooms, dispensary rooms, and examination rooms surround the hall -- this is the floor that was designed to house the Chase Dispensary.

The building is a pleasant one with eclectic detail and fine relationships to other buildings within the Gilbert designed complex. It relates extremely well to both the brick Chase Dispensary next door to the south and to the Municipal Building just across the street. Both the similarities and differences are subtle and the effect quite nice.

The Chase Building
236 Grand Street, 1917-19

A Second Renaissance Revival structure on a grand scale, the Chase Building, constructed between 1917-1919, was the third

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY
RECEIVED AUG 22 1978
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER

7

PAGE

11

building that Cass Gilbert designed in the municipal center complex. In its March 1, 1920 issue, Architectural Forum described this building, mentioning Gilbert's successful Municipal Building:

The general characteristic of style and detail, the accented lines of height with crowning balustrade and a similar first story with flat headed windows in the reveals of a rusticated arcade, are carried out in the new facing building. As a balance to the wide entourage in front of the municipal building, the Chase structure stands well back on a flat lawn with a deep-set central facade between projecting wings.

...The exterior of the building is Indiana limestone, with grilles, lamps, balconies and surrounding fence of iron. The interiors are simply treated with elaboration of detail only at principal points. The floors of the first and second story hallways are of Tennessee marble. The main door trim, stair rail, radiator grilles and fixtures are bronze. In the private offices of the administrators mahogany finish and paneling are used. The large working spaces are finished in enamel with simplest detail giving the maximum in sanitation.

More than a block long -- at 243 feet it is 40 feet longer than the Municipal Building and projects beyond it on either end -- it balances that building exactly, echoing treatment of the various levels and emphasizing the facade planes by reversing them. In this structure three bay wings project four bays from the wall plane of the bulk of the building, while the center section of the Municipal Building projects slightly forward from its recessed three bay end sections.

In the Chase Building a three bay pavillion is centered in the 15 bay center section. It features a center entrance flanked by upright bronze lanterns and grilled windows, beneath four colossal free standing Temple of the Winds columns. These support a full entablature and roof balustrade that continues around the three street sides of the building. Second level windows, set in arched recesses behind the columns have closed pediment cornices supported on consoles. These are repeated again in the center bays of the wings, while all other second level windows have molded cornice caps set on consoles. All cornice cap friezes are decorated with rosettes or oval patera.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

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

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 12

Third level windows, set in simple surrounds, rest on a string-course that continues around the building and forms their sills. The roof balustrade has solid panels over the center pavilion and center of each wing. The pavilion panel is carved "CHASE." This may well be the family contribution to the statement of Cass Gilbert on the Municipal Building directly across the street, "Que Aere Perennius," or "more lasting than brass." Atop this building Waterbury's leading brass manufacturer has added the one word that is always mentioned when one thinks of brass in Waterbury, "Chase."

A shorter fourth level, set back, appears to the rear of the center plane. Bays are delineated by pilasters that support a cornice and balustrade. A penthouse with low hipped roof is centered above this fourth level.

All sides of the structure are finished with the rear facade less ornate than the street facades, but also well delineated.

The ground level is of rusticated stone on the street facades, with arched openings. On the wings only the center bay of the first level is arched, while on the Church and Leavenworth facades, only the interior bays are arched. All windows are trabeated.

Wings are delineated by Temple of the Winds pilasters and decorated with iron balconies beneath the second level arched window. A large iron balcony also appears at the second level of the pavilion. A blind paneled balustrade runs around the street facades of the building at this level, atop the water table of the rusticated first level. It forms a sill for the second level windows.

A greensward with several massive trees buffers the building, set back from the street behind an iron fence with ornate scroll posts. The center entrance is approached from the street by steps through one of three streetside cast iron gates that give way to a broad walk leading to the full pavilion steps.

One enters the Chase Building through a simple bronze door and, as in all the other Gilbert buildings in the complex, through a vestibule. Once inside this building the stair rises centrally before a stained glass window. The company newspaper Chase Diamond reported installation in its June 1920 edition:

A new decorative window has been placed at the head of the

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

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

CONTINUATION SHEET

ITEM NUMBER

7 PAGE 13

main stairway of the Grand Street Office Building. At the bottom of the window are the words of Abraham Lincoln: "Go forward without fear and with manly heart."

These words were chosen by Henry S. Chase before his death in 1918. The glass seems to have been manufactured by the same firm or artisan responsible for the windows in the Municipal Building. Both are leaded and stained in the same organic shades of brown, gold and silver. Neither is signed. The window here has a center panel at the base with the Lincoln quote flanked by urns, and various foliar and architectural motifs. The window, which stretches through more than one level, has the date "AD 1919" worked into its decoration near the top.

The balustrade of the stair is iron with bronze railings. Floors and the stair are marble. The hanging bronze lighting fixtures remain, as do the enameled ceilings of the first floor hallway and of the second level above the stairs. Once painted in earthy tones which emphasized the various designs, they have recently been painted white and outlined in blue and gold. Floors are Tennessee marble and most woodwork seems to be dark, with simple molded surrounds.

At the second level as one steps from the stair is a plaque centered on the facing wall.

This building was designed by the architect Cass Gilbert and built by the Thompson-Starret Company and completed in 1919.

It served as the offices of the Chase Companies and was planned by Henry S. Chase, then president of the companies, to further the dignity of Grand Street, already beautified by the city hall which was also designed by Cass Gilbert.

On January 4, 1963, this building, then known as the Office of the Chase Brass & Copper Company, was sold to ten citizens who wished to preserve its character and usefulness to the city and guide its resale.

In Feb. 1966 it was bought by the City of Waterbury.

The Chase Building remains substantially as built, a handsome,

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 31 1978
DATE ENTERED	

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

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 14

and a very important part of the complex of Cass Gilbert/Chase family buildings in the Waterbury Municipal Center.

Waterbury National Bank/Citytrust Building
195 Grand Street, 1919-22

The fourth of the buildings which Cass Gilbert designed at Grand and Field streets, the bank is one of the largest and one of two that are built entirely of limestone. An extremely handsome Second Renaissance Revival structure, the building has two street facades, identically treated. It is, as are all the other Gilbert buildings, finished on all four facades.

The narrower entrance facade of the bank is on Grand Street. It is five bays wide, with entrances in the center bay, which gave access to the bank, and the left bay, which gave access to stairs, elevator and office areas on the levels above the bank. The street level, the most massive of the four levels which feature diminution of fenestration, is of rusticated limestone with round arched openings. Within these, windows consist of six sections: full windows flanked by sidelight windows, with three matching sections in the fan above. These set above wooden panels which feature the vertical wave pattern used by Gilbert in the parapet panels which top the center entrance facade of the Municipal Building. Corners of the building are slightly recessed and emphasized by pilasters, carrying out another of the design features of the city hall. The Field Street facade is seven bays long and treated as is the Grand Street facade except that there are no entrances on this side.

The entrances are protected by bronze doors which feature the initials WNB (Waterbury National Bank) in their center fan sections.

Colossal Corinthian pilasters separate second and third level bay openings. Their base is a projecting stringcourse which tops the rusticated first level and serves also as the base for a blind balustrade which runs around the building. The trabeated second level windows with molded surrounds and simple cornice caps set atop the balustrade. The third level is delineated by a decorated stringcourse atop which set the third level trabeated windows in simple surrounds.

A full entablature appears above the pilaster capitals,

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

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

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 15

featuring gouge work, medallions and a dentilled and modillioned cornice. Atop the cornice a fourth level is set slightly back. This features the same windows as the third level, beneath a dentil cornice topped by a low unadorned parapet.

A simple castiron fence surrounds the street facades of the structure.

On the interior of the lobby the spaces remain very much as designed though use, colors and detail have been changed. Solid marble cashiers railings originally set on both sides of the lobby, with bronze grills atop. To the rear and terminating the lobby the tellers cages were arranged in a semicircle of grilled enclosures. The marble railings of the cashiers remain, that to the left in its original position, that to the right relocated to the rear of the lobby where it takes the place of the tellers' cages. The marble trim, bronze heat grills and doors of the vestibule and front lobby also remain.

Above the lobby are front and rear mezzanines. Sash, placed on swivels, which originally enclosed these areas has been removed.

Square columns with neck moldings and molded capitals support the coffered lobby ceiling, Marble floors and walls survive in both entrance foyers, and probably in the carpeted lobby.

In the entrance to the offices above the banking lobby, the cast iron stair with bronze railings, supplied by the L. Schreiber & Sons ironworks of Cincinnati, has been retained. The stair rises through five levels, with each level consisting of three flights and two landings. Terrazo floors survive on several levels as do office doors of dark wood with horizontal rectangular panels below and vertical glazed panels of opaque glass above. Some of the doors also have transoms, and all are set within deeply molded surrounds. In the first floor entry to this section the original bronze directory panel and Cutlar mail chute and box survive, ornate and well cast.

The structure itself is simple and striking. Its exterior is virtually unchanged, and interior spaces and much decoration remain. Alone the building would be considered architecturally valuable; as a part of the municipal center complex of Gilbert buildings it must be considered of prime architectural importance.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 16

Chase Dispensary
45 Field Street, 1923-24

The dispensary is the last of the five buildings which Gilbert designed in this complex and one of four which were financed by Chase interests. Though no drawings or construction accounts have been located, there is no doubt, from contemporary records, and the design evidence of the building, that Gilbert designed it. It is also prominently autographed in the recessed entry where the interior faces of the impost blocks holding the entry arch are carved "Cass Gilbert Architect" to the left, and "Erected AD 1924" to the right.

Headlines in the Waterbury Republican on June 24, 1923 reported "Ground Broken for Henry S. Chase Memorial Dispensary, Building Designed by Cass Gilbert to be Erected next Lincoln House on Field Street at Cost of \$60,000." Tracy Bros., according to the article, had been given the construction contract.

A Georgian Revival structure of brick, laid in Flemish Bond with glazed headers, the dispensary is two story with a full basement. Marble is extensively used in accents, in approaches and in the balustrade which tops the building. In 1977 vining euonymus almost covers the front, north and rear facades, giving them a feel of age, permanence and classicism that is not expected from the 1924 construction date.

Centered in the five bay facade the entrance is approached by marble steps to a landing, also marble and entered through a shallow marble floored vestibule one step above the landing. The steps are flanked by a cast iron railing which splays outward at the base and supports simple cast iron and frosted glass lamps atop bronze standards that spring from the railing spiral.

Before the door is a brick arched open entry with marble keystone and impost blocks. The Keystone is carved with an oval chrysanthemum patera while the impost blocks are panelled on their outer facings and autographed on their inner facings.

Above the entry a rectangular marble panel rests partially atop the keystone, partially atop supporting end brackets. It bears the legend "Henry Sabin Chase Memorial Dispensary."

Reveals are inset behind the projecting brick outer walls

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 17

so that the recessed entry opens as one enters through the arch. The six panel entry door is matched by reveals of two square panels above a long rectangular one. Three long reveal panels appear above the elliptical leaded fanlight. Narrow four light leaded sidelights flank the door which is framed by engaged columns with full frieze and cornice above. Detailing is Adamesque. The frieze is decorated with gouge work and breaks atop the columns which are decorated with patera. The doorway is repeated in the rear facade, though without the recessed entry.

The watertable is marble, and smaller basement sash is reveted and set in simple molded surrounds. First level sash is trabeated six over six, set in simple molded surrounds. Second level sash is also six over six in trabeated surrounds set within shallow arched panels with marble keystones above. These panels continue around the building at the second level. A stringcourse of header brick serves as a base for the arched panels.

This stringcourse is repeated below the cornice as a narrow frieze. The molded marble cornice features a Wall of Troy dentil molding and is topped by a brick columned balustrade with five sections of bulbous marble balusters with molded marble rail.

All sides of the structure are finished. The rear repeats the entrance except that the balustrade consists of five solid marble panels and a large chimney stack with marble capping which breaks at the right rear corner.

On the north the second and fourth bays at both levels have four over four sash with frosted glass. Other openings are glazed with six over six sash. All are in molded surrounds with marble accents.

On the south side the center bay is one colossal arched window that springs from midway the first level and climbs through the second level. A stair window, it is glazed with two six over six sash set atop each other, the top one supported on a wooden sill.

The balustrade panels are solid marble on both the sides.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	10 10 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 18

On the interior, arrangement is starkly symmetrical. The outer doors, front and rear give access to identical vestibules or weather entries. The entrance doors are screened on the interior, and the exterior entry fanlights, sidelights and surrounds are repeated on the interior entry, whose doors consist of six glazed panels above two rectangular molded panels.

These interior doors allow entry into a center room with coved ceiling off which open the flanking areas. On the south the stairs rise in a two level open well. The wooden oak railing over balusters square in section ramps and eases through four stair courses and two landings, one to the second floor and one to the basement. The stair area is matched by an information desk/records area on the opposite side of the room. A wire dumb waiter connects this to a similar area on the second floor. Two offices or examining rooms are in each of the corners. The vestibule entries, stairs and information areas have full ceiling heights arched through the coved ceiling.

On the second level the arrangement matches that of the first floor exactly, except that the front and rear vestibule entry spaces contain offices, and there is a large flat central skylight. Sinks remain in most of the rooms as do shelving and storage cabinets. Most lighting fixtures also survive, large flat molded milk glass globes, suspended by brass chains. Falling plaster has broken a number of these.

Interior window and door surrounds are lightly molded and all doors are solid and unpaneled or molded.

On both the interior and exterior the building is essentially unchanged from its construction.

Detailing of the Chase Dispensary building relates directly to the Municipal Building across the street and to Lincoln House next door. Brick with glazed headers in Flemish bonding, trabeated windows set into recessed arched surrounds, a balustrade topped roof, even the two story height establish a design relationship to the structures across the street from or adjacent to each other.

This was a utilitarian building, designed for a specific use, and there can be no doubt that it worked. That Gilbert endowed the hospital use with a well designed and detailed setting makes

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 19

a future re-use of the structure easier. Not only are the exteriors and interiors handsome, but the floor plan such that a reasonable traffic and use pattern is already established within a well lighted and open Georgian Revival envelope.

The Chase Dispensary is, as is the Lincoln House next door to it, an integral and important part of the Gilbert designed municipal center complex.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE - CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-1924	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES **1913-1924** BUILDER/ARCHITECT **Cass Gilbert**

STATEMENT OF SIGNIFICANCE

Over the entrance to Cass Gilbert's Municipal Building, the first building he designed in Waterbury, carved in stone on a parapet panel, are the words QUID AERE PERENNIUS. The motto was evidently chosen by Gilbert, since it appears on his drawings while other panels are marked "matter to be determined later". Whether there was an intended pun or Gilbert's art was being compared to that of the Chases is not known. It is possible that the reference was to using the generosity from the Chase fortune derived from brass to bring about changes in Waterbury. At any rate the Latin would probably be translated "More Lasting Than Brass", certainly a serendipitous choice if the Chase family and Waterbury's major industry were not in Gilbert's mind when the quote was chosen.

When the phrase from Horace is put in context, it tells one a good deal about both the Chase and Gilbert classicism as well as their intent with these buildings:

I have executed a monument more lasting than brass, and more sublime than the regal elevation of pyramids, which neither the wasting shower, the unavailing north-wind, or an innumerable succession of years, and the flight of seasons, shall be able to demolish.
(Smart's Translation of Horace. Book III, Ode XXX)

The buildings in the municipal center complex are an architectural monument to both the Chase family of Waterbury, and to architect Cass Gilbert. Gilbert was born in Zanesville, Ohio on November 28, 1859. He studied at MIT for one year; then, in 1876, began work in the architectural office of McKim Mead and White. In 1882 he opened his own office in St. Paul, Minn., with James Knox Taylor, who later became Supervising Architect, U. S. Treasury.

Gilbert won the design for the Minnesota State Capitol in 1895, and subsequently moved his office to New York where he

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

sought federal and other contracts. He designed the New York Custom House, c. 1905, the U. S. Treasury Annex, in Washington, 1918, the Federal Reserve Bank in Minneapolis, 1921-24, and Supreme Court Building in Washington, 1933-35, completed by his son after his death. Other commissions included the Woolworth Building, New York, 1913, West Virginia State Capitol, 1928 and numerous others. The Waterbury City Hall of 1913-15 is included in almost all listings of his major work, and was one of the buildings that Gilbert wished to be known for.

There are no other complexes designed by Gilbert of the caliber of the Waterbury one, and few others of this caliber designed by a single architect. It is that, in part, which gives the municipal center buildings their great importance. When their value as works of a nationally known architect is added to their value as exemplars of their era and style, the complex becomes one of national architectural importance. This is supplemented and buttressed by the involvement of the Chase family of Waterbury in their design, and by the history of their use. This use details the civic pride and responsibility of a major New England industrial family, that used its fortune for municipal beautification and betterment.

Waterbury's Municipal Center complex is a remarkable combination of topography, street evolution, civic and corporate responsibility and co-ordinated city planning and design. In a single block area of Grand Street between Church and Leavenworth/Field streets (which, at the turn of the century, was a dreary combination of residential and commercial/industrial uses along a narrow street) two buildings face each other across a grand landscaped avenue. They echo each other in height, style, materials, color and design elements, their bulk diminished by sensitive setbacks and by multiplaned facades. At an angle on the easterly end of one of these, along Field Street, are three other buildings of lesser bulk but obviously part of the same plan, and from the same design source. Brick and marble or limestone are the materials, carried over even to garden paths and sidewalks.

It is unusual that in the 1912-1924 era a City Hall/Fire Station/Police Station/Jail/Courts Building; a major office building housing the headquarters of one of the largest industries in the

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

state; offices for the city's oldest bank; headquarters for the city's charity activities; and housing for its major downtown medical clinic should all have evolved from a co-ordinated plan and under a single architectural direction.

Civic sculpture, stained glass, enamel art and ornamented ceilings by nationally known sculptors and painters are a part of the complex. Peter Rossak, Arthur Willets, Ulysses Ricci and Emily Winthrop Miles were among the individual artists; Cass Gilbert the overall architect and designer.

As remarkable as the complex itself and the work of these artists, is the involvement of Henry S. and Frederick S. Chase, two brothers who headed a Waterbury industrial empire. Their brass manufacturing industry was then the largest in the country, as was their button industry, and their clock manufactory was the largest in the world. The Chase companies, begun by their father, Augustus S. Chase, in the mid to late nineteenth century, gave them the monies and influence necessary to replan a city; their innate aesthetic sense and civic awareness enabled them to execute a plan of lasting architectural and design value.

With the construction of a Union Station (designed by McKim Mead and White) at the foot of Grand on Meadow Street between 1906-09, Henry S. Chase began the twenty year plan which resulted in the municipal center complex. Grand Street, he felt, should be made into an avenue that embodied its name, thereby providing an introduction to the city that would be beautiful and memorable. To this end, work was begun on Library Park at Grand and Meadow in 1905. Two streets had to be closed, and multiple buildings acquired and demolished to permit the work. Frederick Law Olmsted, the famous landscape architect of Central Park, and Cass Gilbert, architect of New York's Woolworth Building, the United States Supreme Court Building and other American landmarks, were subsequently retained to work on the design. By 1923 the Chase family had donated more than \$100,000 for this work, while the city expended some \$35,000. The Chase contributions allowed the city money, in an era of economic depression, to be used solely for salaries, while professional assistance in design and planning, and landscape and other materials could be purchased from the private funds.

Already the city's Library (now demolished and replaced) was

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER

3

PAGE

4

on Grand Street, widened in 1909. The work on Library Park increased the open space around this building.

With the burning of the old city hall on West Main facing the Green in 1912, the opportunity was presented to move all the city's buildings to a planned Grand Street municipal center. In 1913 a Chamber of Commerce leaflet listed Waterbury assets, concluding:

...And by no means the least, a CIVIC CENTER. The pre-dominating feature of this will be the new \$600,000 Municipal Building, on which construction has already begun. It will be erected on a commanding site, adjoining the attractive Library Park, and will make the entrance to the city one of the most impressive in the country.

Cass Gilbert, chosen as architect for the city hall in a national competition, may or may not have been the Chase family choice. There is no doubt however that his selection was fortuitous; that a close friendship evolved between Henry Chase, Frederick Chase and Gilbert, and that all three shared a magnificent vision of a municipal center. Frederick Chase's obituary in the Waterbury Republican on Dec. 5, 1947, recalled the work he had taken over from Henry, who died in 1918:

Civic consciousness was one of his outstanding characteristics. The impressive appearance of Grant St., from Union Station to the Post Office, including the city's magnificent brick and marble City Hall, is a living monument to the public planning of Mr. Chase and his brother, Henry S. Chase.

When the Chase Co. decided to build its equally magnificent office building on this street, the structure was designed to conform in style to the municipal building which it faces. Mr. Chase planned all the details with Cass Gilbert, the famous architect. The H. S. Chase family had made possible the remodelling of Library Park which complements the dignity of the buildings along the street, and had sold the Post Office site at Grand Street, and Cottage Place, to the Government and F. S. Chase prevailed in his long-range thinking that the new federal building could be located there as a further step in making this street the show place of the city's downtown district. The graceful Waterbury National Bank Building also is part of the same architectural

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 5

conception...

The work of the Chase family in sponsoring the widening of Grand Street and in opening Library Park prepared the way for all the work to come. That the entire complex is part of one grand scheme is obvious when one looks at the buildings, and the manner in which they use the existing irregular street plan.

Grand Street jumps off from Union Station at approximately a 45 degree angle. One of the design goals of the new municipal center was to frame the station tower and establish it as a goal when one traveled west along Grand Street. In doing this, Gilbert used the three Grand Street buildings as the artist might use a frame.

The Municipal Building, 1912-15, is set back from Grand Street behind a wide landscaped plaza, which Gilbert called an "entourage", and at a slight angle to the street. The Chase Building, 1917-19, is set on the same angle, but is longer than the Municipal Building so that it projects beyond each end of that structure. When the Waterbury National Bank, 1919-22, was sited, the architect moved it forward to Grand Street, but placed it at the slight angle by which Field Street enters Grand between the bank and the Municipal Building.

The effect of this placement is to pinpoint the Union Station tower amid a vast open space, when one travels down Grand Street toward that destination, and to enclose the open, well landscaped parks, thus emphasizing them, as one travels from Union Station up Grand Street in the opposite direction. The city beyond is tantalizingly glimpsed in the intervals between the bank and the Chase Buildings at the termination of the open space.

When one travels up Church from West Main Street and the Green, one sees the side of City Hall at an angle to the street amid a park of green grass and trees. Later, the Chase Building also comes into view, at the same angle to the street as City Hall and leading the eye in the same direction -- to the greensward.

From the former site of City Hall, at Leavenworth and West Main streets on the Green, the Waterbury National Bank Building is viewed as one turns from the Green onto Leavenworth Street. It closes the vista and serves as a suggested destination -- the

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 3 PAGE 6

city center, where a short jog to the right on Field at Grand Street brings one squarely into the Chase/Gilbert complex.

One other approach to the area is by way of Field Street. There one tops the hill where the Municipal Building begins on the left. To the right are Gilbert's and the Chase's Chase Dispensary, 1923-24, and their Lincoln House, 1916-17. All are red brick with marble accents. As one looks ahead, the Chase Building closes the vista, and the street changes to stone at its end where the Chase Building and Waterbury National Bank enclose the end of the vista.

When travelling to Grand Street on the other three streets, one senses the visual termination of these streets and the necessity to shop when the civic center is reached. At Grand Street one stops and looks, and what one sees is a civic center, Cass Gilbert designed and Chase family planned. It is impossible to travel through the area along Grand Street without being visually guided, whether one realizes the subtle way in which attention is being directed or not.

In the 1905-1924 era the influence of Gilbert and Chase is actually much more pervasive than just this complex indicates. Not only did the Chase family donate park and parkway space to the city in multiple locations, they also made thousands of trees and other plants available to the city to be used in civic beautification and betterment. (All three of the Chase brothers, and several other members of the family, served on the city park and city planning commissions.)

Within this immediate area, Gilbert drafted plans for a Union Station Park and a fountain before the station at the Grand Street entrance from Meadow. Gilbert also dabbled in design of a new municipal flag, which was being planned for use at the new Municipal Building. His ideas resulted in the winning design, but, in the only setback Gilbert suffered in his grand design, the flag he inspired was rejected by the Aldermen in place of one using the city seal.

Gilbert also provided plans for a proposed theater, along Grand just east of the Waterbury National Bank. Frederick Chase had other plans for the property, however. He had acquired the

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 7

land from the First Baptist Church, and held it to insure that any new federal building which Waterbury might need could be built on a site on Grand Street. (These plans were fulfilled when the magnificent new Art Deco Post Office, designed by George Oakley Tetten, opened in 1933.)

When Frederick Chase sent the 1919 Gilbert theater plans to his sister Edith, they went with a note which is indicative of the family taste and family involvement.

Here is a sketch of a possible theater which strikes me as charming, but I am afraid more expensive than we can afford. Wouldn't it be bully however if we could have this little piazza between the fine post office and Waterbury National Bank as a foreground to this theater and the arcade approach from Grand Street. See the accompanying blueprints.

It probably is a dream, but it is only by dreams that we accomplish anything really worthwhile.

The municipal center complex consists of six buildings, five of them of major importance. They are, in order of their planning and construction:

The Municipal Building, including a city hall, police station, fire station, jail and city garage, 235 Grand Street, 1913-1915

Lincoln House, a social, housing and charity center, 35 Grand Street, 1916-17

The Chase Building, headquarters for the Chase companies and company welfare and social activities, 236 Grand Street, 1917-19

The Waterbury National Bank/Citytrust building, 195 Grand Street, 1919-22

The Henry Sabin Chase Memorial Dispensary, 43 Grand Street, 1923-24

All were designed by Cass Gilbert, all but the Municipal

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 3 PAGE 8

Building constructed with Chase money. Even the Municipal Building was a part of the Chase plan for development of a municipal center on Grand Street.

The Waterbury Municipal Building
235 Grand Street, 1913-1915

There could be no greater misnomer than calling this building City Hall, the name by which it seems to be popularly known. It is true that Cass Gilbert designed the building to be a city hall, containing the mayor's office, aldermen's chambers, and city courtrooms. At the same time a central fire station and offices for the fire department; a police station and police department headquarters; and a city jail, were included in the building. Since these uses would bring together at one location a large number of vehicles a city garage was indicated and Gilbert designed that also.

Such a grand building with such a collection of users and uses called for co-ordinated planning, attention to detail, and sufficient open space to allow the human scale of the building to be appreciated. Gilbert therefore set the building behind a public garden, which he labeled "Entourage". In an open courtyard in the center of his buildings, he sited another more intimate garden, planned for those who worked in the building.

Cass Gilbert was offered the opportunity to design the new municipal center complex largely by serendipity. Though Henry S. Chase had begun talking about Grand Street as a fine ceremonial entrance to and introduction of Waterbury, and had assisted in the planning that widened the thoroughfare and opened up adjacent areas for landscaping, only the municipal library was actually located on Grand. The library, on a large open site, had moved from the Green to Grand in 1894, occupying a large new building provided by Silas Bronson. The new library site had been a former cemetery, the first within the city of Waterbury. It had been discontinued and most bodies and stones re-located by 1891.

In 1912, as work on remodelling the W. Main Street City Hall

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 9

was being carried out, fire, which began among paint and debris in the basement of the structure, destroyed the building. On the same day, April 22, half a dozen other suspicious fires broke out and there were thirteen fire alarms. The next morning Mayor Francis T. Reeves called a special meeting of the Aldermen at which a reward was authorized for the incendiary, new automobile fire apparatus was authorized, and a commission to build a new city hall appointed.

After disagreement over the building site, referenda were held to determine and settle the question. By a bare majority, on the second try, the present site on Grand Street was chosen and the land secured. With the city hall moving from the Green it seemed logical to move the police and fire departments as well, especially since ample space was available at the new site.

Competition was announced to determine the architect, with Professor Warren Power Laird of the University of Pennsylvania as the judge. Cass Gilbert of New York and Connecticut -- he had purchased the Keeler Tavern in Ridgefield in 1907 and adapted it as his residence -- was chosen. Gilbert thus began a connection with the city of Waterbury, and with the city's Chase family, which spanned more than twenty years of planning and building in the immediate area where the new building was to be sited.

On July 8, 1914 the bid of the George A. Fuller Construction Co. of New York was accepted and a contract signed. Ground for the new building was broken in August, and the structure officially opened during "Old Home Week", November 25, 26, and 27, 1915. By January of 1916 the new Municipal Building was occupied and in use. At least two local firms did major work on the building: Barlow Bros. Co. handled all the heating and plumbing and the Thomas F. Jackson Co. supplied all the interior and exterior marble and did the "Entourage" landscaping.

The new building was something of an immediate civic attraction. Not only was it impressive architecturally, but its detail and finish was unusually good. Arthur Willets of New York, a nationally known muralist, was retained as the decorator and his corridors and ceilings were pointed to with pride as works of art. Peter Rossak was chosen sculptor for the bas-relief

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 10

medallions on the building's exterior. Rossak had done much of the work on Grand Central Station. It is certain that other artists were also involved.

Before the building, Gilbert's "Entourage", a garden of parterres, terraces, fountains and two enormous flag poles with sculpted bronze bases, was intended not only to allow the building to be approached through a planned environment, but to serve as a ceremonial gathering place. That use began almost immediately with the dedication ceremonies in 1915. On Nov. 26 at 10 a.m. school children paraded to the new building and held folk dances and other exercises in the "Entourage". At 1 p.m. the police and fire departments paraded to the "Entourage" and at 2 the Governor of Connecticut officially dedicated the building.

At the Declaration of War in 1917 eligibles for the draft gathered before the building, forming long lines along Grand Street. On June 7, 1919, when the Welcome Home parade that officially marked the close of all war service and activity in the city was held, the viewing stand was in the "Entourage".

In 1936 President and Mrs. Franklin D. Roosevelt were there, arriving for a political rally in Library Park. During World War II scrap metal was amassed in enormous piles in the "Entourage" and scaffolding was built around the Municipal Building tower where aircraft spotters and air raid wardens kept careful watch. On VE and VJ Day both the City Hall and Chase Building were centers of the city's paper shower ticker tape celebration. City parades routinely use the Grand Street route on July 4 and other special occasions, so that the Municipal Building "Entourage" functions as it was planned, as a ceremonial gathering place.

Within Gilbert's building, the Aldermen continue to meet, and the police and fire departments administer their programs. In 1965, the city acquired the Chase Building across the street from and complementing this building to house the overflow from the first building. This may well be the only time in history in which a single architect has been able to design a major municipal building and the building which will serve as its annex -- all within the period of five or six years. As the size of the city grew, however, and space was needed, the Chase Companies re-

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 11

leased the building they had occupied as their corporate headquarters for city expansion.

That development certainly would have pleased Cass Gilbert. It may well have been intended all along by the Chase brothers, Frederick and Henry. Whether foreseen or not, it was a logical result of the sound planning and development which they fostered in the area between 1905 and 1925.

Lincoln House
35 Field Street, 1916-17

The panic of 1908 had been severely felt in Waterbury. Though several existing charities offered services to those who were out of work or had been otherwise harmed by the 1908 recession, their responsibilities often overlapped, efforts were frequently duplicated and many citizens were not reached. On Jan. 20, 1909 a Waterbury group met to discuss establishing a charitable association which would co-ordinate all charity activities within the city. John Moriarty was elected chairman, R. E. Platt secretary. The group met again on Feb. 28 to approve a constitution and bylaws establishing The Associated Charities. At the Feb. meeting, 36 directors were chosen including Henry S. Chase and Helen Chase. On April 18 when officers were selected, W. H. Camp became president, T. F. Carmody, vice president, C. L. Holmes treasurer and R. E. Platt secretary. A. Mr. Chase, presumably Henry, was elected to serve on the Finance and Membership committee.

In 1912 Helen Chase was elected a director and a Prudential Committee of ten, including H. S. and Irving Chase, established. By 1916 a committee on a dispensary to make medical aid available to those who could not afford the hospital outpatient clinic had been established with Edith Chase as a member.

The Associated Charities had a program by 1916, but no building. With the Municipal Building, designed by Cass Gilbert, just completed at Grand and Field streets, and with land available on Field -- in what was being discussed as the new town center -- it

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 12

was natural both that the Associated Charities building would be constructed across from the new city structure and that Cass Gilbert would be selected architect. Gilbert supplied plans for the new "Social Centre and Lodging House" on June 1, 1916, and some \$42,000 was subscribed for construction, with the Chase family as prime benefactors.

From the beginning, the Associated Charities organization set for itself five tasks:

1. Co-ordination - use as a clearing house for philanthropic agencies.
2. Investigation - study of referred cases in order to place applicants with the appropriate agency.
3. Relief - assist the destitute in any way possible.
4. Civic Action - trace destitution to its social causes and act to alleviate the causes.
5. Charities Endorsement - investigate appeals for funds and keep files on fund raising, making the files available to the public.

Within the new building all the above tasks could be accomplished: on the first floor the offices and files were to be established; in the basement the building plans included "tramps bathrooms", "lockers", and "fumigation room"; and on the third floor were dormitories -- a sort of drunk tank. The second floor was planned for the dispensary.

In deciding on those tasks and this location, the committee had done a good deal of research: studying the Charity Organization Society and Russell Sage Foundation in New York; Associated Charities of Paterson, N.J., and Society for Organizing Charity in Providence, R.I. In July 1909 Howard L. Udell, then of Associated Charities of Pawtucket, R.I., and before that with the Bureau of Charities of Chicago, became the first manager of Associated Charities, the Waterbury group. He opened his office on Oct. 1, 1909.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 13

By 1910 Associated Charities was conducting programs at the Clay Street School Settlement, in which "Miss Chase" assisted. By 1911 a woman probation officer was working with the group and the South Main Street Playground, complete with the services of a "play leader", was being operated by the group. In 1912 Associated Charities became an incorporated agency.

On October 1, 1917, the organization moved into the new Field Street building, evidently already called Lincoln House, the second of the Cass Gilbert buildings completed within the city center Gilbert designed complex.

Because of the pressures of World War I, the clinic could not initially be opened. Needed supplies and materials were diverted to war work and the second floor was for a time unoccupied.

From the beginning, Associated Charities co-ordinated the work of other agencies including district nursing, relief work, the war on tuberculosis, day nurseries, boys' and girls' clubs, etc.

In addition to providing lodging for vagrants and giving clean clothing, the Lincoln House group also provided employment in private jobs, or as Waterbury street cleaners. Some women were employed as visiting housekeepers, who worked directly with families. Others were employed in Red Cross work and in Belgian Relief activities. All Red Cross activities were co-ordinated by Associated Charities.

One of the agencies in the building, The Anti-Tuberculosis League of Waterbury, handled the removal of 1,093 patients to sanatoria in 1916-17 alone. During the same period they visited 3,539 tubercular cases and made 65,000 visits to homes where advice on tuberculosis or other services was needed.

By Feb. 7, 1918, the Waterbury Republican could report

Associated Charities Dispensary Opened. Long Needed Clinic Starts in Field Street Building.

A long needed free clinic or dispensary was opened on the second floor of the Associated Charities Building on Field Street yesterday. The dispensary has been part of the plans of the Associated Charities since the opening of the new

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 3 PAGE 14

building last summer. The work was held up because of the failure of the hospital supplies, commandeered for more urgent purposes, to arrive.

The dispensary includes a waiting room, consultants, treatment and sterilizing rooms. Miss Gertrude Soens is in charge, and several physicians in the city have offered their services free at certain hours. The dispensary is intended of course for those who cannot afford to pay doctor's fees and its privileges will be safeguarded from abuse by the Associated Charities.

In 1920 the Associated Charities exchanged property to the rear of their building for property of the H. S. Chase estate next door to the south on Field Street, thus securing the future home of the Chase Dispensary.

The Visiting Nurses Association, formed in 1903, operated from several headquarters before 1918 when they moved to Lincoln House. By 1921 their staff consisted of a superintendent, an assistant, a registrar and eleven nurses doing field work. Calls were received from 8:30 a.m. to 6 p.m., for services provided mainly to new mothers and babies, or to expectant mothers. Nurses made morning and afternoon calls, each in an assigned district, thus getting to know the neighborhood and their clients. When possible a small fee was collected, but usually the work was free.

In 1921 the Associated Charities, which had received objections to the use of the work "charity" as demeaning to those who sought assistance (and because of this was not reaching many in need), changed its name to The Lincoln House Association, thus officially recognizing the name by which the Associated Charities building was already known. The name change was officially announced on Oct. 10, 1921, though not approved by the directors until Dec. 28.

Though the dispensary moved out of Lincoln House in 1924 and into its own building next door on the south, the two continued to refer people to each other and maintained close ties. The second floor dispensary space in Lincoln House was taken on by other agencies and expansion of existing groups already there.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 3 PAGE 15

In 1930 a central index of charities, and sources of employment or other aid was established at the building. In 1931, Traveler's Aid moved in.

A 1935 questionnaire filled out by the Association noted that the organization provided family case work, worked with delinquents over sixteen, provided Traveler's Aid, offered emergency unemployment and work relief and provided workshops for the physically and mentally handicapped, in addition to co-ordinating other activities within the city. The association employed a permanent staff of six. In response to the question, "What resources have you available for carrying out your work?" the association representative wrote under

"Health : The Visiting Nurses Association, Anti-Tuberculosis League, two dispensaries for free service and a financial arrangement with the two local hospitals to secure hospital care at a special rate."

Under "Legal" they replied: "We have no legal aid society, but can secure free advice from certain lawyers..."

In 1942 the Lincoln House Association became a member of Community Chest, and in 1947 changed its name once more: this time to the Family Service Association, the name under which it still operates.

During the post-World War II era, the city's Adult Probation Department rented the second floor of Lincoln House. The Chamber of Commerce rented space there at one point as did the Legal Aid Society.

As the Family Service Association moved more actively into work with battered children and their parents, they required additional open space, not offered by the Field Street site. A building on Murray Street was secured in 1974, and the organization completed its move from Lincoln House on Jan. 1, 1975.

Since that time the building has been unoccupied. It was acquired from the Family Service Association by a group of attorneys who planned to rehabilitate and use the structure. They had not done so in late 1977 when, after several stays of demolition, the building was acquired by Catherine and Patrick DeLeon.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 15 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 16

They are at present evolving plans to return the building to active office use, making it once more a producing member of Cass Gilbert's Waterbury civic center.

The Chase Building
236 Grand Street, 1917-19

The involvement of the Chase family with improving Grand Street, and converting it into a municipal center and entrance to the city which matched its name, began with the construction of the new Union Station on Meadow Street at the foot of Grand. McKim Mead and White designed the transportation facility on which work began in 1906 and which was opened to the public on July 11, 1909.

At that time Chase interests in the area were considerable. Not only did they own real estate along Grand Street, but Henry S. Chase lived at 42 Church Street, within a half block of Grand, and the offices of the Chase companies were on Grand in the block between Leavenworth and Bank streets. At the corner of Bank and Grand streets was the Waterbury National Bank, long a Chase enterprise. It was logical therefore that all development along Grand Street would be watched with interest by the Chase family, and that they would wish to have a hand in its evolution.

Concurrently with the completion of the Union Station building, Grand and Meadow streets were widened and improved. At the confluence of the two streets several developed blocks and two streets adjacent to the Bronson Library were subsequently eliminated and a vast park area facing the station was created. This meant not only that Meadow Street could then run continuously from West Main to South Main, but that Grand Street was established as the ceremonial approach to the center of the city.

With the assistance of the Chase family, grading on Library Park began in 1905 as part of a large park and street improvement system supported by the Chases and other leading families.

It was natural, considering the improved appearance of Grand and the new location of the Union Station that the new Municipal Building (constructed after the old one on the Green burned in 1912), would be moved to Grand Street. It was also logical that

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 17

the Chase Building, already being planned as a single new headquarters and identity for the Chase Companies, would also be constructed on Grand, and directly across the street from the new Municipal Building, balancing it in mass and impressiveness, as well as in design and finish.

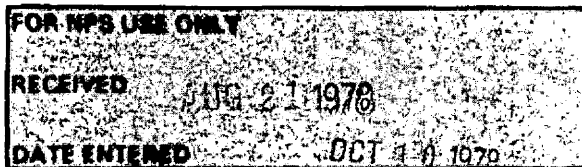
Henry S. Chase, who had been involved in the construction of the Municipal Building and the selection of its architect, was certainly interested in its relocation nearer his holdings; lived virtually across the street, and observed its progress. It is likely that while participating in that progress, he talked with Gilbert at length and began the plans which led to the municipal center concept and execution which he and Gilbert subsequently carried out. (Additional research must be carried out to determine the exact mechanics of their meetings, and the evolution of their grand scheme.)

Whatever that evolution, the family first employed Gilbert in a small way in the construction of Lincoln House in 1916-17. They began by locating the structure on Field Street across from City Hall. There Gilbert's new building would echo the street facade of his city hall and relate to it through materials and design.

Evidently the Gilbert-Chase collaboration was mutually satisfactory, for in c. 1920 Gilbert was retained by the Chases to consult with Frederick Law Olmsted, the American landscape architect, in the design of Library Park, across Meadow Street from Union Station along Grand Street. In the same era Gilbert also prepared, possibly on his own, designs for a Union Station park and a fountain at Grand and Meadow streets before the station. He sent the designs to Frederick Chase. Though Gilbert was not asked by the Chase family to execute those plans, he was retained to design a major new office building for the Chase Companies, a new building for the family's Waterbury National Bank, and eventually -- all within a period of five years -- a building for the Chase Dispensary.

Land chosen for the new Chase Building, which would bring the offices of all Chase companies under one roof was along Grand between Church and Leavenworth streets, and covering the full block across from City Hall. The chosen site contained a single brick residence and a one-story building which contained a garage and an undertakers establishment.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



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

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 18

Plans for the building were already being evolved in 1918 when H. S. Chase died on March 4. They evidently were soon completed and a contract let to The Thompson-Starrett Co., for construction. Henry's brother Frederick Starkweather Chase moved into the positions of design and planning formerly occupied by Henry. The second of the three brothers, Frederick also moved into the position of company leadership.

In its August 1919 issue the company newspaper Chase Diamond announced the various company moves into the new building:

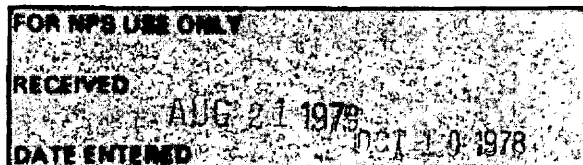
The week of July 14 was moving week for the Chase office folks. The sales department of the Manufacturing Company was first to occupy the new office building. Other departments of the factory followed. Then the Metal Works-Rolling Mill force moved from Waterville, one department at a time. By Saturday the 19th, the old offices looked as if a cyclone had struck them and the new offices took on signs of habitation.

Planned by H. S. Chase

This building was planned by the former president and to him should be given the credit of arranging for a common executive, central office from which the business of the separate plants could be dispatched. It was his thought that the three plants were Waterbury concerns and that it was proper that their central office should be a thing of credit to the city. With the entire approval of the stockholders, the job of designing a suitable building was given to Cass Gilbert, architect of the Waterbury City Hall. He was asked to design a building to replace the unsightly stable and out-of-date residence - one that would harmonize with the city hall and be of a character to add prestige and dignity to it and its surroundings.

The building is splendidly constructed, is simple in design and not elaborate in detail or furnishings. It will be a creditable building in which to greet customers and friends of the past. The hospitality of the building will extend beyond the present circle of folks who are acquainted with the products and service of the Chase Companies. It will so combine the offices of the Companies that it will inevitably

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



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

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 19

solve some of the difficulties which have been existent on account of separation of activities. It will permit of the handling of customer-wants more promptly, more satisfactorily and with less expense of time and money to the companies.

The management feels that they have a more than ordinarily level-headed organization which will appreciate what has been done in providing this office building. It is expected that this organization of men and women will have the proper pride in the building...

In a later issue of the magazine, Sept. 1919, one headline stated "Office Force Likes New Quarters." The article described the building and began:

The question so frequently asked during the last two years "When will we get into the new office," was definitely answered during the last half of July when all departments were busy getting settled in their new quarters. Anticipation is by no means in all cases equal to reality. Expressions of appreciation, and resolutions to prove worthy of such a fine place to work, are constantly heard. The firm belief of our Management that environment and surroundings would be reflected in the service rendered is already justified.

It is difficult to determine the exact extent of the Chase Companies quartered in the building. Certainly many Chase enterprises such as the Waterbury Bank and Waterbury Watch Company were not there. The building seems rather to have been built to house companies associated with the Waterbury Manufacturing Company, founded in 1876. The new 1876 organization had purchased the property of the former United States Button Company and continued to make buttons. It expanded to produce umbrella furniture, upholstery trimmings, saddlery goods, patented novelties and brass castings. The Waterbury Manufacturing Company was put together by Augustus S. Chase, who was succeeded by his first born son, Henry, on his death in 1896. Henry was, in turn, succeeded by the second brother, Frederick Starkweather when he died in 1918. (The third and youngest brother, Irving, headed the Bank, Waterbury Watch Company and other enterprises after Henry's death.)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

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

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 20

It was items made of brass that insured the growth of the Chase Companies under the parent Waterbury Manufacturing Company. By 1900 it was necessary to build the Chase Rolling Mill in order to insure brass for the business.

In 1909 the Chase Companies purchased the Noera Manufacturing Company, which became a division of Waterbury Manufacturing. The company made oilers, tire pumps and inflaters and similar products.

Construction of the Chase Metal Works Plant, begun in 1910, the second brass mill of the company, greatly expanded capacity for brass making and was ready for World War I production. The plant, on Thomaston Road in the Waterville section of Waterbury, was so large it was often referred to as the "plant which is nearly a mile long."

It was these four basic companies that moved their combined operations under the umbrella Waterbury Manufacturing Company into the Chase Building. Considerable expansion took place after the move. In 1927 the companies purchased the Hungerford Brass and Copper Co., a sales and warehouse organization dealing in brass and copper products of all kinds and with offices and warehouses in several large cities in the United States. In 1929 they built the Cleveland Mills, in Cleveland Ohio, the first Chase company to be built outside Waterbury, the first of two plants later operated in Cleveland.

In 1929 the interests of the Chase Companies were purchased by the Kennecott Copper Corporation, the world's largest copper producers, though they remained independent. In 1936 Waterbury Manufacturing Company, which had become the Chase Companies, was renamed Chase Brass & Copper Co., Inc. Chase Brass & Copper was then organized as a Connecticut firm to serve the Chase interests in these fields. The corporation and company continued to occupy the building until the early 1960s. On January 4, 1963 ten Waterbury citizens purchased the structure intending to insure retention of the building and "to preserve its character and usefulness to the city and guide its resale." In February of 1966 the Chase Building was purchased by the City of Waterbury for municipal offices and now contains, among other offices, that of the Mayor.

A survey of the use of the building is informative in under-

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 21

standing both the involvement of the Chase companies in the area and in the attitude of the companies. The March 1920 Architectural Forum in an article on the building details use of the interior areas:

The first floor is occupied largely by the offices of the parent organization - the Waterbury Manufacturing Company. The entire wing on the right end is taken up by the purchasing department of the combined Chase Companies, while the main front is given to reception or conference rooms. There are elevators to all floors and four stairways to the second floor. On this floor are located the offices of the president, treasurer, secretary, managers and sales and production department of two of the companies, general filing room and a large conference room. On the third floor, reached by two stairways at either end, are the combined accounting departments, the records department, cashier and pay department, with their vaults, and the cost and compensation departments. The fourth story front is slightly back of the main facade line and does not extend over the area of the wings. This floor is mainly devoted to welfare work.

The welfare work referred to in the above seems to have been the work of the companies Red Triangle Department. The origin of the name is unknown but the department, in addition to cosmetic things such as holding patriotic rallies, employee picnics, community sings and showing motion pictures, also carried on multiple cultural and social activities. Immigrants who worked with the companies were assisted in filing citizenship papers. Members of needy company families were assisted in employment. Garden plots on company lands were assigned by the department, and plants, seeds, fertilizers, etc., donated by the Chase companies. English classes for Chase workers were a large part of the department's work, but it also sponsored French classes for those who wished to learn that language. The Chase Brass Band was another activity of the department. Directed by Orrin S. Barnum, the band was made up of Chase employees and gave regular concerts. Evidently it was a proficient and professional group. In an August 1, 1920 concert in Library Park across Grand Street from the Chase Building, the band began with Adeste Fideles and closed with a Mozart Gloria. Other features were by Verdi, Wagner and Gruenwald.

Garden exhibits were held in the building, with flowers and

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	NOV 11 1976
DATE ENTERED	OCT 10 1976

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 22

produce from garden plots furnished by the companies and cared for by employees. Prizes were offered, as was entertainment and refreshments were served. The Foremen's Association and other organizations held meetings and socials in the building. Cass Gilbert, architect of the building was a frequent speaker. At one such meeting, on May 3, 1920, Gilbert addressed the Annual Banquet of the Foremen's Association on the fourth floor of the building. The June 1920 Chase Diamond noted that Gilbert was the guest of F. S. Chase in his Grove Street home, some two blocks away, and continued

His remarks concerning the construction of the magnificent office building which is now the home of the Chase companies, proved most interesting. At the conclusion of his talk he was loudly applauded and given three rousing cheers."

The newspaper frequently carried correspondence from Gilbert, or articles concerning him or by him. His work on the Woolworth Building in New York, Minnesota State Capitol, etc., was outlined in the Dec. 1919 issue. It was obvious that not only were the Chases interested in Gilbert, his work and the municipal center, but that they tried hard to pass that interest along to their employees.

The interest was reciprocated by the employees in beautifying their own building. In one such action the Foremen's Association commissioned Gilbert to design a memorial tablet to Henry S. Chase "who was a close friend" of Mr. Gilbert. Gilbert wrote to F. S. Chase in April 1921:

The tablet of Mr. H. S. Chase is completed and is now at the Architectural League exhibition in the Metropolitan Museum. It looks very well indeed and has been very highly praised. When the exhibition is over at the Metropolitan Museum I shall see that the tablet is sent to you.

The handsome bronze tablet sculpted by Ulysses A. Ricci had a medallion bas-relief of Chase flanked by a garland. The text is a rare tribute by employees to an employer:

...A man of rare vision in the world of business adventure and one whose understanding heart lent cheer and courage to his fellow men. A man he seems of cheerful yesterdays and confident tomorrows...

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

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

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 23

The tablet, installed in 1921 in the second floor corridor at the top of the central stairs, was moved to the Mattatuck Museum in the early 1960s when the future of the building was uncertain.

The Chase Building was certainly the centerpiece of the Chase involvement in beautifying the municipal center. That it survives as an integral part of a co-ordinated, well planned, functional downtown area shows just how avant-garde the urban renewal ideas of the Chase family and their architect, Cass Gilbert, actually were.

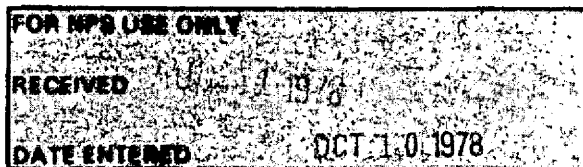
Waterbury National Bank/Citytrust
195 Grand Street, 1919-22

The Waterbury Bank was formed in late 1848 and opened for business at a corner of Grand Street and a thoroughfare which came to be known as Bank Street after the new bank, the first to be opened in the city.

Though Waterbury was already an important manufacturing center, the new bank brought about much needed changes in the city's industry and in labor. Prior to 1848 Waterbury banking business had to be transacted in New Haven, Hartford, Litchfield, Meriden or Middletown. A great amount of travel and correspondence was necessary to carry on even rudimentary banking, and business methods suffered. Manufacturers generally ran their own stores, allowing employees to run up bills in these establishments where they bought the necessary staples. Running accounts were kept in the stores and the employee salary was occasionally, perhaps semi-annually, accounted against this debit. When cash was needed it had to be requested from the employer, for there were no regular paychecks.

Not only were there few employee bank accounts, but few regular accounts of any kind, and no regular deposit system for the town. Establishment of the Waterbury Bank not only made capital available locally and allowed profits to be returned locally, but it allowed changed business methods. With local banking available, the company stores gradually were phased out and employees paid on regular intervals. The great costs of bookkeeping, correspondence and travel

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



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

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 24

which previously attended banking were eliminated and other banks followed the successful Waterbury Bank.

The organizational meeting for the Waterbury Bank was held on Sept. 6, 1848. The group had already applied for a state charter and received authorization for \$200,000 in capital, with the privilege of acquiring an additional \$150,000. On July 23, 1850 this additional amount was provided and in the spring of 1851 capital was increased to \$500,000.

From 1850 on the growth of the bank seems to have been concurrent with the growth in importance and involvement of Augustus Sabin Chase, founder of the Chase enterprises. Chase, born in Pomfret on Aug. 15, 1828 came to Waterbury in 1850 and took a position as clerk in the Waterbury Bank. In 1851 he became assistant cashier. In 1852 he became Cashier -- the most important position in the bank insofar as day to day operations were concerned. In 1864 he became bank President. Shortly after Chase became President, on Feb. 2, 1865, the bank became Waterbury National Bank.

Chase maintained control of the bank until his death in 1896. It served as the stepping stone and the cornerstone of the Chase companies which included The Waterbury Manufacturing Company, the first of the Chase manufacturing enterprises, the Waterbury Watch Company, Waterbury Buckle Company, Smith & Griggs Manufacturing Company and Benedict & Burnham, in 1896 the largest brass concern in Waterbury. Through directorships, his influence extended to a number of other companies. These enterprises, together with the bank, formed the foundation of the fortune which allowed the Chase family to dream of and plan construction of a municipal center which included the present bank building. Henry Sabin Chase, Augustus' oldest son, and Irving Chase, his youngest, also served as presidents of the Waterbury National Bank.

In 1972 the bank merged with the City Trust Company of New Haven to form the City National Bank, now Citytrust. The bank is now operated as the Waterbury National office of Citytrust.

It was Henry S. Chase who conceived the bank as one of the cornerstones of the Waterbury municipal center development. He began acquisition of the land, and his brother Irving assumed management of construction after Henry died in 1918. By then the design theme had already been established, the location selected and the architect determined. Cass Gilbert, who was then completing the Chase

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	091 10 1978

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 25

Building, headquarters of the companies, and had just completed Associated Charities to the rear of the bank site, was asked to design another building to complement the municipal building, the earliest structure in the complex and its centerpiece. The bank was the fourth and next to last building constructed in the ten year construction and development of the center.

Gilbert's plans for the bank are dated Oct. 25, 1919. Bids were opened for the new building on Feb. 2, 1920 and work evidently began soon thereafter. J. W. Johnston was construction superintendent for the structure, working until Jan. 14, 1922 when the building was finished. Hugh H. Roberts Co. was the general contractor, with the Vermont Marble Company providing marble, John Palachek Bronze & Iron Co. of Long Island City providing bronze work, L. Schreiber & Sons of Cincinnati providing iron work, and Thos. F. Jackson Co. of Waterbury furnishing the limestone. Alexander Wright & Co. did the stonework, McKenney & Waterbury Co. Inc. of Boston provided lighting fixtures and W. G. Cornell Co. of New York did plumbing, lighting, heating and sprinkler systems. Otis provided the elevators and Cutler the very best mail chutes, as might be expected.

All the work was on a grand scale and proceeded slowly. Much of the original correspondence concerning construction survives, as do many blueprints, so that changes in the building can be more carefully charted than might ordinarily be possible. These changes included work by architect Douglas Orr in 1950 and later work by designer PAUL Krauss.

Through materials and design, Gilbert related the banking building to other buildings he designed in this complex so that this, the fourth of his five buildings is one of the cornerstones of the area. It is also one of the major introductions to the area, since when one turns from the Green up Leavenworth Street the Waterbury National Bank building solidly terminates the street and the vista. One knows immediately that here is a building, and that both its design and placement in relation to the street are deliberate.

At the other end of its Grand Street block, at Bank and Grand, the earlier home of the bank survives, still viewable above new structures which obscure its first story. When the two are compared, the result invites not only an understanding of the success

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 26

of the banking enterprise, but of the high standards of aesthetic taste and civic responsibility felt by the Chase family and other directors of the Waterbury National Bank/Citytrust.

The Henry S. Chase Memorial Dispensary
43 Field Street, 1923-24

Planning for a Waterbury dispensary seems to have gone on concurrently with plans for constructing a building to house Associated Charities. The Waterbury Hospital already provided some of the services which would be provided by the dispensary, and the new clinic was to be officially recognized as the "Out Patient Department of the Waterbury Hospital". In 1916 when plans for the Associated Charities building Lincoln House were being evolved, Cass Gilbert, the architect, was instructed to prepare the second floor of the new building to house the dispensary.

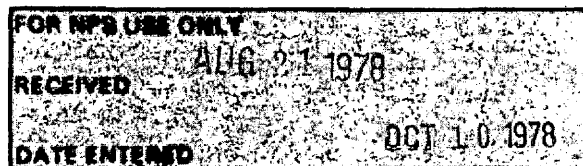
Though it was planned for the dispensary to open in 1917 when other agencies occupied the new (Lincoln House) building at 35 Field Street, needed supplies were rerouted to wartime use, and the dispensary had to wait. Supplies freed from World War I rationing were finally secured and the clinic opened on Feb. 6, 1918 according to the Waterbury American. The paper noted that the clinic was "long needed", and that it was

intended, of course, for those who cannot afford to pay doctor's fees and its privileges will be safeguarded from abuse by the Associated Charities...

Henry Sabin Chase had been instrumental in establishing the facility, first called the Waterbury Dispensary, and in locating it downtown. Having decided on the location, it was logical that Henry Chase should go to Cass Gilbert, architect of the new Municipal Building, for plans for the new Lincoln House building, first home of the dispensary and second building to be constructed of the five in the Municipal Center complex.

Henry Sabin Chase died on March 4, 1918, shortly after the dispensary opened in Lincoln House, but his plans for the downtown medical facility and for the Waterbury municipal center had evidently been well discussed, for other members of the family continued the work.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



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

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 27

In addition to founding the dispensary, the family also did much to publicize it. The Chase Diamond, employee newspaper of the Chase Companies carried a typical article in its April 1920 issue, in both English and Polish - (Albanians, Lithuanians and Italians also made up significant minorities which the clinic hoped to reach):

An institution which has been of considerable help to a good many people is the Waterbury Dispensary and we gladly publish this announcement of hours at which the different clinics are held. In the next column the same schedule is printed in Polish.

The Waterbury Dispensary is located at Lincoln House, 35 Field Street.

Its object is to provide medical and surgical advice and treatment for those who are unable to procure it for themselves.

It is open to all classes, races, nationalities and creeds.

Those whose income is sufficient to pay regular fees are not admitted to the Dispensary, but are referred to their own doctor, or if they desire, to one of the staff.

The charge of 10 cents is made for visits and treatments.

Patient problems covered by the dispensary included surgical; medical; diseases of women; diseases of men; skin; children; ear, nose and throat; eye; orthopedic; dental; and mental and nerve, with each being treated on a regular schedule. All dispensary activities were under the direction of Miss Jennie Heppel, a registered nurse who assumed direction of the dispensary in 1919, succeeding Miss Gertrude Soens, the first director.

In 1923 the Chase family decided to permanently endow the facility and make plans for a separate building. Mrs. Henry S. Chase and Miss Edith Chase provided most of the funds and Cass Gilbert was once again retained as architect for the new structure, the last of the five which he designed in the Waterbury municipal center area. The Waterbury Republican reported ground breaking on July 24, 1923, continuing

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	AUG 21 1978

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

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 28

Ground was broken today for an institution which is expected to rank with the foremost in ministering to the city's good. A building to be known as the Henry Sabin Chase Memorial Dispensary is to be erected adjoining the Lincoln House, the work preliminary to the construction being started today.

The building is being provided by the family of the late Henry S. Chase, is in memory of him, ranking with the other public benefactions given in his memory by his family, such as the Waterville public Green, the beautification of Library Park and water rights and land in the Shepaug...

Discovery of the proposed building of the dispensary was obtained from the records in the building inspector's office yesterday, and an inquiry of the Chase family brought the information that the plans were as yet not fully decided upon but that a statement would be given out later announcing the entire prospect. It is learned from the records, however, that the architect will be Cass Gilbert, designer of the city hall, the Chase office building and the Lincoln House, the principal units in Waterbury's new and growing municipal group. Tracy Bros. have the contract for construction and it is understood that the cost will be in the neighborhood of \$60,000.

The building is expected to be similar in type and size to the Lincoln House and is expected to blend attractively with the others of the municipal group.

A stone on the building notes that Gilbert was the architect and another records "Erected AD 1924" so evidently the structure was occupied the spring after ground was broken.

In writing about the location of the new structure in the March 1952 Progress Report, a newsletter published by the dispensary, Miss Heppel, then still superintendent, stated:

...the question of a suitable site was given serious thought. The first requisite, the founders believed, should be a central location. Other social agencies, with which the Dispensary worked, should be quickly accessible to facilitate service. It was also felt that those who sought the aid of

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

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

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 29

other agencies would more quickly learn of the existence of the Dispensary if located in the neighborhood of other agencies. Again, a central location would minimize transportation difficulties which existed in a hilly city like Waterbury.

Superintendent Heppel watched the clinic case load grow steadily, especially in the early years at the height of the depression, from 13,777 patients in 1926 for example, to 46,578 in 1933, at the nadir of the economic debacle. "A normal day," she wrote,

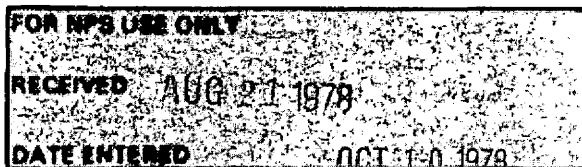
brought 175 people -- of all ages and all walks of life -- to the Dispensary. Most were sick from malnutrition and worry.

So it became the task of the Dispensary staff to attempt to alleviate the condition which caused the sickness as well as to treat the ailment. Working with other agencies the Dispensary staff obtained material assistance for a great number of people during those years. Every day urgent appeals were sent out for food, for shelter and for one or two days employment...

A patient applying for assistance was not harassed with red tape. Throughout the years the Dispensary has maintained only two requirements: Patients must be unable to afford medical and surgical care; and if the patient has been under the care of a physician, he must obtain a note from the physician releasing him to the Dispensary...

Initially, Miss Heppel, the dispensary staff and its directors were dismayed at the slowness with which they reached the people they sought to assist. "A large segment of the population was foreign born and were not aware of the existence of the Clinic," the superintendent wrote in the March 1952 Progress Record article. She not only appealed to the Chase companies and asked them to publicize the services available from the dispensary, but she appealed directly to Italian, Polish and Lithuanian congregations. She asked their priests to announce the services available from the pulpit, to write about them in church publications, and to

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



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

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 30

refer patients who came for pastoral counseling. "The day actually arrived," she wrote,

when a mother seeking treatment was not accompanied by the husband and all the youngsters who kept a wary eye on the staff.

The dispensary did not fall into the trap of Associated Charities, in that it avoided any public image, in its name or location, of charity and buttressed the legitimacy of its care by association with the Waterbury Hospital as an "outpatient clinic." The name alone certainly brought many who would not have so openly visited a charity clinic.

At the dispensary, the Junior League provided volunteer helpers; the Visiting Nurses Association provided nutritional and prenatal advice; the Kiwanis Club sponsored a massage clinic for polio victims; and the Lions Club provided trips into the country for cardiac and malnutrition cases.

In 1932 the staff consisted of Superintendent Heppel, who was a registered nurse, two other nurses, a clerk, and some 53 doctors who were at the clinic or available to it on a regular schedule. One medical intern from the Waterbury Hospital was assigned daily. A social worker was added to the staff in 1933. That year among the 46,578 patients seen by the clinic 7,612 cases were surgical, 7,415 dental, 6,202 medical, 5,326 venereal and 4,621 pediatric. These statistics seem to have been indicative of the majority of cases.

As the depression lessened -- at the worst point it is estimated that one third of the citizens of Waterbury received assistance and others needed it -- patient load at the clinic began to decline. In 1934 there were 38,252 patients and the annual report of the Waterbury Hospital noted that

with the improvement of labor conditions some have been able to go back to their own doctors. Second, the distribution of federal food has raised resistance and lessened susceptibility to infections.

The number of patients continued to drop, until in 1937 some

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

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

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 31

25,449 were seen. The figure remained somewhat steady after that and began to grow again after World War II.

Though the clinic remained a free one, it established minimum and maximum income levels. Patients who earned more than the minimum but less than the maximum were charged a sliding fee. Those above the maximum were refused treatment. A publication of the dispensary, evidently prepared about 1970, suggested one "exception to this ruling would be the person in need of immediate attention. One visit is allowed and a fee is collected."

The Henry Sabin Chase Memorial Dispensary continued in operation at 43 Field Street until 1974, part of the governmental, social, industrial and banking center established by the City and the Chase family, and designed by Cass Gilbert in unified styles and materials. It was an example of early 20th century planning and co-ordination of such activities, evidencing not only a highly developed social consciousness but a finely honed aesthetic awareness as well. As such, it probably has few peers, in America or elsewhere.

In 1977, the Dispensary building is owned by Citytrust. Both its history and architectural character, individually and as a part of the municipal center complex, argue for retention, restoration and use of the structure.

There is one other building in the district that deserves mention.

Power Station. Waterbury National Bank Annex
7 Field Street

Immediately to the south of the Waterbury National Bank on Field Street, this structure is now used as an annex to the bank, and is connected to that building by an elevated enclosed pedestrian bridge.

Alone of all the structures in the district, this one may

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

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

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 32

predate the 20th century, and until recently, was related to the Gilbert designed structures in the area, through its arched windows with stone keystones and impost blocks and use of Flemish Bond in brickwork.

The date of construction of the building is uncertain, and additional research needs to be accomplished to determine its history. It seems to have been built either by the Connecticut Lighting and Power Company, or by the Connecticut Railway and Lighting Company, to which it changed its name on Jan. 10, 1901. (Initially the company had been incorporated as the Gas Supply Company in 1895.) It seems likely that this was a transformer station and that it was constructed c. 1900. By 1919 it had been acquired by the Chase family.

Cass Gilbert identified the building on drawings which he did on May 20, 1919 as a "Power House" and suggested its use as part of a "Proposed Theatre," which he designed for Frederick Chase. The theater would have been built on Grand, just east of the bank -- land now occupied by the post office -- set well back from the street with an arcaded way across the front to the converted power station, then southward to Grand Street. Gilbert suggested reorienting the power station by adding new entrances. From his perspective elevation it is difficult to tell how he planned modifying the exterior of the structure, but it seems likely that its arched windows and Flemish brickwork would have been maintained as in keeping with the Municipal Building and the Lincoln House. The plan indeed indicates no change in fenestration. Multiple windows and the building's monitor roof would have provided good lighting for stagecrafting, costume designing, etc.

The theater project was never realized, and the Chase family held the land on Grand until it could be offered to the federal government in the late 20s, thus insuring that a new Post Office and Federal Building could be built on Grand, thereby continuing the street as the municipal center of Waterbury. The new federal building was completed in 1933, on the expanded Grand Street site.

From at least 1930 to 1960 the power station served as headquarters for the Waterbury Chamber of Commerce which moved there from the Lincoln House. In doing its part during World War II

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 33

the Chamber barricaded the entrance to this building with sandbags and maintained a prepared look throughout World War II. The Waterbury Credit Rating Bureau, Inc. and Connecticut Motor Club shared the building with the Chamber of Commerce in the 1930s.

At some point before 1950 the building was remodelled by changing fenestration, by adding a second level and brick quoins, and by painting the brick so that it would blend more readily with the limestone of the bank and so that the lines between the new and old brick would not be so obvious. Subsequently the building was remodelled again to change windows and some other detail so that they related more directly to Cass Gilbert's Bank and the Lincoln House -- arched on the first level and trabeated on the second.

Thus a new Gilbert relationship was established in which the former power station, Bank and Chase building were related through their textures and colors -- stone or stone colored -- while the Lincoln House, Chase Dispensary, and Municipal Building, were related through their brick and terra cotta color.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

American Architect, Vol. CVIII, No. 2086, Dec. 15, 1915, p. 385-392; Annual Reports, Family Service Association of Waterbury; Annual Reports, Waterbury Hospital; Blueprints and construction correspondence, Waterbury National branch/Citytrust; Blueprints, Clerk's Office, Municipal Building, Waterbury; Chase Diamond and Chase News, newspapers of the Chase companies; (see continuation sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 4.433 Acres

UTM REFERENCES

A	18	66311915	46011845	B	18	66311815	46011905
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	18	66321010	46011890	D	18	66311415	46011810
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

Beginning at Grand and Church streets on the westerly boundary of the Chase Building and running northerly 138.45 feet more or less on Church Street; to the northerly boundary (see continuation sheet)

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Tony P. Wrenn, Historic Preservation Consultant 1/28/78

ORGANIZATION

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

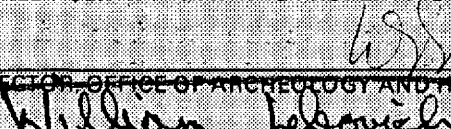


TITLE Director, Connecticut Historical Commission

DATE August 8, 1978

FOR NPS USE ONLY

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

ATTEST:  DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION
 KEEPER OF THE NATIONAL REGISTER
 DATE Oct 4, 1978

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

Mantle Fielding, Dictionary of American Painters, Sculptors and Engravers, New York: Paul A. Stuck, 1945; Files, Keeler Tavern, Ridgefield, original Gilbert material; Files, Mattatuck Historical Society, Waterbury, manuscript material, pamphlets, clippings, photographs, etc.; Files, Local History and Genealogy Section, Silas Bronson Memorial Library, Waterbury, clippings, pamphlets, city directories; Interviews or other assistance - Mrs. Florence Chase, Mrs. Marjorie Chase Feeter, Harlan Griswold, Neal Maloney, Sheila Rideout, Ann Smith and the staff of the Mattatuck Museum, Waterbury, Warren Upson, Miss Elizabeth Wade White; National Cyclopaedia of American Biography, New York: James T. White, 1930, Current Volume C., p. 464-465, 1946, Current Volume G, p. 1943-1946; Wm. J. Pape, History of Waterbury and the Naugatuck Valley Connecticut, Chicago: The S. J. Clark Publishing Co., 1918; Pencil Points, Nov. 1934, Vol. 15, p. 541-558; Harris E. Star, Editor, Dictionary of American Biography, New York, Charles Scribners Sons, 1944, Vol. XXI, Supplement 1, p. 341-343; Waterbury American and Waterbury Republican newspapers; Henry F. and Elsie R. Withey, Biographical Dictionary of American Architects Deceased, Los Angeles: New Age Publishing Co., 1956,

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED AUG 21 1978
DATE ENTERED

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

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

of the Chase Building on Church Street between Grand and Kendrick, then running easterly 140.25 feet more or less abutting land of the Colonial Bank and Trust Company, then southerly 13 feet more or less on land formerly of William Platt, then easterly 185.42 feet more or less abutting land of the First Federal Saving and Loan Association; to the easterly boundary of the Chase Building on Leavenworth Street, then southerly 185.93 feet more or less to the intersection of Leavenworth with Grand; across Grand Street to the northerly boundary of the Waterbury National branch/Citytrust building, then easterly 100 feet more or less on Grand Street; to the easterly boundaries of the Waterbury National branch/Citytrust, Lincoln House and Henry Sabin Chase Memorial Dispensary, abutting land of the United States of America used as a post office, then southerly from Grand 332.14 feet more or less; to the southerly boundary of the Henry Sabin Chase Memorial Dispensary, then easterly 100 feet more or less to Field Street, then across Field Street to the southerly boundary of the Waterbury Municipal Building/City Hall, then easterly 225.7 feet more or less abutting land of the State of Connecticut used as an armory; to the westerly boundary of the Municipal Building/City Hall, then northerly 334.09 feet more or less abutting other land of the City of Waterbury used as a municipal library; then across Grand Street to the point of beginning at Grand and Church; the whole containing five parcels: Parcel I, The Chase Building, 236 Grand Street, owned by the City of Waterbury; Parcel II, The Waterbury National branch/Citytrust, 195 Grand Street, owned by Citytrust; Parcel III, Lincoln House, 35 Field Street, owned by Katherine and Patrick DeLeon; Parcel IV, The Henry Sabin Chase Memorial Dispensary, 45 Field Street, owned by Citytrust; and Parcel V, the Municipal Building/City Hall, 235 Grand Street, owned by the City of Waterbury.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	AUG 21 1978
DATE ENTERED	OCT 10 1978

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 3

UTM References (continued)

E 18/663120/4601790
F 18/663125/4601810
G 18/663045/4601850
H 18/663100/4601950
I 18/663100/4601980

Cass Gilbert National Register
District
Waterbury, CT
Photographic views identification
maps

