

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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

For HCRS use only

received AUG 8 1984
date entered SEP 7 1984

1. Name

historic N/A

and/or common UPPER STATE STREET HISTORIC DISTRICT

2. Location Roughly State St from Bradley St. to Mill River St.

street & number See Continuation Sheet N/A not for publication

city, town New Haven N/A vicinity of third congressional district

state Connecticut code 09 county New Haven code 009

3. Classification

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

4. Owner of Property

name Multiple Ownership

street & number N/A

city, town N/A N/A vicinity of N/A state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. New Haven Town/City Clerk's Office, Hall of Records

street & number 200 Orange Street

city, town New Haven state Connecticut

6. Representation in Existing Surveys

title State Register of Historic Places has this property been determined eligible? yes no

date 1984 federal state county local

depository for survey records Connecticut Historical Commission, 59 South Prospect Street

city, town Hartford state Connecticut

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date See Continuation Sheets 7-3 to 7-27
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Upper State Street Historic District is located in New Haven, Connecticut, a moderately sized New England industrial city on the northern coast of Long Island Sound approximately thirty-five miles southwest of the mouth of the Connecticut River and one hundred miles northeast of New York City. The district includes ninety-one major structures on twenty-three acres of land lying two-thirds of a mile northeast of the New Haven Green. Eighty-five of these ninety-one major structures were erected between 1848 and 1945 and contribute to the district's historical and/or architectural significance; better than eighty percent of these contributing structures are first-generation buildings built between 1865 and 1900, the heyday of the district's development as one of New Haven's more important and bustling neighborhood commercial centers.

In terms of physical arrangement, the district features a basically linear form. Its principal thoroughfare is upper State Street, which bisects the district as it runs its course from the Interstate 91/Trumbull Street interchange northeast to its junction with the Interstate 91 Mill River overpass. The extreme ends of those side streets which intersect upper State Street also fall within the district's boundaries. These streets include: Bradley, Eld, Pearl, Clark, Humphrey, Bishop, Edwards, Lawrence, Mechanic, Mill River, East, Beech and Wallace Streets.

From the southern to the northern boundaries of the district, the natural landscape rises approximately ten feet toward the north and west in the form of an inclined plane; at the extreme northeastern corner of the district, the landscape gradually begins to drop off toward the former meadows and marshes along the western bank of the Mill River, most of which were substantially raised as a result of late nineteenth and twentieth century landfill projects.

For the most part, the basic outlines of the district's boundaries were delineated on the basis of those physical characteristics which visually distinguish it from the surrounding portions of the city. The western and northern perimeters of the district are bordered by an extensive expanse of relatively level land dominated by several hundred small, modest frame houses erected between 1840 and 1900. The single, most dominant physical feature associated with the district's boundaries is Interstate 91. Constructed through this portion of the city in conjunction with New Haven's "Model City" urban renewal and redevelopment program of the 1950s and 1960s, this highway rises approximately twenty-five feet above the surrounding landscape, forming a highly prominent visual and physical barrier along the district's eastern and southern perimeters. These basic outlines were then adjusted through the application of the criterion of thematic unity in order to exclude vacant and non-contributing properties located on the edges of the District, such as the Mobile Gas Station on the southwestern corner of State and Humphrey Streets, and the land along the block between Wallace and Humphrey Streets on the eastern side of State Street.

The Upper State Street Historic District's architectural character is defined by its broad juxtaposition of building types and styles, a juxtaposition common to local neighborhood commercial centers which developed and prospered during the second half of the

(See Continuation Sheet)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" 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-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) local history
Criterion A, Criterion C		<input type="checkbox"/> invention		
Specific dates	See Item #7	Builder/Architect	See Item #7	

Statement of Significance (in one paragraph)

The Upper State Street Historic District is the most intact and cohesive example of the type of outlying commercial districts which developed in response to the tremendous expansion of residential neighborhoods that accompanied New Haven's growth as a major industrial center during the second half of the nineteenth and early-twentieth centuries (Criterion A). Unlike similar commercial districts which developed during this same period along major thoroughfares such as Grand Avenue in the Wooster Square and Fair Haven districts and Dixwell Avenue in the Dixwell district of the city, the Upper State Street Historic District retains a broad admixture of first-generation buildings whose types and styles are commonly associated with such areas. These include a number of individually distinct as well as modest representatives of major urban architectural modes of the era (Criterion C).

Historical and Architectural Development

Upper State Street was one of the first "highways" laid out by New Haven's early inhabitants outside of the city's original nine-square settlement area; though not known as "State Street" until the 1850s, it has existed in some form since the late-1630s. The street's initial purpose was to provide the settlement's inhabitants with a common access route to the low-lying meadows along the upper reaches of the Mill River, meadows which provided an important natural source of fodder and pasturage for their livestock. With the construction of the first Neck Bridge at the junction of State Street and the Mill River about 1641, the importance of the road increased significantly; it provided the only bridge route to "The Neck" (now known as Fair Haven), a role which remained unchanged until the construction of the first Barnesville Bridge at the junction of Grand Avenue and the Mill River in 1819.¹

Despite the fact that upper State Street continued to be an important and relatively heavily-trafficked thoroughfare well into the first half of the nineteenth century, its semi-rural seventeenth and eighteenth century character as an unsettled access corridor to Fair Haven and the outlying towns to the north and east remained basically static until the 1850s. However, between the 1850s and 1890s, this character underwent a gradual but thorough transformation; by the end of this period, the area had become established as one of New Haven's most active and burgeoning neighborhood commercial centers. This transformation can be viewed essentially as a by-product of the development of the Jocelyn Square and upper Orange Street residential districts which resulted, in turn, from the growth of New Haven into one of New England's foremost nineteenth century industrial cities.

(See Continuation Sheet)

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property 23

Quadrangle name New Haven

Quadrangle scale 1:24,000

UMT References See Continuation Sheet

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

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

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

See Continuation Sheet

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

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

11. Form Prepared By

name/title J. Paul Loether/Research Director, edited by John Herzan, National Register Coordinator

organization New Haven Preservation Trust date January 5, 1984

street & number 27 Elm Street telephone 203-562-5919

city or town New Haven state Connecticut

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *John M. Stornatore*

title Director, Connecticut Historical Commission date 8/1/84

For HCRS use only

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

Alfred S. Byer Entered in the National Register date 9-7-84

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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This district includes properties with the following street addresses and tax lot numbers. A number of these addresses are given as inclusive numbers (e.g. 969-971 State Street); in these cases, the numbers refer to buildings with multiple storefronts and/or entrances. Tax lot numbers are listed in standard map-block-parcel number format. Street addresses and tax lot numbers were obtained from 1982 New Haven Assessors Records; street numbers were field checked.

<u>Street Name</u>	<u>Street Number</u>	<u>Tax Lot Number</u>
Beech Street	67	198-604-12
East Street	582	198-604-11
	588	198-604-10
	597	198-605-1
	599	198-605-2
	601	198-605-3
	603	198-605-4
	605	198-605-5
	607	198-605-6
Edwards Street	11	198-402-2
	13	198-402-15
	15-19	198-402-14
Eld Street	9	211-377-29
	15	211-377-29
Lawrence Street	11-15	198-416-39
Mechanic Street	8	198-402-12
	16	198-402-11
Mill River Street	124	198-605-16
	126	198-605-15
	128	198-605-14
	130	198-605-13
State Street	754	210-377-30
	758	210-377-29
	768	210-377-28
	770-772	210-377-27
	774	210-377-26
	776-778 (vacant lot)	210-377-25
	780	210-377-24
	790	211-377-29
	793-795	211-595-11
	797	211-595-10

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<u>Street Name</u>	<u>Street Number</u>	<u>Tax Lot Numbers</u>
State Street (continued)	801-803	211-595-9
	804	211-377-29
	806-808	211-377-28
	809	211-595-8
	810-814	211-377-27
	813	211-595-7
	815	211-595-6
	816-820	211-377-27
	817	211-595-5
	819	211-595-4
	821-823	211-595-3
	824-826	211-374-23
	830	211-374-22
	832	211-374-21
	834	211-374-20
	842	211-374-19
	846	211-374-18
	850	211-374-17
	852-858	211-374-16
	855 (south)	211-596-3
	855 (north)	211-596-3
	860-864	211-372-20
	866-870	211-372-19
	872-874	211-372-18
	881	211-596-2
	889	211-596-1
	892-894	212-369-40
	896-898	212-369-39
	918-920	212-369-35
	922-928	212-369-34
	930-932	212-369-33
	934-936	212-369-32
	938-940	212-367-56
	940½-942	212-367-55
	944-948	212-367-54
	952-954	212-367-53
	962-964	212-367-43
	963	198-604-1
	965	198-604-2
	966-970	212-367-42
	969-971	198-604-3
	972	212-367-41

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<u>Street Name</u>	<u>Street Name</u>	<u>Tax Lot Number</u>
State Street (continued)	973-975	198-604-4
	974-976½	212-367-40
	977-979	198-604-5
	978-980	212-367-39
	981	198-604-6
	987-991	198-604-8
	990-998	198-604-14
	993	198-604-9
	1010-1012	198-402-13
	1013-1017	198-605-7
	1019 (vacant lot)	198-605-8
	1021 (vacant lot)	198-605-9
	1023	198-605-10
	1025	198-605-11
	1031	198-605-12
	1040	198-420-1
	1041-1051	182-804-13
	1060	
Wallace Street	317-319	198-604-1

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Representation in Existing Surveys (continued):

Title: New Haven Historic Resources Inventory, Phase III

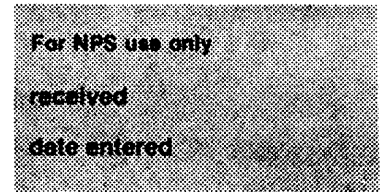
Date: 1983

Type: Local

Depository: Connecticut Historical Commission, 59 South Prospect Street
Hartford, Connecticut

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Description (continued):

nineteenth and early-twentieth centuries. Building types represented include mixed commercial-residential, light industrial, religious, educational, and residential; architectural styles include various interpretations and combinations of Greek Revival, Italianate, Second Empire, Queen Anne, Romanesque, Gothic Revival and Classical Revival.

The vast majority of the district's structures stand as parts of substantially intact, late-nineteenth and early-twentieth century first-generation streetscapes. Most buildings range from two and one-half to three and one-half stories high, and are constructed close to both the street and each other on narrow, deep lots divided into small blocks by the intersecting side streets. The corners of these blocks are generally anchored by prominent commercial-residential, light industrial or religious structures, while intervening sections display differing combinations of building types and styles. In conjunction with the interplay of colors and textures fostered by the varied use of brick, cut stone, and painted wood (the district's dominant building materials), this arrangement creates blocks which are individually distinct, yet visually related and cohesive when considered in the larger context of the streetscapes as a whole. The most outstanding of these blocks include: those on the southeastern side of State Street between East and Wallace Streets (Photographs 17,23,25) and south of Humphrey Street (Photographs 9 and 11), and those on the northwestern side of State Street between Edwards Street and Hine Place (Photograph 22), Hine Place and Bishop Street (Photograph 20), Pearl and Eld Streets (Photographs 3,5,and 6), and Eld and Bradley Streets (Photograph 2). Another particularly notable group of structures is located near the northern end of the district on those portions of Mechanic, Lawrence and State Streets which flank the city's smallest park, the Veterans Triangle (Photographs 28, 29, 30, 32, and 34).

The district maintains a relatively high degree of architectural integrity. A high proportion of the buildings retain the bulk of their original exterior features, including such trim details as terra-cotta, prominent bracketed cornices and frieze panels in wood and pressed-metal, and decorative window trim and string courses. Alterations to most structures are generally limited to the superimposition of later siding materials, such as asphalt and asbestos shingles over original clapboards (frame buildings) or modifications to signage and first-story commercial fronts. Many modified storefronts retain significant proportions of their original fabric; in a number of cases, existing storefront modifications were executed prior to the 1940's and now form an integral part of the building's historic fabric. Particularly notable examples of this include the two Italianate style frame houses constructed by joiner Samuel Linsley ca. 1868 at 972 and 974-76 State Street; both of these houses had major brick storefront wings added to their facades in 1929 (Photograph 22). The area has suffered some losses from demolition, particularly along the southeastern side of State Street between Wallace and Humphrey Streets, where a large brick sausage factory and several commercial and residential structures were torn down as part of the city's 1968 State Street redevelopment program. However, the district's boundaries have been drawn to exclude these now vacant lots. The only other major post-World War II change in the area's character is a

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Description (continued):

direct result of the construction of Interstate 91. When this highway was built in the 1960s, most of the side streets which had extended outward from the southeastern side of State Street into the extensive Jocelyn Square residential neighborhood were cut off or completely eliminated. These streets included Bradley, Summer, Franklin, Wallace, Beech and Mill River Streets. (Note: The northwestern end of Summer Street formerly intersected State Street between 843 and 855 State Street; Franklin Street formerly intersected State Street at the southeastern corner of Humphrey Street.) Today, the small houses along Mill River, East Beech, and the southeastern side of State Street across from Saint Stanislaus Roman Catholic Church are the only significant vestiges of the district's historic relationship with the Jocelyn Square area (Photographs 7, 26, 27, and 33).

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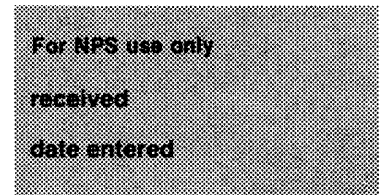
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The following list of structures was compiled from the New Haven Assessors Records and field checking. Street addresses and tax lot numbers were derived from the Assessors Maps.

Format:

Tax Lot Number
Street Address
Contributing (C) or Non-contributing (NC)

Inventory of Structure - Date of construction; Common Name: (Historic Name);
A: Architect; B: Builder; Style; Description. Major
exterior alterations.

BEECH STREET

198-604-12
67 Beech Street
(C)

Between 1868 and 1871; (Stone-Alling Tenant House); Italianate; 2½ stories, wood frame, 22' wide by 32' deep, 3 bay side entry front, brick foundation, gable-to-street roof, projecting front window cornices, decorative wooden screen in gable peak, 6-over-6 pane window sash. Exterior re-sided with asbestos shingles, front porch posts and balustrades modified.

EAST STREET

198-604-11
582 East Street
(C)

Between 1873 and 1871; (Konrad Schaefer Building); Italianate; 3½ stories, wood frame, 20' wide by 38' deep, 3 bay side entry front, brick foundation, gable-to-street roof, semicircular arch gable windows, 2-over-2 pane window sash. Original front porch modified, exterior re-sided with asphalt shingles (Photograph # 28).

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198-604-10
588 East Street
(C)

Between 1888 and 1896; (Franz Doerschuck Building); Italianate; 3 stories, brick, 32' wide by 48' deep, 3 bay central entry front, cut stone foundation, shed roof, bracketed main cornice, fanlight with keystone in arch over front entry, cut stone window and door sills on front elevation, brick segmental window arches in side elevations. Building's first story window openings boarded over, first story front stuccoed (Photograph # 28).

198-605-1
597 East Street
(C)

Ca. 1870; Aurora Lamp Works; (Stone-Rushby House); Italianate; raised 2½ stories, wood frame, 3 bay front, brick foundation, gable-to-street roof. Exterior re-sided with aluminum, ground story commercial addition (front and east elevations), multiple rear additions.

198-605-2
599 East Street
(C)

Ca. 1870; (Stone-Mulcahy House); Italianate, raised 2½ stories, wood frame, 24' wide by 38' deep, 3 bay side entry front, brick foundation, gable-to-street roof. Exterior re-sided with asbestos shingles, original front porch posts and balustrades replaced.

198-605-3
601 East Street
(C)

1881; (Thomas and Rose Maher House and Saloon); Italianate; 2½ stories, wood frame, 24' wide by 40' deep, 3 bay side entry front, brick foundation, gable-to-street roof, projecting cornices and sills on front windows. Exterior re-sided with asphalt shingles, front porch modified.

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198-605-4
603 East Street
(C)

1882; (Richard and Matilda Templeton House); plain late 19th century residential; 2½ stories, wood frame, 20' wide by 40' deep, 3 bay side entry front, brick foundation, gable-to-street roof, 2-over-2 pane window sash. Exterior re-sided with aluminum, original front porch replaced.

198-605-5
605 East Street
(C)

1888-1889; (Thomas and Rose Maher House); B: William P. Dickerman; Transitional late Italianate/Queen Anne; 2½ stories, brick, 24' wide by 38' deep, 3 bay side entry front cut stone foundation, ridge-to-street gable roof, foreshortened front attic windows beneath projecting main cornice, cut stone window sills and lintels, some original 2-over-2 pane sash, original Queen Anne style front porch and entry intact (Photograph # 29).

198-605-6
607 East Street
(C)

Between 1877 and 1885; New Haven Flower and Gift Shop; (Dickerman-Maher Building); B: William P. Dickerman; Italianate; small wedge-shaped brick building, 2½ stories, 24' wide, 3 bay side entry front, cut stone foundation, shed roof, bracketed main cornice, foreshortened front attic windows, decorative facade belt coursing, cut stone window and door sills and lintels. Original window sash replaced, first story commercial front reconstructed in 1982 (Photograph # 29).

EDWARDS STREET

198-402-14
11 Edwards Street
(NC)

1948; New Haven Awning Company; plain mid-20th century commercial; 1 story, brick, 32' wide by 72' deep; concrete foundation, flat roof, rounded southeastern corner.

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198-402-15
13 Edwards Street
(C)

1860-61; Neighborhood Housing Services of New Haven; (Thompson-Andruss House); Italianate; 2½ stories, wood frame, 24' wide by 42' deep, brick foundation, gable-to-street roof, projecting gable rakes with cornice returns, decorative rake fascia boards, projecting front window cornices, bracketed front window sills, paired semicircular arch front gable windows, decorative trim boards. Original porch removed, fenestration on first story front modified (Photograph # 35).

198-402-1
15-19 Edwards Street
(C)

1873-1874; Firehouse 19; (Engine Company No. 8); 2 stories, brick, 44' wide by 70' deep, cut stone foundation, shed roof, decorative cut stone and brick belt coursing on front, cut stone sills and brick segmental arches in window openings, projecting brick pilasters on second story front. First story front extensively modified (Photograph # 35).

ELD STREET

211-377-29
9 Eld Street
(C)

1938; St. Stanislaus Rectory; (St. Stanislaus Rectory); Romanesque; 2½ stories, brick, 36' wide by 60' deep, 5-over-3 bay central entry front, cut granite and brick foundation, intersecting gable roof, concrete sills and lintels and brick flat arches in window openings (side and rear elevations), semicircular arch front gable windows with highly decorative projecting impostes and fanlight transoms, and sill embellished by multiple semicircular arch motifs, paired semicircular arch second story front windows with fanlight transoms and flanking sets of decorative, highly attenuated engaged columns, paired first story semicircular arch first story front windows set with larger semicircular blind arches embellished by quatrefoils, semicircular arch front entry hood supported by paired scroll-sawn brackets rising from engaged attenuated cluster columns with elaborate capitals. All exterior features appear to be original.

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211-377-29
15 Eld Street
(NC)

1959; St. Stanislaus Convent; (St. Stanislaus Convent); plain mid-20th century Romanesque; 2½ stories, brick, 38' wide by 80' deep, 3-bay central-entry front, concrete foundation, gable roof, 6-over-6 double-hung facade windows set within semicircular blind arches featuring recessed molded crosses in the tympana, round attic gable vent with inset cross motif, single-story gable-to-street front entry porch, original front entry with side-lights. All exterior features appear to be original.

LAWRENCE STREET

198-416-39
11-15 Lawrence Street
(C)

1893; (Christian Yetter Building); plain late-19th century commercial-residential; 3½ stories, wood frame, 30' wide by 75' deep, cut-stone foundation, gable roof. Exterior re-sided with asphalt and aluminum siding, 16' wide by 26' deep single story addition to west elevation of main block (ca. 1900), modifications to first-story commercial front.

MECHANIC STREET

192-402-12
8 Mechanic Street
(C)

1893; (Joseph Gilch Apartment Building); Queen Anne; 3½ stories, brick, wedge shaped, approximately 34' wide by 46' deep, cut-stone foundation, shed roof, bracketed main cornice embellished by dentil course, foreshortened front attic windows set between frieze panels decorated with raised half-timber motifs, raised sawtooth terra-cotta detailing, semicircular-arch third story front windows, cut-brownstone window sills, rounded southeastern corner (Photographs 28 and 30).

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198-402-11
16 Mechanic Street
(C)

1889; Pinto Press; (Augustus and Emilie Stegman Confectionary and Cigar Store); plain late 19th century commercial-residential; 2½ stories, wood frame, 30' wide by 60' deep, cut stone foundation, intersecting gable roof. Exterior re-sided with asphalt shingles, original first story commercial front modified extensively.

MILL RIVER STREET

198-605-16
124 Mill River Street
(C)

Ca. 1890; (Michael and Filemena Troiano House); plain Queen Anne; 2½ stories, wood frame, 36' wide by 60' deep, brick and cut stone foundation, gable-to-street roof, facade gable, barge boards, decorative dentil course on front gable face. Exterior re-sided with asbestos shingles, original front porch modified (Photograph # 33).

198-605-15
126 Mill River Street
(C)

Ca. 1895; (Marie Valentine House); plain Queen Anne; 2½ stories, wood frame, 26' wide by 75' deep, brick and cut stone foundation, flared gable-to-street roof, slight overhang between first and second stories. Exterior re-sided with asbestos shingles, original porch replaced, original fenestration heavily modified (Photograph # 33).

198-605-14
128 Mill River Street
(C)

Ca. 1900; (Grace Lacey House); plain late 19th century residential; 2½ stories, wood frame, 24' wide by 38' deep, brick and cut stone foundation, gable-to-street roof. Exterior re-sided with aluminum siding, single story mid-20th century front addition (Photograph # 33).

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198-605-13
130 Mill River Street
(C)

Ca. 1900; (Frank P. Keller House); plain Queen Anne; 2½ stories, wood frame, 18' wide by 30' deep, brick and cut stone foundation, gable-to-street roof, bracketed front gable rakes. Exterior re-sided with asphalt shingles, original front porch replaced (Photograph # 33).

STATE STREET

210-377-30
754 State Street
(C)

1926; Pulaski Hall; early 20th century commercial-industrial; 1½ stories, brick, 68' long by 40' wide, brick and cut stone foundation, gable roof, corbelled cornice. Original door and window openings on southern and western elevations. Heavily modified, small single story white concrete block addition to northeastern corner ca. 1960.

210-377-29
758 State Street
(C)

Ca. 1920; plain early 20th century commercial; 1 story, stucco and metal exterior, flat roof, cut stone window sills (side elevations). First story mid-20th commercial front completely masks all original facade features.

210-377-28
768 State Street
(C)

Ca. 1890; Central Electronic, Inc.; late Italianate; 3½ stories, brick 22' wide by 20' deep, 4 bay wide front, bracketed projecting main front entablature, cut stone window sills and lintels/brick segmental arches in window openings, cut stone foundation, shed roof, 2½ story gable-to-street wood frame wing with asphalt shingle siding appending rear of brick block. First story commercial front heavily modified.

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210-377-27
770-772 State Street
(C)

1892; Soup Bone's Package Store; (John O'Gorman Building); late Italianate; 3½ stories, wood frame, 36' wide by 48' deep, 4 bay multiple entry front, cut stone foundation, low ridge-to-street gable roof, projecting cornice, foreshortened front attic windows (Photograph # 1).

210-377-26
774 State Street
(C)

Between 1888 and 1892; (Merwin-Waterbury Building); B: Richard T. Merwin; transitional Italianate/Queen Anne; 3½ stories, wood frame, 22' wide by 66' deep, 3 bay multiple entry front, 3 bay wide second story front veranda. Exterior re-sided with asphalt shingles, storefront heavily modified (Photograph # 1).

210-377-25
776-778 State Street
(NC)
Vacant Lot

210-377-24
780 State Street
(C)

1890-1891; The Furniture Showroom-Cohen Design; (John G. Wright Building); Queen Anne; 6 stories, brick 38' wide by 90' deep, 4 bay front with 5 bay sixth story, cut stone foundation, shed roof, main cornice embellished by corbelling and raised brick, decorative cut stone trim on front, cut stone window sills, brick segmental window arches, 2-over-2 pane sash. First story commercial front modified extensively (Photograph # 2).

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211-377-29
790 State Street
(C)

1913; Saint Stanislaus Roman Catholic Church, (Saint Stanislaus Roman Catholic Church); A: Chicering and O'Connell; B: F. Charnely-Carpenter, C. Fenton Company-Mason; Romanesque; 3½ stories, 50' wide by 120' deep, brick highlighted with painted stone trim, brick and cut-stone foundation, gable roof semicircular arches and windows, corbelling, 4½ story tower rising from southeastern corner, three contiguous semicircular-arch front entries, Monachean-design stained glass windows, finials atop engaged octagonal corner piers. (Photograph # 3).

211-595-11
793-795 State Street
(C)

Original block: 1848, south wing: ca. 1860; (Knowles-Alden House); Greek Revival/Italianate; 2½ stories, wood frame, 40' wide by 44' deep, cut-stone foundation, gable-to-street roofs, full returns on main front cornices. Exterior re-sided with aluminum, mid-20th century first-story front addition. (Photograph # 4).

211-595-10
797 State Street
(C)

1859; (Alden-Durand House); Italianate; 2½ stories wood frame; 28' wide by 48' deep, 3 bay side entry front, cut-stone foundation, gable-to-street roof, projecting front gable rakes with prominent cornice returns, paired semicircular-arch front gable windows, projecting window sills, 2-over-2 pane window sash. Exterior re-sided with asbestos shingles, original front porch and entry modified (Photograph # 4).

211-595-9
801-803 State Street
(C)

1926; Enterprise Mechanical Contractors, Plumbing and Heating, Inc.; plain early-20th century commercial; 1 story, brick, 44' wide by 62' deep, concrete foundation, flat roof.

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211-377-29
804 State Street
(C)

1923; Saint Stanislaus School; (Saint Stanislaus School); Romanesque; raised 3 stories, brick, brick highlighted with white (painted) cut stone trim, cut stone and brick foundation, flat roof, 5 bay front with projecting single bay central pavilion, multiple pane institutional curtain wall type metal facade window sash, corbelling and semicircular arches above third story front windows. The building's exterior detailing reflects both its institutional function and its association to St. Stanislaus Church built on the abutting property to the south a decade earlier.

211-377-28
806-808 State Street
(C)

1893; Polish Veterans Association Post No. 98; (William H. Doolittle House); Queen Anne; 2½ stories, brick, 30' wide by 50' deep, cut stone and brick foundation, intersecting gable roof, decorative half-timbering motifs in facade gable peak, imbricated wood shingles in facade gable, original facade gable windows recessed and fronted by a decorative foreshortened balustrade, bracketed eaves, sawtooth terra cotta detailing on exterior wall surfaces, 2 story front porch with foreshortened second story balustrade and first story entries recessed behind a large brick semicircular arch front, cut stone window and door sills. Facade fenestration modified extensively. (Photograph # 5).

211-595-8
809 State Street
(C)

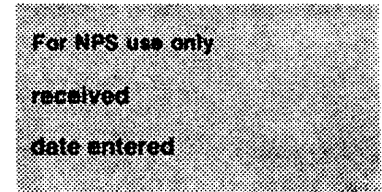
Ca. 1895; Queen Anne; 3½ stories, wood frame, 26' wide by 60' deep, cut stone foundation, low ridge-to-street gable roof, bracketed main cornice, projecting front gable dormer. Exterior re-sided with aluminum, front porch modified (Photograph # 7).

211-377-27
810-814 State Street
(C)

Ca. 1900; Queen Anne; 2 stories, brick, 30' wide by 42' deep, cut stone and brick foundation, flat roof, bracketed main facade cornice topped by a decorative parapet, cut stone window sills, brick segmental window arches, projecting canted second story front window bay. Original first story commercial front modified (Photograph # 5).

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211-595-7
813 State Street
(C)

1851-1852; (Patrick Murphy House); Greek Revival; 2½ stories wood frame, 24' wide by 42' deep, 3-bay side-entry front, traprock foundation, gable-to-street roof, full front gable pediment. Fenestration heavily modified, original front porch columns and stoop replaced (Photograph # 7).

211-595-6
815 State Street
(C)

Between 1888 and 1895; (John Brill House); transitional Italianate/Queen Anne; 3½ stories, wood frame, 24' wide by 54' deep, brick and cut-stone foundation, ridge-to-street gable roof, projecting canted 2-story front window bay. Exterior re-sided with aluminum, original window sash replaced (Photograph # 7).

211-377-27
816-820 State Street (Includes 4-10 Pearl Street)
(C)

Between 1882-1885; Family Deli; (Henry S. Johnson Building); transitional Italianate/Queen Anne; 3½ stories, brick, 56' wide by 80' deep, cut-stone and brick foundation, flat roof, modillioned main cornice, cut-stone sills and brick segmental arches in window openings, foreshortened attic windows, original entry porches (4-10 Pearl Street), decoratively detailed panels on face of exterior northern chimney stack (816-20 State Street). First-story commercial fronts modified (Photograph # 6).

211-595-5
817 State Street
(C)

1888-1889; (Brill Doody House); plain Queen Anne; 2½ stories, wood frame, 24' wide by 54' deep, cut-stone and brick foundation, intersecting gable roof, verge boards, brackets, and decorative peak detailing in gables, band of dentil molding on front gable, decorative window trim. Exterior re-sided with asphalt shingles, original window sash replaced (photograph # 7).

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211-595-4
819 State Street
(C)

1888-1889; (Brill Gompertz House); plain Queen Anne; 2½ stories, wood frame, 24' wide by 54' deep, cut stone and brick foundation, intersecting gable roof, verge boards, brackets, and decorative peak detailing in gables, band of dentil molding on front gable, decorative window trim. Exterior re-sided with asbestos shingles siding, original window sash replaced (Photograph # 7).

211-595-3
821-823 State Street
(C)

1896; (Andrew J. Clerkin House); Queen Anne; 2½ stories, wood frame, 26' wide by 54' deep, brick and cut stone foundation, intersecting gable roof, recessed front gable windows, gable brackets and overhangs. Exterior re-sided with aluminum, original window sash and front porch replaced (Photograph # 7).

211-374-23
824-826 State Street
(C)

1927; Ad's Emporium; (Frank Bialek Building); early 20th century commercial-residential; 2 stories, brick, concrete foundation, flat roof, decorative street front parapet highlighted with white trim, brick frame patterning on exterior of Pearl Street elevation wall.

211-374-22
830 State Street
(C)

1870; (William Gee House); plain mid-late 19th century residential; 2½ stories, wood frame, 24' wide by 54' deep, cut stone foundation, gable-to-street roof. Exterior re-sided with aluminum, original front porch replaced.

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211-374-21
832 State Street
(C)

Ca. 1900; Rozycki Travel; (Straus-Mower House); plain Queen Anne; 2½ stories, wood frame, 34' wide by 60' deep, brick and cut stone foundation, intersecting gable roof, braces in gables. Exterior re-sided with aluminum, single story 20th century commercial front addition.

211-374-20
834 State Street
(C)

Between 1888 and 1898; (Joel W.S. Peck Tenant House); plain Queen Anne; 2½ stories, wood frame, 24' wide by 38' deep, brick and cut stone foundation, gable-to-street roof, 2-over-2 pane window sash, original front door. Exterior re-sided with aluminum, original front porch replaced.

211-374-9
842 State Street
(C)

Ca. 1855; Alfred's Refinishing Shop; (Broomhead-Alling House); Second Empire; 2½ stories, wood frame, 24' wide by 48' deep, cut stone foundation, mansard roof. Exterior re-sided with asphalt shingles, mansard roof added ca. 1865, first story commercial front and connecting frame wing to 846 State Street added ca. 1900 (Photograph # 8).

211-598-2
843 State Street
(NC)

1974; New Haven Central Hospital for Veterinary Medicine; Modern; 2 stories, steel and brick, 70' wide by 100' deep, concrete foundation, flat roof.

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211-374-17
850 State Street
(C)

Ca. 1865; (Broomhead-Alling House); Second Empire; 2½ stories, wood frame, 24' wide by 42' deep, cut stone foundation, mansard roof, segmental arch dormer windows with 2-over-2 pane sash. Exterior re-sided with asphalt shingles, original front porch replaced (Photograph # 8).

211-374-16
852-858 State Street
(C)

1866; Standard Food Market/DiLeone Music Shop, (William Geary Building); plain mid-19th century commercial-residential; 2½ stories, wood frame, 52' wide by 48' deep, traprock foundation, gable roof, clapboard siding. Original first story commercial front modified, rear and south additions.

211-596-3
855 State Street (south)
(C)

1904-1905; Glad Tidings Tabernacle; (Swedish Evangelical Lutheran Church); Gothic Revival; raised 2½ stories, brick with cut brownstone trim, 44' wide by 64' deep, brick and stone foundation, raised 4 story central facade tower with crenelated parapet wall buttresses, drop arch window and door openings embellished by keystones and quoins. Single story connecting addition to 855 State Street north extends from rear of northern elevation (Photograph # 9).

211-596-301
855 State Street (north)
(C)

Between 1857 and 1859; (John Jepson House); Italianate; 2½ stories, brick, 24' wide by 42' deep, traprock foundation, low hip roof, cut stone window and door sills, cut stone lintels and watertable. Original front porch replaced, connecting rear wing addition to Glad Tiding Tabernacle (855 State Street, south).

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211-374-18
846 State Street
(C)

Ca. 1855; (Broomhead-Van Duzer House); Second Empire; 2½ stories, wood frame, 20' wide by 36' deep, cut stone foundation, mansard roof, bracketed front gable dormer cornice returns, original front porch and doorway intact, some original 2-over-2 pane window sash intact. Exterior re-sided with asphalt shingles, mansard roof added ca. 1865. (Photograph # 8).

211-372-20
860-864 State Street
(C)

Between 1871 and 1874; Richard Woodsmith Turnery/White Elephant; (Elijah Palmer Building); Italianate; 3½ stories; brick, cut stone foundation, low hip roof, 6 bay multiple entry front, 50' wide by 34' deep, bracketed main cornice, decorative moldings on main frieze panels, cut stone window sills and lintels. First story commercial front addition (Photograph # 10).

211-372-19
866-870 State Street
(C)

Between 1872 and 1877; Quality Fish Market; (Charles Gerner House); plain mid-19th century residential; 2½ stories, wood frame, 34' wide by 50' deep, cut stone foundation, gable-to-street roof, 2-over-2 pane window sash. Exterior re-sided with aluminum, single story 20th century storefront addition (Photograph # 10).

211-372-18
872-874 State Street
(C)

Ca. 1905; Modern Apizza; early 20th century commercial-residential; 3½ stories, brick, 38' wide by 85' deep, brick and concrete foundation, shed roof, 4 bay wide multiple entry front, cut stone window sills, brick segmental arches over windows (side and rear elevations), brick flat arches with decorative corner blocks on upper story over windows of front elevation, central attic oculus below facade parapet, flush central panels with raised brick frames embellished by corner block below third story front windows.

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211-596-2
881 State Street
(C)

1924; Kohary Industries, Inc.; (Hygenic Ice Company Ice Manufacturing Plant); early 20th century industrial; north wing: 2½ stories, south wing: 2 stories, brick highlighted by cut limestone trim, 260' wide by 76' deep, brick and concrete foundation, flat roof, brick frame patterning with cut limestone cornerblocks on wall faces, dentil course embellishing cut limestone belt course over front windows, original multipane industrial style window sash intact, projecting brick wall pilasters between bays (Photograph # 11).

211-596-1
889 State Street
(C)

1919; Seavon Dental Laboratory, Inc. (Hygenic Ice Company Office Building); A: Leoni W. Robinson; B: James E. Todd-Carpenter, Sperry and Treat-Masons; 1½ stories, brick highlighted by cut limestone trim, 35' wide by 38' deep, cut limestone foundation, flat roof, 3 bay central entry front, raised brick framing embellished by limestone corner blocks around door and window openings, projecting cornice band below attic parapet (Photograph # 11).

212-369-40
892-894 State Street
(C)

1874; Snack Shop; (Thomas Clerkin Building); Italianate; 2½ stories, wood frame, 4 bay wide entry front, 24' wide by 56' deep, cut stone foundation, gable roof, some original 2 pane window sash. Exterior re-sided with asphalt shingles, single story addition to front and south elevations (Photograph # 12).

212-369-39
896-898 State Street
(C)

1884; Humphrey Pharmacy; (Michael Hessler Building); Italianate; 3½ stories, brick, 24' wide by 56' deep, cut stone foundation, ridge-to-street gable roof, bracketed main cornice, cut stone window sills and lintels, original 2-over-2 pane window sash. First story commercial front modified. (Photograph # 12).

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212-369-35
918-920 State Street
(C)

Ca. 1905; Patti's Antiques; plain early 20th century commercial; 1 story, brick, 24' wide by 50' deep, brick and cut stone foundation, shed roof, stuccoed commercial front, cut stone sills and brick segmental arches in window openings on side elevations. Commercial front modified (Photograph # 13).

212-369-34
922-928 State Street
(C)

1885; Upper State Street Association; (Atwater-Zernitz Building), transitional Italianate-Queen Anne; B: William P. Dickerman; 3½ stories, brick, 38' wide by 48' deep, 6 bay multiple entry front, cut stone foundation, ridge-to-street gable roof, bracketed wooden main cornice, Neo-Grec front window heads, brownstone first story storefront trim, fluted iron storefront columns. Original first story commercial front modified (Photograph # 13, 14).

212-369-33
930-932 State Street
(C)

Ca. 1905; State Paint and Hardware; plain early 20th century commercial; 1 story, wood frame, 28' wide by 52' deep, brick and cut stone foundation, shed roof. Commercial front modified, exterior re-sided with asphalt shingles (Photograph # 13).

212-369-32
934-936 State Street
(C)

Between 1877 and 1879; Jasmin Florists; (John Rourke Building); Italianate; 3 stories, wood frame, 26' wide by 54' deep, 3 bay central entry front, cut stone foundation, low hip roof, bracketed main cornice, clapboard siding. First story commercial front modified (Photograph # 13).

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212-367-56
938-940 State Street
(C)

1896; (Mary A. Kilbride Building); Queen Anne; 2½ stories wood frame, 28' wide by 70' deep, cut stone foundation, gable roof, bracketed main cornices embellished by dentil courses, Palladian-form window in tympanum of large front gable dormer, projecting front window cornices, projecting second and third story canted window bay with inset panels embellished by half-timber motifs. First story commercial front modified (Photograph # 15).

212-367-55
940½-942 State Street
(C)

1897-1898; De Rose Produce; (Joseph and Samuel Glaser Building-South); B: Central New England Brick Exchange; Colonial Revival; 3½ stories, brick, 24' wide by 94' deep; brick and cut stone foundation, flat roof, bracketed cornice embellished by dentil course, cut brownstone trim on front elevation, projecting second and third story canted window bay with projecting cornice embellished by dentil course. Connecting brick arch wall panel with brownstone trim to 944-948 State Street, first story commercial front modified (Photograph # 15, 16).

212-367-54
944-948 State Street
(C)

1897-1898; Yafa's Apartments; (Joseph and Samuel Glaser Building-North); B: Central New England Brick Exchange; Colonial Revival; 3½ stories, brick, 32' wide by 70' deep, brick and cut stone foundation, flat roof, bracketed cornice embellished by dentil course, cut brownstone trim on front elevation, projecting second and third story canted window bays with projecting cornices embellished by dentils. Connecting brick arch panel to 940½-942 State Street, first story commercial front modified (Photograph # 15, 16).

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212-367-54
952-954 State Street
(C)

Between 1895-1899; Stardust Memories Clothing Exchange; (Bicey J. Beegan Building); Classical Revival; 3½ stories, brick, 28' wide by 95' deep, 2 bay side entry front, cut stone foundation, low hip roof, bracketed pressed metal main entablature with cornice embellished with brackets and dentils and recessed frieze panels embellished with swag, twin projecting second and third story canted front window bays, cut stone facade trim, cut stone sills and brick segmental arches in window openings of side and rear elevations. First story commercial front modified, metal fire escape added to north elevation, original 2-over-2 pane window sash replaced (Photograph #s 15, 17, 18).

212-367-43
962-964 State Street
(C)

1895; Rivera's Spanish American Grocery; (Peter Landroth Building); Italianate; 3½ stories, wood frame, 24' wide by 68' deep, 4 bay multiple entry front, cut stone foundation, ridge-to-street gable roof, projecting main front cornice, foreshortened front attic windows, truncated southeastern corner on first story. Exterior re-sided with aluminum, first story commercial front modified (Photograph # 21).

198-604-1
963 State Street
(C)

Ca. 1900; Antiques-Collectibles-Buy-Sell; (Damiani Baldassarri Confectionary); plain late 19th/early 20th century commercial; 1½ stories, wood frame, 18' wide by 40' deep, cut stone foundation, gable-to-street roof. Exterior resided with asphalt shingles, original commercial front heavily modified, wood frame addition connecting southern elevation to 317-319 Wallace Street (Photograph # 19).

198-604-2
965 State Street
(C)

1868-1869; Squillo; (Curtis-Blair House and Grocery Store); Italianate; 3½ stories, wood frame, 28' wide by 52' deep, 3 bay side entry front main block, brick and cut stone foundation, gable to street roof, paired semicircular arch front gable windows. Exterior re-sided with asbestos shingles, original front porch replaced, first story commercial front heavily modified, 2-story late 19th century addition to southern elevation.

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212-367-42
966-970 State Street
(C)

Between 1888-1895; The Tog Shop/Anthony's Antiques; (J. Burton Hine Building); Queen Anne; 3 stories, brick, 42' wide by 75' deep, 3 bay multiple entry front; cut stone foundation, flat roof, bracketed projecting main cornice, projecting second and third story canted front window bays with projecting cornices embellished by dentils and exterior infill panels with decorative moldings arranged in diamond/triangle patterns, original inter-laced pointed arch mullions in upper sash of central upper story front windows. Original first story commercial front modified extensively (Photograph # 21).

198-604-3
969-971 State Street
(C)

1884-1885; Marjolaine Bakery; (Hermann Armbruster Building); late Italianate; 3½ stories, load bearing brick, 26' wide by 38' deep, 3 bay dual entry front, brick and cut stone foundation, ridge-to-street gable roof, bracketed main cornice, cut stone window sills and lintels. Original first story commercial front modified, original 2-over-2 double hung window sash replaced 1-over-1 sash.

212-367-41
972 State Street
(C)

Original block, ca. 1868; (Rhea's Empire/Elm City Antiques); (Linsley Building); B: Samuel Linsley; plain early 20th century commercial; 2½ stories, wood frame. Original Italianate style, wood frame, rear block was raised when the present 2 story plain brick commercial-residential front was added in 1929 (Photograph # 22).

198-604-4
973-975 State Street
(C)

1875; (James Mallory Building); Italianate; 3½ stories, brick, 24' wide by 38' deep, 3 bay dual entry front, cut stone foundation, ridge-to-street gable roof, projecting main front cornice embellished by band of dentil molding, cut stone window and door sills and lintels. Original first story commercial front modified.

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212-367-40

974-976½ State Street
(C)

Original block, ca. 1868; Marie's Dress Shop; (Linsley-Building); B: Samuel Linsley; Classical Revival; 2½ stories, wood frame, cut stone and brick foundation, gable-to-street roof. Original Italianate style wood frame rear block raised when 3-story brick Queen Anne style front was added in 1929. Front wing features projecting bracketed main cornice, projecting second and third story canted front window bay, cut stone sills and brick segmental arches in window openings in brick walls, cut stone trim on first story brick piers, and a modified first story commercial front (Photograph # 22).

198-604-5

977-979 State Street
(C)

1884; (Bicey J. Beegan Building); Italianate; 3½ stories, brick, 46' wide by 50' deep, 6 bay dual entry front, cut stone foundation, ridge-to-street gable roof, bracketed projecting main cornice, cut stone window and door sills and lintels, original front entry hood, some original 2-over-2 pane window sash. First story front fenestration heavily modified (Photograph # 23).

212-367-39

978-980 State Street
(C)

Between 1879 and 1888; (John Dornheimer Building); transitional Italianate/Queen Anne; 3½ stories, brick 44' wide by 54' deep, cut stone foundation, low hip roof, projecting main cornice embellished by dentil molding, foreshortened attic windows with segmental arches set in brick frieze above an heavily scaled projecting band of molding, decorative brick belt coursing at second and third story window arch level, gauged brick arches and cut stone sills in window and door openings, original storefront with pressed metal entablature intact. Some original upper story window openings filled with brick (Photograph # 22).

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198-604-6
981 State Street
(C)

Ca. 1868; Endleman-Kraus Galleries; (Stone-Canfield House); A: Sidney Mason Stone; Second Empire; 2½ stories, wood frame, 22' wide by 36' deep, 3 bay side entry front, traprock foundation, mansard roof, gable roof dormers with pediments visually supported by brackets atop decoratively detailed pilasters, bracketed main cornice, projecting cornices and lug sills on front second and third story window openings, clapboard siding, 6-over-6 pane window sash. Modified single story masonry commercial front addition. Metal fire escape added ca. 1940 (Photograph # 23).

198-604-8
987-991 State Street
(C)

Between 1884 and 1888; Basel's Restaurant; (John Shuster Building); Italianate/Second Empire; 2½ stories, wood frame, 42' wide by 48' deep, 6 bay multiple entry front, cut stone foundation, shed roof with mansard front, bracketed main front cornice, original 2-over-2 window sash. Exterior re-sided with asphalt and aluminum, first story commercial front heavily modified, 22' wide by 20' deep rear addition (Photograph # 25).

198-604-14
990-998 State Street
(C)

1922; New Haven Antique Center; (George Ratner Building); A: Brown and Von Beren; B: C. Abbadessa; early 20th century commercial-residential; 2 stories, brick highlighted with cut limestone trim, cut stone and brick foundation, flat roof, 90' wide by 90' deep, multiple recessed entry fronts, decorative streetfront parapet, raised brick frame pattern trim on streetfront elevations. First story commercial fronts modified (Photograph # 24).

198-604-9
993 State Street
(C)

Between 1884 and 1888; Savereses Package Store; (John Shuster Building); Italianate; 2 stories, wood frame, multiple entry front, trapezoidal overall plan - 44' by 16' x 44' by 48', cut stone foundation, flat roof, projecting main cornice, some original 2-pane double hung window sash. Exterior re-sided with asphalt shingles, original first story commercial front modified (Photograph # 25).

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198-402-13
1010-1012 State Street
(C)

1891; (William Costello Building); Queen Anne; 3½ stories, load bearing brick and wood frame, 46' wide by 58' deep, 6 bay multiple entry front, cut stone and brick foundation, ridge-to-street gable roof, pressed metal main entablature with raised rosettes applied to the frieze and a flat cornice interrupted by a large central segmental arch pediment, featuring decorative detailing in its typanum, guaged brick window arches topped by projecting courses of brick headers, cut stone window sills, original first story front basically intact and in the process of restoration. Original 2-over-2 pane double hung window sash currently being replaced with modern 2-over-2 sash (Photograph #s 28, 31, 34).

198-605-7
1013-1017 State Street
(C)

1889; As Time Goes By Antiques; (Joseph Gilch Building); Romanesque; 3 stories, brick, 48' wide by 56' deep, 7 bay multiple entry front, cut stone foundation, shed roof; front elevation features pilaster infill panel wall arrangement, corbelling, raised brick terra cotta fretwork and cut stone trim, window and door openings have cut stone sills and either guaged brick semicircular arches, second and third story canted window bay with slate shingled peaked polygonal roof projects from central portion of facade, original exposed structural iron I-beam deconated by raised rosettes spans central 3/4 of facade at the top of the first story. Original 2-over-2 double hung window sash replaced, original first story commercial front modified (Photograph # 29).

198-605-8
1019 State Street
(NC)
Vacant Lot

198-605-9
1021 State Street
(NC)
Vacant Lot

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198-605-10
1023 State Street
(C)

Ca. 1890; plain late 19th century residential; 2½ stories wood frame, 22' wide by 38' deep, brick foundation, gable-to-street roof. Exterior re-sided with aluminum, original front porch replaced.

198-605-11
1025 State Street
(C)

Ca. 1895; plain late 19th century residential; 2½ stories, wood frame, 22' wide by 36' deep, brick foundation, intersecting gable roof. Exterior re-sided with aluminum, original front porch removed.

198-605-12
1031 State Street
(NC)

Ca. 1960; Arrow Motors; plain modern commercial; 1 story, stuccoed concrete block, 44' wide by 22' deep, concrete foundation, flat roof.

198-420-1
1040 State Street
(C)

1882-1883; Starr Supply Company; (Elm City Dye Works and Laundry); late 19th century industrial; 2½ stories, brick, irregular overall plan, cut stone foundation, intersecting gable and hip roofs, cut stone window and door sills, brick segmental window arches, some original 6-over-6 pane window sash, fan window in gable at west end of southern elevation, decorative beltcourse between first and second stories, semi-hexagonal southeastern corner. Multiple late 19th and early 20th century brick additions to northern elevation of original block (Photograph # 34).

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182-804-13
1041-1051 State Street
(C)

1885-1886; The Flagg Industrial Supply Company; (Adt Hardware Machine Factory); late 19th century industrial; 2 stories, brick, 40' wide by 80' deep, cut stone foundation, low gable roof, cut stone window and door sills, brick segmental window arches. Exterior painted, original window sash replaced, rear 20' by 60' wing added ca. 1900 (Photograph # 32).

198-420-2
1060 State Street
(C)

1942; (M.B. Manufacturing Company); mid-20th century commercial-industrial; 2 stories, brick highlighted with concrete trim, 30' wide by 24' deep, concrete foundation, flat roof, 4 bay wide front, front windows arranged in ranges of three except on northeastern corner which features multipane industrial style translucent block sash, concrete panels between front windows feature raised winged world and aircraft propeller motifs. Single story, industrial style brick rear wing dates from 1929. Rear steel frame wing dates from ca. 1960.

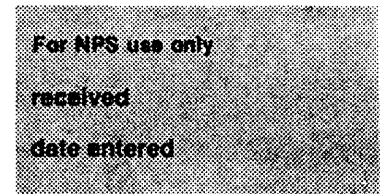
WALLACE STREET

198-604-1
317-319 Wallace Street
(C)

1872; (Karl Ludwig Preuss Building); Italianate; 3½ stories, wood frame, trapezoidal overall plan, traprock foundation, low hip roof, bracket projecting main cornice, fore-shortened attic windows set in flush boarded main frieze, 6 pane upper window sash, original clapboard siding. Original lower window sash replaced, brackets below window sills removed, first story commercial front addition, single story connecting wing addition to 963 State Street (Photograph #s 17, 19).

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Page 1

Significance (continued):

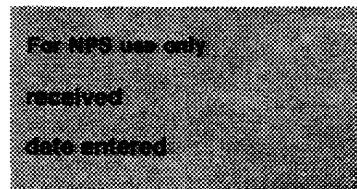
Like many New England coastal communities possessing good natural harbors, New Haven emerged from the first quarter of the nineteenth century as an important port with an established, mercantile-based commercial economy. However, between 1830 and 1850, the principal focus of the city's economy shifted from mercantilism to manufacturing. Aided by advances in technology, such as the introduction of the railroad and the proliferation of both the number and types of mass production machinery, many of the small, semi-traditionally organized local carriage, gun, clock, and other hardgood producing shops of the 1820s had become medium-size factories utilizing modern methods of production and distribution. By the early 1850s, New Haven boasted over 150 of these factories employing several thousand workers.

The second half of the nineteenth century saw the full flowering of New Haven as a major manufacturing-based commercial and transportation locus. From 1850 to 1900, the number of factories in the city more than quadrupled. The scale of many factories also increased significantly. Huge new industrial complexes employing as many as a thousand workers apiece were constructed for a number of the most successful firms, such as Sargent and Company (hardware), the Winchester Repeating Arms Company (firearms), and the Strouse-Adler Company (corsets). New industries, including piano and rubber goods manufacturing, emerged and prospered along with the city's more established carriage, firearms, clock and hardware companies. The local railroad system, which had initially developed as an intricate web of private lines all converging at New Haven, was consolidated under the single, large corporate umbrella known as the New York, New Haven, and Hartford Railroad. Under the auspices of this corporation, which maintained its headquarters in New Haven, extensive terminal and storage facilities were constructed along Water Street adjacent to the harborfront.

New Haven's emergence and continuing development as one of the region's principal industrial centers sparked a dramatic and ever-accelerating growth in the number of its inhabitants. Between 1830 and 1900, the city's population increased more than tenfold (10,000 to 108,000). In response to the tremendous pressure which this population explosion brought to bear on housing, new residential neighborhoods developed. From the 1830s through the 1850s, virtually all of these new neighborhoods took distinct form in and immediately around the industrial districts which had arisen along the eastern, western, and northern perimeters of the city's early-nineteenth century urban core; these are the districts known today as Wooster Square, Dwight Street, and lower Orange Street. However, as the pace of New Haven's population growth continued to increase, these early neighborhoods quickly became densely built-up. By the early 1860s, newer and more outlying residential neighborhoods had begun to develop in adjacent, semi-rural areas, where a number of foresighted local builders and real estate speculators had acquired and subdivided vast tracts of former farmland into small building lots during the preceding decades. Among the most significant of these new residential neighborhoods were the Jocelyn Square and upper Orange Street districts.

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Significance (continued):

Jocelyn Square and upper Orange Street were two of the largest residential neighborhoods to develop in New Haven during the second half of the nineteenth century. Abutting the northern end of the Wooster Square district, the Jocelyn Square area included the bulk of the land lying north of Grand Avenue between the Upper State Street Historic District and the Mill River; the upper Orange Street area included all of the land between the district and Orange Street from Eld Street north to Willow Street. Like the district itself, for much of the first half of the nineteenth century these areas formed part of the extensive farm holdings of Abraham Bishop, one of New Haven's most prominent gentleman farmers and business and civic leaders of the period.

During the late 1830s and 1840s, Bishop's Jocelyn Square and upper Orange Street holdings were acquired by a number of local real estate speculators, who laid out a myriad of new streets and subdivided the land into small building lots for later re-sale and development as housing sites. Land records, city directories, and nineteenth century maps indicate that by the end of the 1850s, an extensive amount of residential construction had already taken place in the southern portions of both areas. As the pace of the city's population growth continued to quicken through the 1870s, the housing density in these new neighborhoods also rapidly increased, pushing further and further northward away from the city's commercial and manufacturing core. This pattern of physical growth was to have a profound effect on both the character and rate of development in the upper State Street area during the final third of the nineteenth century.

Although speculators had also acquired and subdivided the land in the upper State Street area by the latter half of the 1840s, only a handful of buildings were built in this district prior to 1865. With the exception of Saint John's Episcopal Church, which had been built on the northwestern corner of State and Eld Streets during the 1850s (no longer extant), this construction was strictly residential. It consisted of the small Greek Revival style houses erected for "shipmaster" Nathaniel Knowles and "chisler" Patrick Cooney at 795 and 813 State Street (Photographs 4 and 7), the three small Second Empire style houses built by local real estate developer Benjamin Broomhead at 842, 846, and 850 State Street (Photograph 8), and roughly a half-dozen small houses scattered along the southeastern side of State Street between Humphrey and Wallace Streets and above Mill River Street (no longer extant).

The pace of development in the upper State Street area continued to be gradual through the early 1870s. During this period, local grocer William Geary had the relatively plain and modest Italianate style building at 852-58 State Street constructed. Despite this building's residential scale and form, it proved to be the first structure in the area which was specifically designed for mixed commercial-residential use. -- (City directories indicate that Geary ran his business from the first story and lived in the upper stories. The New Haven Pipe Company bought a small lot just south of the southwestern corner of State Street and Hine Place from speculator William Atwater in 1867; here the firm built

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Significance (continued):

a modest frame factory (no longer extant). During 1867 and 1868, the Waterproof Sole Company erected a 70 by 100 foot brick factory just below the southeastern corner of State and Humphrey Streets (no longer extant). In retrospect, all three of these structures were particularly significant, for they foreshadowed the type of development which was to dominate the upper State Street area during the ensuing decades. Nevertheless, development in the area continued to be dominated by residential construction during these early post-Civil War years. Sidney Mason Stone, one of New Haven's best known early and mid-nineteenth century builder/architects and real estate developers, erected four frame houses in the block encompassed by East, Wallace, Beech and State Streets (597 and 599 East Street, 67 Beech Street, and 987-91 State Street; see Photograph 23). Speculators David Thompson and Henry Andruss built the small Italianate style frame house at 13 Edwards Street (Photograph 35), while local joiner Samuel Linsley constructed the two Italianate style frame houses which now form the rear wings of 972 and 974-76 State Street. Three other dwellings had also been built along the southeastern side of State Street between Wallace and Humphrey Streets by 1872 (no longer extant).

If one were able to look at a map of the upper State Street area in 1872, it would appear as if the area was developing principally as a late nineteenth century residential bridge between the more established and densely settled Jocelyn Square and upper Orange Street neighborhoods. However, during the final third of the nineteenth century, residential construction in the upper State Street district became heavily overshadowed by mixed commercial-residential and light industrial development; it was during this period that the area emerged as the principal commercial axis of this portion of the city.

The reasons for the shift in the character of upper State Street's development around 1870 are complex and perhaps still not fully understood. However, several factors working in concert clearly contributed to this shift. First, even by the early 1870s, most of the land in the area remained available for initial development. Second, land records indicate that speculators generally charged a higher per-acre price for land here than in the adjacent Jocelyn Square and upper Orange Street neighborhoods. It may well be that these speculators recognized the future potential for commercial development of upper State Street and were consciously attempting to foster this development as a means of maximizing profits; even in the nineteenth century, local merchants and shopkeepers were often willing to pay more for land where they wanted to establish businesses. Last and most important, upper State Street maintained an ideal central location between two of the city's fastest growing, outlying residential neighborhoods. As more and more people began to move into Jocelyn Square and upper Orange Street, particularly the northern portions, there was an ever increasing demand for a more readily available "neighborhood" commercial district which could supply them with everyday necessities, such as meats,

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Significance (continued):

produce, baked goods, and liquor. Even though the advent of the horsecar railway during the 1860s greatly improved the accessibility of downtown New Haven, people preferred the convenience afforded by nearby markets, shops and saloons.

The numerous merchants and shopkeepers who gradually established themselves in the upper State Street area during the final decades of the nineteenth century provide an important manifestation of the area's close ties to its flanking neighborhoods. City directories indicate that a majority of these businessmen either moved their residences here from Jocelyn Square or upper Orange Street or continued to live nearby in one of these two areas. For example, Thomas Clerkin, a local sash and blind maker who had 892-94 State Street erected in 1874 for use as his shop and residence, formerly lived on Humphrey Street. In 1885, saloon keeper Hermann Armbruster moved from Franklin Street into the upper stories of the building which he had erected to house his business at 969-71 State Street earlier that year. Peter Landroth, a shoe dealer, moved his residence and business to 962-64 State Street from Lawrence Street in 1895. Following the construction of 938-40 State Street in 1895, Thomas Kilbride and his wife Mary opened a small meat market in the building's first story while continuing to live several blocks away on Wallace Street.

As the size of the populations living in the Jocelyn Square and upper Orange Street neighborhoods continued to expand during the last quarter of the nineteenth century, physical and economic development in the upper State Street area became extensive. During this period, the number of structures standing in the upper State Street area more than tripled. The designs of virtually all of these new structures incorporated the popular urban building forms and styles of their day. Most of the buildings erected along State Street south of Lawrence Street featured the row building form. Buildings dating from the mid-1870s through the mid-1880s are generally constructed of brick and reflect the influence of the Italianate urban commercial style. Particularly good examples of buildings of this type include the Elijah Palmer Building at 860-64 State Street (Photograph 10), the Hermann Armbruster Building at 969-71 State Street, and the Michael Hessler Building at 896-98 State Street (Photograph 12). Many of the buildings erected in the district between the mid-1880s and the mid-1890s were built in the transitional late Italianate-Queen Anne commercial style, such as the Henry S. Johnson Building at 816-20 State Street and 410 Pearl Street (Photograph 6), and the John Dornheimer Building at 978-80 State Street (Photograph 22). During the 1890s, full-fledged Queen Anne and Romanesque style structures also began to appear in the upper State Street area. In 1893, local brewers' agent Joseph Gilch had the apartment building at 8 Mechanic Street erected (Photograph 30). Gilch moved into the building from the Romanesque style structure which he had built at 1013-17 State Street to house his business and residence in 1891 (Photographs 30 and 29). The Queen Anne style William Costello Building at 1010-12 State Street also dates from the 1890s (Photograph 28).

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Significance (continued):

Though a high proportion of the commercial-residential structures constructed in the area during the 1870s, 1880s, and 1890s were built of brick, a number of wood frame structures were also erected. Included among this group are the Karl Preuss Building at 317-19 Wallace Street, (a prominent Italianate style corner building where Preuss lived and ran a tailoring business (Photographs 17 and 19), the building erected for Peter Landroth at 962-64 State Street (Photograph 21), and the two buildings erected for local merchant John Shuster at 991 and 993 State Street (Photograph 25). However, the finest example of late-nineteenth century commercial frame architecture erected in the upper State Street area prior to the turn of the twentieth century, is the Queen Anne style Mary A. Kilbride Building at 938-40 State Street (Photograph 15).

While the physical development of upper State Street during the last quarter of the nineteenth century was dominated by commercial-residential architecture, a few light-industrial structures were erected near the northern end of the district during the 1880s. These buildings include the large, complex erected for Thomas Forsyth's Elm City Dye Works and Laundry at the intersection formed by State, Mechanic, and Lawrence Streets (Photograph 34), and the small brick factory erected for hardware machine manufacturer John Adt at 1041-51 State Street (Photograph 32).

Some wholly residential development also took place on a sporadic basis during this period. In the southern end of the district along the southeastern side of State Street, developer John Brill erected two small and one large Queen Anne style frame houses at 815, 817, and 819 State Street (Photograph 7). Milton J. Stewart built a row of twelve, small tenant houses along the northern side of State Street just south of the Mill River bridge in 1881 on land which the City of New Haven had given him as compensation for its assumption of title to the land which now forms East Rock Park. Later known as the "Dirty Dozen," a reference to Stewart's reluctance to properly maintain these houses, the entire group was condemned and demolished in 1915. Several of the houses erected in the area during the late nineteenth century were built for those who ran nearby businesses. Notable examples of this include the Thomas and Rose Maher House at 605 East Street in 1888 (Photograph 29), and the William H. Doolittle House at 806-08 State Street (Photograph 5). The Mahers ran a saloon in the building next door to their house (607 East Street; see Photograph 29), while Doolittle opened a branch office for his "stage line" business in his house.

By the early 1900s, the upper State Street area had become firmly established as one of New Haven's most bustling and prosperous, as well as densely built-up outlying neighborhood commercial districts. The area boasted well over sixty-five small businesses, including nine grocery markets, eight saloons, seven shoe stores and shoe repair shops, seven confectionaries, four barber shops, four drygoods stores, three bakeries, three drugstores, three tailors' shops, two dressmakers' shops, and two delicatessans, as well as a jewelry store, a clothing store, a print shop, a fish market, a cigar and tobacco store, a photography studio, an eyeglasses shop, a tin smithy, a variety store, a stove

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Significance (continued):

brick store, a coal dealer, and a milk dealer.³

From an architectural and economic standpoint, the years between the early-1900s and World War II were primarily years of consolidation and stabilization in the upper State Street district. With the exception of the Swedish Evangelical Lutheran Church, a late Gothic Revival style brick structure erected at 855 State Street (south) in late 1904 and early 1905 (Photograph 9), the few remaining open sites in the district were filled in by new commercial-residential structures. Several of the pre-1870 buildings along the street were demolished and replaced by more "up-to-date" structures, while a number of the houses which had been built in the district in the 1860s and 1870s were substantially modified for mixed commercial-residential use.

The most architecturally significant of the new in-fill structures built on the few remaining undeveloped sites in the district during the early-twentieth century is the George Ratner building on the northwestern corner of State and Edwards Streets. Designed by the prominent New Haven architectural firm Brown and Von Beren, this building is particularly notable for the tapestry-like detailing found on the exterior brick wall faces. This type of exterior detailing is often found on many of the brick commercial, industrial, and institutional structures designed by this firm and erected in New Haven during this period (Photograph 24).

One of the most important structures built on a redeveloped site during these years is the Hygenic Ice Company factory on the southwestern corner of State and Humphrey Streets. This large, brick industrial complex replaced the factory building erected here in 1867-68 for the Waterproof Sole Company. Like the Ratner Building, this structure features tapestry-like brick detailing on its exterior walls, suggesting that it may have also been designed by Brown and Von Beren. However, it is also possible that this building was designed by Leoni W. Robinson, another of New Haven's foremost early-twentieth century architects, who designed the small brick office building next door to this factory for the Hygenic Ice Company several years earlier (Photograph 11).

The two most significant examples of earlier houses which were converted for partial commercial use are 972 and 974-76 State Street. The rear wings of these two buildings consist of Italianate style houses built by joiner Samuel Linsley during the late 1860s; in 1929, both of these houses had major brick commercial style wings superimposed over their original front elevations. Other examples of this conversion of older houses include the two Second Empire style houses built by Benjamin Broomhead at 842 and 850 State Street in the 1850s and 1860s, where small, single story commercial fronts had been added by the early 1930s (Photograph 8).

While the basic architectural and economic character of the upper State Street district changed relatively little during the first half of the twentieth century, the social character of the area changed fairly dramatically. Prior to 1900, the ethnic makeup

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Significance (continued):

of the upper State Street, Jocelyn Square and upper Orange Street districts was overwhelmingly dominated by people of "Yankee", Irish, and German backgrounds.

But then the ethnic composition of the population began to change, especially during the 1920s. The popularization of the automobile during the 1920s meant that people had increased mobility beyond anything known before. The increased mobility allowed some of the more affluent members of these neighborhoods to escape to less congested areas of the city or to suburban towns. (Many continued to shop on State Street because shopping facilities in suburban areas at that time were frequently inadequate.) As these persons, usually of Irish, [German], and Yankee stock withdrew, new residents arrived. They tended to be Italian-Americans or Polish-Americans.⁴

As Thomas Farnham further suggests in Upper State Street, most of the in-migration of Italian-Americans to these areas during this period appears to have originated from New Haven's Wooster Square industrial district. (By the first few decades of the twentieth century, Wooster Square had emerged as the city's principal Italian-American enclave.) The major source of new Polish-American residents was the James and Ferry Street area of Fair Haven.

Among the most important stimuli accounting for the extensive influx of these two ethnic groups into the area were the construction of Saint Joseph's Roman Catholic Church (Italian) on Edwards Street slightly northwest of the upper State Street district, and the construction of Saint Stanislaus Roman Catholic Church (Polish) at 790 State Street. A particularly fine example of early twentieth century Romanesque style religious architecture currently standing in New Haven, Saint Stanislaus Church was completed in 1913 on the former site of Saint John's Episcopal Church at the northwestern corner of State and Eld Streets (Photograph 3). "The establishment of the church eventually brought more than a thousand Polish families to the neighborhood."⁵ Both the extent and rapidity of this in-migration of Poles to the area were evidenced by the construction of the large Saint Stanislaus School built on the lot abutting the northern side of the Church property in 1923.

As in many of the state's urban commercial districts, the years immediately following World War II proved to be years of physical and economic decline in the upper State Street district. The increasing use of the automobile and the subsequent urban traffic congestion which this caused, the accelerated out-migration of a substantial portion of the city's middle and upper income population to the suburbs, and the rapid growth of suburban shopping centers and supermarkets all contributed to the relatively rapid deterioration of the area.

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Significance (continued):

As old residents left, traditional shopping patterns changed. Supermarkets came into their own, attracting shoppers away from independent meat markets, bakeries, and produce dealers. Many [upper] State Street merchants could no longer survive. Stores were now standing vacant for longer and longer periods between tenants, and when they were occupied, they were often taken by a new kind of tenant, not one who provided for the neighborhood population... but rather one that catered to the mobile population that passed through [upper] State Street coming to or going from the center of New Haven. Antique and second-hand dealers in particular came to [upper] State Street, many of them forced to leave the Oak Street area because of the urban renewal going on there.⁶

Although the upper State Street district was not included as part of New Haven's initial post-World War II Short Approach Plan (urban redevelopment and renewal), it was nonetheless greatly effected by two of the principal elements called for in this plan. The first of these was the demolition of the entire southern half of the Jocelyn Square residential district in preparation for the creation of a wholly new industrial park encompassing this area and the eastern portion of the Wooster Square district. The second of these two elements was the construction of Interstate 91.⁷

Interstate 91 was built as part of an overall traffic planning scheme designed to make it more convenient for the greater New Haven area's burgeoning suburban population to reach the city's core downtown commercial district. It was intended, at least in part, to allow suburban shoppers to bypass the now congested major urban thoroughfares leading into the city from its hinterland to the north and northeast, particularly upper State Street. Unfortunately, the highway accomplished this purpose all too well; as the traffic flow continued to decrease along upper State Street so too did the area's ability to attract and sustain a viable merchant community. The construction of this highway had another detrimental effect as well. Aligned on a course roughly parallel to and slightly east of upper State Street, the highway's construction forced the closing off of most of the streets which extended east and southeast from upper State Street into the remaining portion of the Jocelyn Square neighborhood. In short, built to benefit downtown New Haven's renewal efforts, the construction of Interstate 91 served to hasten an already deteriorating situation along upper State Street.

By the mid-1960s, the growing plight of upper State Street had been officially recognized by the city of New Haven. The area was included as a target district for future renewal and revitalization under the city's 1968 State Street Redevelopment and Renewal Plan.⁸ However, the progress called for in this plan remained extremely slow throughout most

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Significance (continued):

of the 1970s, limited primarily to the city's acquisition of the lots slated for reuse along both sides of State Street just north of Humphrey Street, and the demolition of the severely deteriorated late-nineteenth century buildings on these sites.

In the late 1970s, the city began to review its overall renewal plans for the area. About this same time, a group of residents, merchants, and property owners from the district and its surrounding neighborhoods, concerned about the increasing physical deterioration of the neighborhood and high crime and vandalism rates, as well as the slow progress of revitalization efforts, banded together to form the Upper State Street Association. The city and the Association then formed what is best described as a partnership -- a new concept in development -- to bring about the rebuilding of the street.⁹

Mayor Biagio Dilieto, in March 1980, cited an "overwhelming level of commitment" to the restoration of their area by the residents and merchants in announcing the designation of upper State Street as the city's first district in the Neighborhood Commercial Revitalization Program. The program required that a majority of store owners and landlords redevelop their buildings according to strict design standards and that the city, for its part, improve the streets and sidewalks and give direct grants to the program's participants.¹⁰

With the advent of this revitalization program has come a dramatic improvement in physical conditions throughout the Upper State Street Historic District. Over eight of the district's buildings which had been either severely vandalized or burned-out in recent years have already been rehabilitated, and rehabilitation is currently underway or in the planning stages for an additional six area structures. The City of New Haven completed improvements to the streets and parking areas in 1983, and new architecturally compatible structures are either in the process of construction or planned for the future, with a eye toward filling the existing gaps along upper State Street to bolster the street's rhythmic architectural continuity. This rehabilitation has sparked a dramatic economic rebirth of the area, as more and more new merchants and shopkeepers continue to move into the increasing number of rehabilitated historic buildings.

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Significance (continued):

End Notes

1. Doris B. Townsend, Fair Haven: A Journey Through Time. (New Haven: The New Haven Colony Historical Society, 1978) p. 35.
2. Dwight Area Historical and Architectural Resources Inventory. (New Haven: The Connecticut Trust for Historic Preservation, 1980) p. 9.
3. List compiled from 1905 New Haven City Directory.
4. Thomas J. Farnham, Upper State Street 1640-1982. (New Haven: The Upper State Street Association, 1982) p. 11
5. Ibid. p. 12
6. Ibid. p. 15
7. For a detailed discussion of the Short Approach Plan, see Meredith Sawyer Miller, "Redevelopment Planning Areas of New Haven", passim.
8. See "State Street Renewal and Redevelopment Plan", passim.
9. Thomas J. Farnham, op. cit., p. 18
10. Ibid. p. 18

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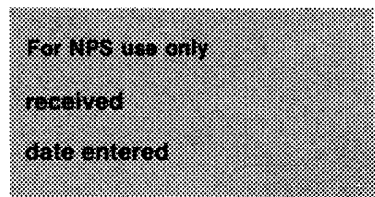
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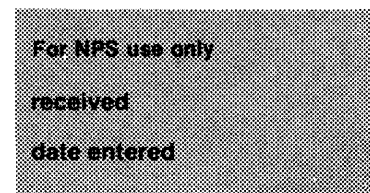
Geographical Data (continued)

UMT References

	Zone	Easting	Northing
a)	18	675180	4575920
b)	18	675180	4575810
c)	18	675130	4575760
d)	18	675060	4575730
e)	18	675040	4575740
f)	18	675040	4575710
g)	18	674860	4575580
h)	18	674860	4575620
i)	18	674770	4575540
j)	18	674770	4575470
k)	18	674510	4575270
l)	18	674490	4575290
m)	18	674420	4575210
n)	18	674380	4575210
o)	18	674360	4575230
p)	18	674440	4575300
q)	18	674390	4575370
r)	18	674440	4575410
s)	18	674500	4575360
t)	18	674660	4575510
u)	18	674680	4575480
v)	18	674720	4575560
w)	18	674740	4575540
x)	18	674770	4575560
y)	18	674760	4575600
z)	18	674860	4575660
aa)	18	674870	4575650
bb)	18	674860	4575670
cc)	18	674900	4575720
dd)	18	674860	4575740
ee)	18	674880	4575780
ff)	18	674920	4575760
gg)	18	675000	4575860
hh)	18	675030	4575820
ii)	18	675040	4575860
jj)	18	675080	4575850
kk)	18	675120	4575880
ll)	18	675120	4575920

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Geographical Data (continued):

Verbal Boundary Description

East: From the junction of the northern and eastern property lines of 1060 State Street: proceed south along the eastern property line of 1060 State Street, continuing across State Street to the junction of the southeastern line of State Street and the northwestern line of the Interstate 91 right-of-way; then southwest along the northwestern line of the Interstate 91 right-of-way to the junction of the western line of Wallace Street; then north along the western line of Wallace Street to the junction of the southeastern line of State Street; then southwest along the southeastern line of State Street to the junction of the northeastern line of Humphrey Street; then southeast along the northeastern line of Humphrey Street to the junction of the northwestern line of the Interstate 91 right-of-way; then southwest along the northwestern line of the Interstate 91 right-of-way to the junction of the southeastern line of State Street and the northern line of the Interstate 91/Trumbull Street interchange right-of-way.

South: From the junction of the southeastern line of State Street and the northern line of the Interstate 91/Trumbull Street right-of-way; proceed west along the northern line of the Interstate 91/Trumbull Street interchange right-of-way to its westernmost junction with the southwestern line of Bradley Street.

West: From the westernmost junction of the northern line of the Interstate 91/Trumbull Street interchange right-of-way and the southwestern line of Bradley Street: proceed northeast along the northwestern property lines of 754, 758, 768, 770-72, 774, 776, and 780 State Street, continuing across Eld Street to the southwestern property line of 790 State Street and 9 and 15 Eld Street to the junction of the northwestern property line of 15 Eld Street; then northeast along the northwestern property line of 15 Eld Street to the junction of the northeastern property line of 15 and 9 Eld Street and 804 State Street to the junction of the northwestern property line of 806-08 State Street; then northeast along the northwestern property lines of 806-08, 810-14, and 816-20 State Street (including 4-10 Pearl Street). continuing across Pearl Street and along the northwestern property lines of 824-26, 830, 832, 834, 842, 846, 850, 852-56 State Street and across Clark Street along the northwestern property lines of 860-64, 866-70 and 872-74 State Street to the junction of the northeastern property line of 872-74 State Street; then northeast along the northwestern line of State Street to the junction of the southwestern line of Humphrey Street; then northwest across Humphrey Street to the junction of the northeastern line of Humphrey Street and the northwestern property line of 892-94 State Street; then northeast along the northwestern property

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Geographical Data (continued):

lines of 892-94 and 896-98 State Street to the northeastern property line of 896-98 State Street; then southeast along the northeastern property line of 896-98 State Street to the junction of the northwestern line of State Street; then northeast along the northwestern line of State Street to the junction of the southwestern property line of 918-20 State Street; then northwest along the southwestern property line of 918-20 State Street to the junction of the northwestern property line of 918-20 State Street; then northeast along the northwestern property lines of 918-20, 922-28, 930-32 and 934-36 State Street to the junction of the southwestern line of Hine Place; then southeast along the southwestern line of Hine Place to the junction of the northwestern line of State Street; then northeast along the northwestern line of State Street to the junction of the southwestern property line of 962-64 State Street; then northwest along the southwestern property line of 962-64 State Street to the junction of the northwestern property line of 962-64 State Street; then northeast along the northwestern property lines of 962-64, 966-70, 972, 974 and 978-80 State Street continuing across Edwards Street to the southwestern property line of 11 and 13 Edwards Street; then northwest along the southwestern property lines of 11, 13, and 15-19 Edwards Street to the junction of the northwestern property line of 15-19 Edwards Street; then northeast along the northwestern property line of 15-19 Edwards Street to the junction of the northeastern property line of 15-19 Edwards Street; then southeast along the northeastern property lines of 15-19 and 11 and 13 Edwards Street and 990-98 State Street to the junction of the northwestern line of State Street; then northeast along the northwestern line of State Street to the junction of the southwestern property line of 1010-12 State Street; then northwest along the southwestern property line of 1010-12 State Street to the junction of the northwestern property line of 1010-12 State Street; then northeast along the northwestern property lines of 1010-12 State Street and 4 Mechanic Street to the junction of the northeastern property line of 4 Mechanic Street; then southeast along the northeastern property line of 4 Mechanic Street to the western line of Mechanic Street; then north along the western line of Mechanic Street to the junction of the southwestern line of 8 Mechanic Street; then northwest along the southwestern property line of 8 Mechanic Street to the junction of the northwestern property line of 8 Mechanic Street; then northeast along the northwestern property lines of 8 and 16 Mechanic Street continuing across Lawrence Street and along the northwestern property line of 11-15 Lawrence Street to the junction of the northeastern property line of 11-15 Lawrence Street.

North: From the junction of the northwestern and northeastern property lines of 11-15 Lawrence Street: proceed southeast along the northeastern property line of 11-15 Lawrence Street, continuing across Mechanic Street to the northwestern property line of 1040 State Street; then northeast along the northwestern property

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Geographical Data (continued):

line of 1014 State Street to the junction of the northeastern property line of 1014 State Street; then southeast along the northeastern property line of 1040 State Street to the junction of the northwestern property line of 1060 State Street; then northeast along the northwestern property line of 1060 State Street to the junction of the western property line of 1060 State Street; then north along the western property line of 1060 State Street to the junction of the northern property line of 1060 State Street; then east along the northern property line of 1060 State Street to the junction of the northern and eastern property lines of 1060 State Street.

Verbal Boundary Justification

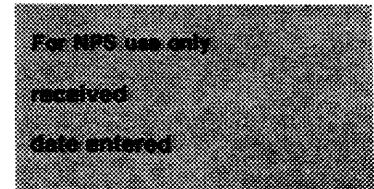
The boundaries of the Upper State Street Historic District were drawn on the basis of the physical characteristics which today visually distinguish the District from the surrounding portions of the city, as well as the thematic unity of the district as a substantially intact late-nineteenth and early-twentieth century neighborhood commercial district.

The northern and western boundaries of the district were initially defined by the almost immediate shift which occurs between the principal scale and usage of the buildings in the district and those in the large, almost wholly residential neighborhoods flanking these sides of the district. These basic boundaries were then modified to exclude vacant lots and non-contributing properties located along the edge of the district whenever possible. Such exclusions include: the large parking lot behind 1010-12 State Street and 8 Mechanic Street, the building recently constructed at 4 Mechanic Street, the vacant lot on the northwestern corner of State Street and Hine Place, the new (1983) townhouse condominium building between 896-98 and 918-20 State Street, the Mobile Gas Station on the southwestern corner of State and Humphrey Streets and 758 State Street. The western boundary was extended slightly to the west along the northern side of Edwards Street in order to encompass the firehouse building at 15-19 Edwards Street, primarily because this building's architectural features and historic as well as current usage is much more compatible with the district than the abutting neighborhoods.

The area's most dominant physical feature, Interstate 91, was used as the principal determinant for the district's eastern and southern boundaries. Rising roughly twenty five feet above the entire length of the district, this highway forms a distinct and highly prominent physical barrier along the eastern side of the District, while the bridge overpass of the Trumbull Street Interchange serves as an unmistakable gateway into the district. The only notable deviation from this use of the highway right-of-way as a boundary line is along the eastern side of State Street where the boundary extends in toward the west in order to exclude the large group of vacant

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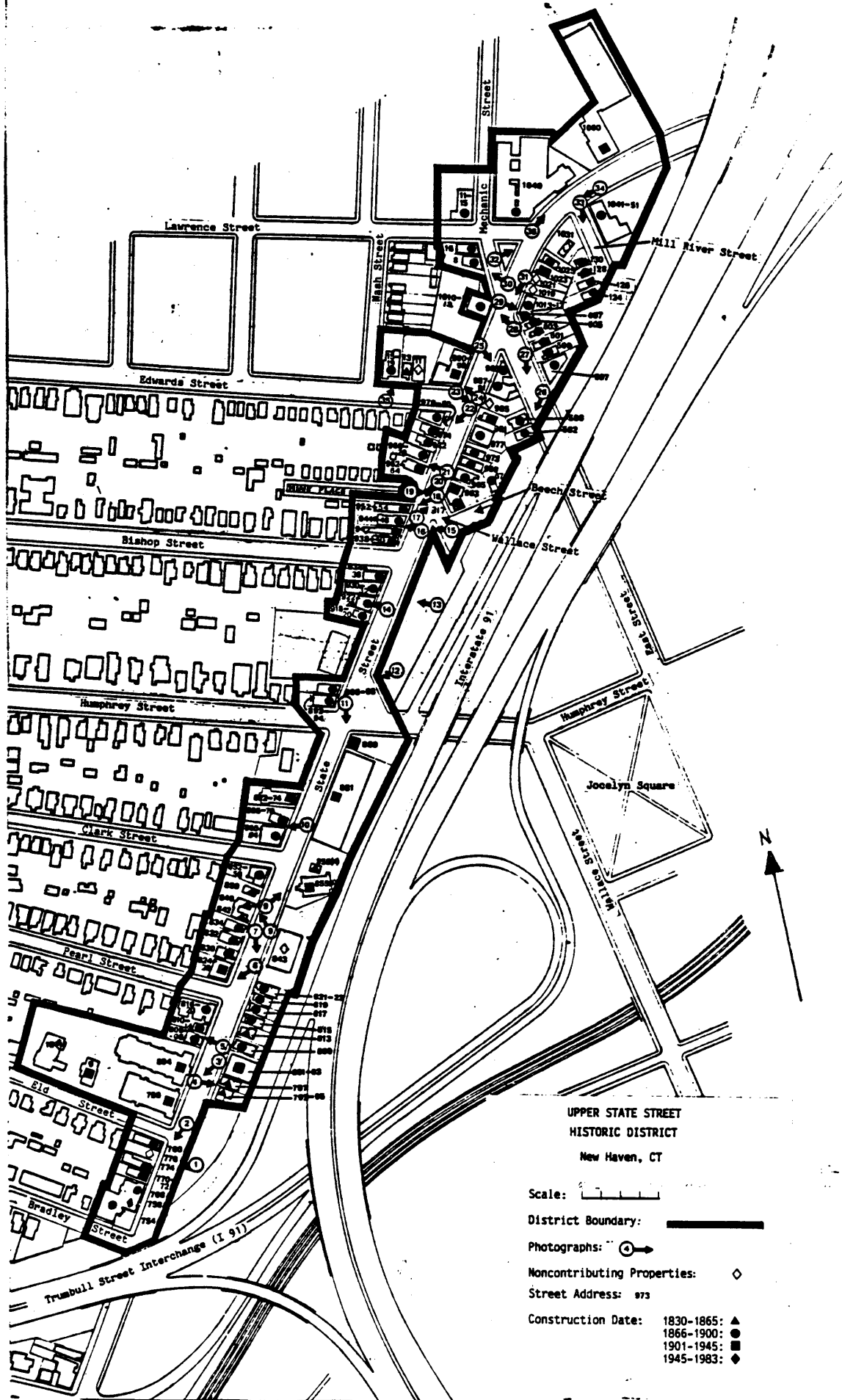
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Geographical Data (continued):

lots along the block between Humphrey and Wallace Streets.

A number of buildings along Mill River, East, Beech and the extreme southeastern side of upper State Street have been included within the district's boundaries. The majority of these structures were included within the district as contributing structures for the following reasons. First, despite their modest residential appearance, land records and city directories indicate that a number of these structures were utilized for commercial purposes either originally or very early in their history. Examples of this include the Thomas and Rose Maher House and Saloon at 601 East Street, the Conrad Schaefer Building at 582 East Street (tailor shop), and the Andrew Clerkin House at 821-23 State Street (tailor shop). Second, several of these structures were either built for or lived in by people who ran or worked in the shops in the District. Examples of this include the Thomas and Roase Maher House at 605 East Street, the Richard and Matilda Templeton House at 603 East Street, and the Frank P. Keller House at 130 Mill River Street. Last and most important, these houses, along with the portions of the streets on which they stand, form the only remaining tangible indication of the district's historic commercial relationship with the formerly extensive Jocelyn Square neighborhood.



UPPER STATE STREET
HISTORIC DISTRICT
New Haven, CT

Scale:

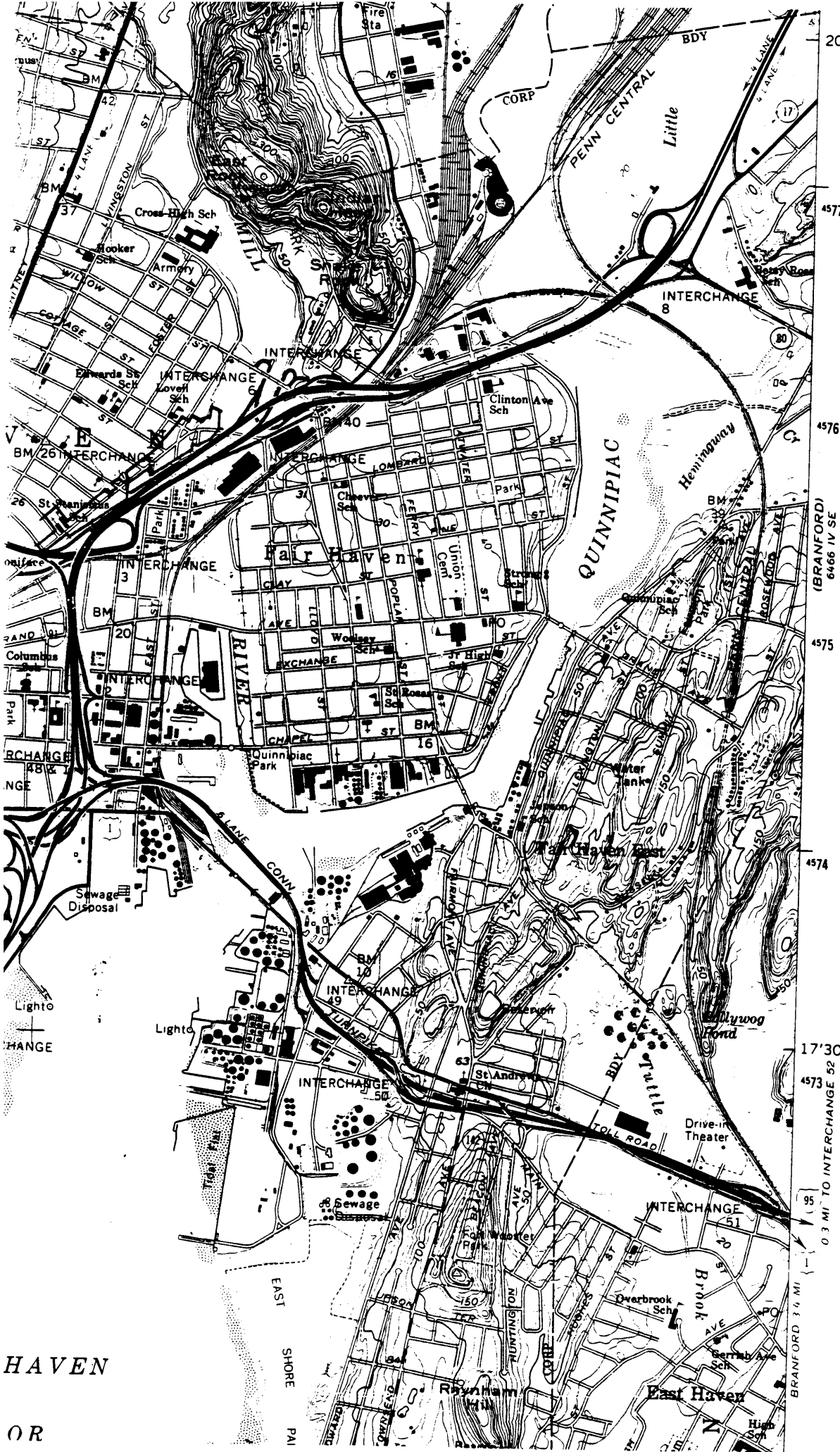
District Boundary:

Photographs:

Noncontributing Properties:

Street Address:

Construction Date: 1830-1865:
 1866-1900:
 1901-1945:
 1945-1983:



**UPPER STATE STREET
HISTORIC DISTRICT,
New Haven, Connecticut**

UTM References:

- a) 18-675180-4575920
- b) 18-675180-4575810
- c) 18-675130-4575760
- d) 18-675060-4575730
- e) 18-675040-4575740
- f) 18-675040-4575710
- g) 18-674860-4575580
- h) 18-674860-4575620
- i) 18-674770-4575540
- j) 18-674770-4575470
- k) 18-674510-4575270
- l) 18-674490-4575290
- m) 18-674420-4575210
- n) 18-674380-4575210
- o) 18-674360-4575230
- p) 18-674440-4575300
- q) 18-674390-4575370
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- ff) 18-674920-4575760
- gg) 18-675000-4575860
- hh) 18-675030-4575820
- ii) 18-675040-4575860
- jj) 18-675080-4575850
- kk) 18-675120-4575880
- ll) 18-675120-4575920

HAVEN
OR

20'
4577
4576
4575
4574
17'30"
4573
0.3 MI TO INTERCHANGE 52
BRANFORD 3.4 MI