

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88000662

Date Listed: 6/07/88

Overlook Historic District
Property Name

New Haven
County

CT
State

N/A
Multiple Name

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

fn Patrick Andrus
Signature of the Keeper

6/7/88
Date of Action

Amended Items in Nomination:

Section 6: Function or Use

"Religious structure (church)" should be added to the list of historic functions and "same as historic functions" should be entered under current functions.

This information was confirmed with John Herzan, National Register Coordinator, CTSHPD, by telephone on 6/07/88.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

RECEIVED

United States Department of the Interior
National Park Service

APR 25 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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

1. Name of Property

historic name _____
other names/site number Overlook Historic District

2. Location

street & number See Continuation Sheet not for publication
city, town Waterbury vicinity
state Connecticut code 09 county New Haven code 009 zip code 06710

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>495</u>	<u>31</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>495</u>	<u>31</u> Total

Name of related multiple property listing: _____
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
John W. Stannard April 20, 1988
Signature of certifying official Date
Director, Connecticut Historical Commission
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. *Patrick Andrus* *6/7/88*
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Single dwellingSecondary structure (garage)Government (fire Station)Education (school)

Current Functions (enter categories from instructions)

Religious structure (church)

7. Description

Architectural Classification

(enter categories from instructions)

Late VictorianLate 19th and 20th century revivalsLate 19th and 20th century American
Movements

Materials (enter categories from instructions)

foundation Stone, brickwalls woodbrickroof asphalt, slateother

Describe present and historic physical appearance.**Description**

Situated atop Burnt Hill, overlooking downtown Waterbury, Connecticut, the Overlook Historic District lies directly north of the Hillside Historic District. It is bounded to the east by Columbia Boulevard, to the south by Cables Avenue and Tower Road, to the west by Clowes Terrace, and Willow and Fisk Streets, and to the north by Calumet Street. These bounds encompass Calumet, Chapman, Crescent, Demorest, Flemming, Hewlett, Kenilworth, and Sands Streets; Cables, Euclid, Randolph, Roseland, and Yates Avenues; and Tower Road. There are 526 buildings in the district, of which 494 (351 residences, 5 institutional buildings, and 139 detached garages) contribute to the district's significance as one of Waterbury's best and most nearly intact examples of a suburban residential subdivision planned and developed at the turn of the nineteenth and during the early twentieth centuries. The Overlook district's non-contributing buildings include 20 residences, 1 school and 10 garages. The district's contributing buildings date from about 1890 to 1930. Although all of the architectural modes popular during the period (Queen Anne, Colonial Revival, Tudor Revival, and Arts and Crafts,) are well represented in the district, the overwhelming majority of the houses were built in the Colonial Revival style. All but five of the buildings (exclusive of ancillary garages) were built as residences and nearly all of the residences were single family dwellings. The few multi-family houses found in Overlook were designed to relate to the architecture of the single family dwelling. Those structures not built for residential use are the Southmayerd Nursing home, the Kingsbury School, and the Pearl Street Community Center, all on Columbia Boulevard; the St. Marks Episcopal Church on Hewlett Street; the Engine Company on Willow Street; and a garage complex on Randolph Avenue.

The majority of non-contributing buildings are post-World War II and generally located at the edges of the district. Six buildings over 50 years old which have totally lost their integrity due to insensitive renovation have been considered non-contributing.

The character of the district evolved over a brief period from 1900 to 1930. There is little diversity of forms, with each individual streetscape extremely uniform and predominantly Colonial Revival in style. As one would expect, the grandest houses are located on Columbia Boulevard (Photographs 1,2,3,4, and 5), which was laid out as a grand boulevard distinguished by a tree-lined, grassy median from which stem most of the district's streets. (See Map 1). There is no uniform street pattern in the area, but rather a picturesque street plan that follows the topography of the hill.

 See continuation sheet

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Overlook Historic District, Waterbury, CT

Cables Avenue

24, 86, 120, 126, 131, 132, 135, 136, 140, 141

Calumet Street

15, 16, 19, 20, 25, 26, 29, 30, 35, 39-41, 40, 45, 50, 53, 54

Chapman Avenue

17, 23, 26, 29, 36

Clowes Terrace

75, 81, 85, 89, 93, 97, 105-107, 113, 116, 122

Columbia Boulevard

15-17, 24, 25, 28, 29, 33, 36-38, 41, 42, 46-48, 50, 51, 57, 58, 62, 63, 64,
67, 70, 73, 74, 77, 78, 86, 91, 94, 106, 110-12, 115, 120, 121, 127, 132,
133, 136-40, 139, 142, 143, 147, 148, 151, 156, 157, 161, 162, 167, 168, 172,
175, 180, 184, 185, 192, 195, 196, 205, 206, 219, 220, 229, 239, 245, 249,
250, 253, 263, 269, 273, 277, 278, 286, 287

Crescent Street

12, 20, 23, 24-26, 28, 29, 32, 38, 41, 42, 55, 62, 67, 68, 72, 73, 79, 85,
86, 89, 99

Demorest Street

9, 17, 23

Euclid Avenue

8, 9, 12, 20, 21, 23, 28, 29, 32, 37, 38, 41, 44, 46, 47, 53, 54, 70, 75,
76, 80, 81, 84, 85, 92, 96, 102, 108, 111, 112, 116, 117, 124, 125, 130,
131, 136, 137, 142, 143, 146, 147, 152, 153, 160, 164, 165, 173, 174, 180,
183, 192, 193, 198, 199, 206

Fiske Street

10, 16, 26, 34, 42, 50, 54, 60, 61, 63-5, 64, 70, 71, 76, 81, 87, 93, 94,
104, 105, 111, 115, 121, 125, 133, 139, 144, 145, 152, 153, 158, 159, 165,
166, 172, 173, 178

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Overlook Historic District, Waterbury, CT

Flemming Street

10-12, 11-15, 17, 22, 23

Hecla Street

6

Hewlett Street

3, 9, 12, 15, 17, 18, 21, 24, 27, 30, 30, 31, 40, 46, 49, 50, 62, 68, 72

Kenilworth Street

4, 18, 19, 24, 25, 29, 30, 34, 35, 39, 40, 45, 49

Lincoln Street

287, 289, 297, 301, 304, 309, 310, 311, 327, 331, 337

Randolph Street

9, 14, 19, 22, 23, 31, 37-41, 40, 46, 46, 47, 50, 51-53, 62-64, 63, 68-70,
69, 76, 80, 94, 98, 104, 108, 111, 115, 120

Roseland Avenue

21-23, 22, 32, 116

Sands Street

16, 21, 31, 32

Tower Road

70, 71, 76, 90, 114, 122, 126, 137

Willow Street

431, 437, 445, 452, 455, 456, 460-464, 465, 468, 471, 478, 479, 501, 509,
515, 534, 541, 542, 548, 551, 558, 561, 570, 571, 574, 581, 587, 588, 598,
599, 604, 607, 608, 613, 616, 619, 626, 627, 630, 633, 641, 653, 661, 667,
673

Yates Street

5, 9, 15, 21, 22, 25, 26-28, 29-31, 34, 35-37, 40, 41, 45, 46

6. Function or Use

Historic Functions (enter categories from instructions)

Single dwelling

Secondary structure (garage)

Government (fire Station)

Education (school)

Current Functions (enter categories from instructions)

Religious structure (church)

7. Description

Architectural Classification
(enter categories from instructions)

Late Victorian

Late 19th and 20th century revivals

Late 19th and 20th century American
Movements

Materials (enter categories from instructions)

foundation Stone, brick

walls wood

brick

roof asphalt, slate

other

Describe present and historic physical appearance.

Description

Situated atop Burnt Hill, overlooking downtown Waterbury, Connecticut, the Overlook Historic District lies directly north of the Hillside Historic District. It is bounded to the east by Columbia Boulevard, to the south by Cables Avenue and Tower Road, to the west by Clowes Terrace, and Willow and Fisk Streets, and to the north by Calumet Street. These bounds encompass Calumet, Chapman, Crescent, Demorest, Flemming, Hewlett, Kenilworth, and Sands Streets; Cables, Euclid, Randolph, Roseland, and Yates Avenues; and Tower Road. There are 526 buildings in the district, of which 494 (351 residences, 5 institutional buildings, and 139 detached garages) contribute to the district's significance as one of Waterbury's best and most nearly intact examples of a suburban residential subdivision planned and developed at the turn of the nineteenth and during the early twentieth centuries. The Overlook district's non-contributing buildings include 20 residences, 1 school and 10 garages. The district's contributing buildings date from about 1890 to 1930. Although all of the architectural modes popular during the period (Queen Anne, Colonial Revival, Tudor Revival, and Arts and Crafts,) are well represented in the district, the overwhelming majority of the houses were built in the Colonial Revival style. All but five of the buildings (exclusive of ancillary garages) were built as residences and nearly all of the residences were single family dwellings. The few multi-family houses found in Overlook were designed to relate to the architecture of the single family dwelling. Those structures not built for residential use are the Southmayerd Nursing home, the Kingsbury School, and the Pearl Street Community Center, all on Columbia Boulevard; the St. Marks Episcopal Church on Hewlett Street; the Engine Company on Willow Street; and a garage complex on Randolph Avenue.

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The character of the district evolved over a brief period from 1900 to 1930. There is little diversity of forms, with each individual streetscape extremely uniform and predominantly Colonial Revival in style. As one would expect, the grandest houses are located on Columbia Boulevard (Photographs 1,2,3,4, and 5), which was laid out as a grand boulevard distinguished by a tree-lined, grassy median from which stem most of the district's streets. (See Map 1). There is no uniform street pattern in the area, but rather a picturesque street plan that follows the topography of the hill.

See continuation sheet

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Overlook Historic District, Waterbury, CT

The district is characterized by established trees, plantings, and well-maintained houses set on neatly landscaped lots. Lots are nearly uniform and average 80 wide by 200 feet deep. House setbacks vary between 20 to 40 feet, but on each street the setbacks are uniform. Houses are generally 2 to 2 1/2 stories high and three to four bays wide; but most of the facades are unique to the neighborhood. Only a few examples of identical houses represent the work of a single builder.

Most houses are wood frame dwellings, although several are constructed of load-bearing brick (Photographs 6, 7, 8, 9, and 10). Wood frame houses were and are typically sided with clapboard and/or wood shingles, although some are stuccoed. Several houses retain slate shingle or clay tile roofs. A small percentage of houses have been altered by resurfacing with synthetic siding materials.

The oldest houses in the area were built in the Queen Anne style and are interspersed throughout the district. The best examples can be found along Willow and Fiske Streets, 431 - 445 Willow Street (Photograph 11) and 54 Fiske Street (Photograph 12). They should be noted for their asymmetrical massing, deep porches, polychromatic building materials, and picturesque rooflines. Yates (Photograph 13) and lower reaches of Euclid and Cables Avenues present excellent examples of more vernacular interpretations of the Queen Anne.

The large number of Colonial Revival houses exhibit a great variety of types and features. Most of these possess the balanced proportions of the Georgian Revival (i.e., symmetrical facades based upon a central entry, often flanked by smaller, paired wings.) The most imposing Colonial Revival houses can be found on Columbia Boulevard. 219 (Photograph 2) and 185 (Photograph 3) Columbia Boulevard are among the best examples of Georgian Revival houses in district. 206 Euclid Avenue (Photograph 7) is a later interpretation of the same mode, as are 515 and 509 Willow Street (Photograph 8). 9 Randolph Avenue (Photograph 10), the Schlegel House, is a more flamboyant example of the style, while the central section of Euclid Street (Photograph 14) contains simpler interpretations of the Colonial Revival.

The Tudor mode was somewhat less popular in the district, but several excellent examples were built in Overlook in the first two decades of this century. 99 Crescent Street (Photograph 9), with its asymmetrical massing, elaborate chimneys, and half-timbered dormers, is an excellent example of the style. A more subdued example can be found at 548 Willow Street (Photograph 15), while more vernacular interpretations were built amidst the predominantly Colonial Revival streetscapes of Columbia Boulevard (Photograph 5) and the upper reaches of Willow Street.

The district also contains a few Arts-and-Crafts-style buildings. The best examples are found near the intersection of Roseland and Euclid Avenues. 164 and 174 Euclid Avenue (Photographs 16 and 17) should be noted for their Arts and Crafts-style porches with deep overhanging eaves, simple brackets and squarish massing. 26 Chapman Street (Photograph 18) has battered porch supports, simple fenestration, and jerkinhead roofline. Simpler versions of the style are represented on Euclid Avenue (Photograph 19).

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Overlook Historic District, Waterbury, CT

The Mission or Spanish Colonial Revival style is not well represented numerically in Overlook, but 34 Fiske Street (Photograph 20), with its arched windows, stucco surface, severe detailing, and simple iron work, is an excellent example of the style.

Few institutional buildings are found in the district, and all serve community uses. The Kingsbury School on Columbia Boulevard is a rather simple adaptation of the Tudor Revival, as is the Episcopal Church on Hewlett Street (Photograph 21). The classically inspired Willow Street Fire Station (Photograph 11) is a sober response to the adjacent Queen Anne-style houses.

The district retains an unusually high degree of architectural integrity. Most houses survive in nearly original condition, and there is little infill construction. Most of the non-contributing structures in the district were built after 1937 and are modern Ranch-style houses.

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Overlook Historic District, Waterbury, CT

Inventory of Structures

Format:

Contributing (C) or Noncontributing (NC), Address, Date, Style, Architect/Builder, Garage Contributing (C) or Noncontributing (NC). (C) denotes contributing buildings, which are those that retain their essential form and massing. This category is comprised primarily of residential structures and period outbuildings. (NC) denotes those structures which are not considered to contribute to the district because of their late date or lack of architectural integrity. These consist primarily of commercial buildings and post-1950 residences and garages.

This nomination was based on documentation of the Overlook neighborhood from an historic resources survey conducted in 1986-87. In the research, the City Assessor's building dates were found to be accurate, and for those buildings included in the nomination for which no survey form was completed, the date on the Waterbury Assessor's card was used.

Cables Avenue

- (C) 24 Cables Avenue, 1928, Colonial Revival
- (C) 86 Cables Avenue, c1910, Colonial Revival
- (C) 120 Cables Avenue, 1924, Colonial Revival, Garage (C)
- (C) 126 Cables Avenue, 1921, Colonial Revival, Garage (C)
- (NC) 131 Cables Avenue, 1984, Ranch
- (C) 132 Cables Avenue, 1917, Colonial Revival, Garage (C)
- (C) 135 Cables Avenue, 1913, Four-square, Garage (NC)
- (C) 136 Cables Avenue, 1917, Four-square, Garage (C)
- (C) 140 Cables Avenue, 1917, Colonial Revival
- (C) 141 Cables Avenue, 1912, Colonial Revival

Calumet Street

- (C) 15 Calumet Street, 1918, Bungalow
- (C) 16 Calumet Street, 1916, Bungalow
- (C) 19 Calumet Street, 1924, Colonial Revival
- (C) 20 Calumet Street, 1914, Colonial Revival
- (C) 25 Calumet Street, Colonial Revival,
- (C) 26 Calumet Street, 1917, Bungalow
- (NC) 29 Calumet Street, 1924, Colonial Revival (Extensively altered)
- (C) 30 Calumet Street, 1904, Colonial Revival, Garage (C)
- (NC) 35 Calumet Street, 1924, Colonial Revival (altered)
- (C) 39-41 Calumet Street, 1926, Colonial Revival
- (C) 40 Calumet Street, c1905, Queen Anne
- (C) 45 Calumet Street, 1905, Arts & Crafts, Garage (C)
- (C) 50 Calumet Street, 1914, Colonial Revival
- (NC) 53 Calumet Street, 1950, Raised Ranch
- (C) 54 Calumet Street, 1921, Four-square

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Overlook Historic District, Waterbury, CT

Chapman Avenue

- (C) 17 Chapman Avenue, 1903, Colonial Revival, Garage (NC)
- (C) 23 Chapman Avenue, c1896, Colonial Revival
- (C) 26 Chapman Avenue, 1910, Arts & Crafts, Garage (C)
- (C) 29 Chapman Avenue, 1898, Colonial Revival
- (C) 36 Chapman Avenue, c1920, Arts & Crafts

Clowes Terrace

- (C) 75 Clowes Terrace, c1924, Arts & Crafts
- (C) 81 Clowes Terrace, c1920, Colonial Revival
- (C) 85 Clowes Terrace, c1920, Arts & Crafts
- (NC) 89 Clowes Terrace, c1910, Colonial Revival (altered)
- (NC) 93 Clowes Terrace, 1983, Cape
- (C) 97 Clowes Terrace, 1908, Colonial Revival
- (C) 105-107 Clowes Terrace, 1908, Colonial Revival
- (C) 113 Clowes Terrace, c1900, Colonial Revival, Garage (C)
- (C) 116 Clowes Terrace, 1920, Colonial Revival
- (C) 122 Clowes Terrace, 1952, Colonial Revival

Columbia Boulevard

- (NC) 15-17 Columbia Boulevard, 1952, Ranch
- (C) 24 Columbia Boulevard, 1925, Colonial Revival
- (C) 25 Columbia Boulevard, 1920, Colonial Revival
- (C) 28 Columbia Boulevard, 1924, Colonial Revival/Arts & Crafts
- (C) 29 Columbia Boulevard, 1921, Mediterranean Colonial Revival
- (C) 33 Columbia Boulevard, 1926, Colonial Revival
- (C) 36-38 Columbia Boulevard, 1909, Queen Anne/ Colonial Revival
- (C) 41 Columbia Boulevard, 1918, Colonial Revival, Garage (C)
- (C) 42 Columbia Boulevard, 1918, Four-square, Garage (C)
- (C) 46-48 Columbia Boulevard, c1901, Arts & Crafts, Garage (C)
- (C) 50 Columbia Boulevard, 1906, Queen Anne/Colonial Revival
- (C) 51 Columbia Boulevard, 1909, Colonial Revival, Garage (C)
- (C) 57 Columbia Boulevard, 1908, Four Square, Garage (C)
- (C) 58 Columbia Boulevard, 1924, Colonial Revival/Arts & Crafts, Garage (C)
- (C) 62 Columbia Boulevard, 1925, Colonial Revival, Garage (C)
- (C) 63 Columbia Boulevard, 1920, Four-Square/Arts & Crafts, Garage (C)
- (C) 64 Columbia Boulevard, c1910, Colonial Revival, Garage (C)
- (C) 67 Columbia Boulevard, 1908, Arts & Crafts, Garage (C)
- (C) 70 Columbia Boulevard, 1924, Colonial Revival, Garage (C)
- (C) 73 Columbia Boulevard, 1923, Colonial Revival, Garage (C)

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Overlook Historic District, Waterbury, CT

Columbia Boulevard continued

- (C) 74 Columbia Boulevard, 1915, Four-square, Garage (C)
- (C) 77 Columbia Boulevard, 1918, Colonial Revival, Garage (C)
- (C) 78 Columbia Boulevard, 1915, Colonial Revival/Arts & Crafts, Garage (C)
- (C) 86 Columbia Boulevard, 1916, Early 20th-c eclectic, Garage (C)
- (C) 91 Columbia Boulevard, c1920, Colonial Revival
- (NC) 94 Columbia Boulevard, 1919, Vernacular
- (C) 106 Columbia Boulevard, 1918, Four-square
- (C) 110-12 Columbia Boulevard, c1905, Colonial Revival
- (C) 115 Columbia Boulevard, 1904, English Cottage
- (C) 120 Columbia Boulevard, 1916, Colonial Revival, Garage (C)
- (C) 121 Columbia Boulevard, 1915, Mediterranean Colonial Revival, Garage (C)
- (C) 127 Columbia Boulevard, 1920, Colonial Revival, Garage (C)
- (C) 132 Columbia Boulevard, 1929, Colonial Revival
- (C) 133 Columbia Boulevard, 1919, Colonial Revival
- (C) 136-40 Columbia Boulevard, 1918, Arts & Crafts
- (C) 139 Columbia Boulevard, 1915, Colonial Revival, Garage (C)
- (C) 142 Columbia Boulevard, c1920, Colonial Revival, Garage (NC)
- (C) 143 Columbia Boulevard, 1920-1921, Colonial Revival
- (C) 147 Columbia Boulevard, 1910, Colonial Revival, Garage (C)
- (C) 148 Columbia Boulevard, 1926, Colonial Revival
- (C) 151 Columbia Boulevard, 1915, Colonial Revival, Garage (C)
- (C) 156 Columbia Boulevard, 1925, Colonial Revival
- (C) 157 Columbia Boulevard, c1925, Colonial Revival
- (C) 161 Columbia Boulevard, 1920, English Cottage
- (C) 162 Columbia Boulevard, 1925, Colonial Revival
- (C) 167 Columbia Boulevard, 1928, Colonial Revival
- (C) 168 Columbia Boulevard, c1925, Colonial Revival
- (C) 172 Columbia Boulevard, 1926, English Cottage
- (C) 175 Columbia Boulevard, 1920, Colonial Revival
- (C) 180 Columbia Boulevard, 1927, Colonial Revival
- (C) 184 Columbia Boulevard, 1928, Colonial Revival
- (C) 185 Columbia Boulevard, c1890, Colonial Revival, Garage (C)
- (C) 192 Columbia Boulevard, 1923, Colonial Revival
- (C) 195 Columbia Boulevard, c1905, Colonial Revival, Garage (C)
- (C) 196 Columbia Boulevard, 1923, Colonial Revival
- (C) 205 Columbia Boulevard, c1905, Colonial Revival, Garage (C)
- (C) 206 Columbia Boulevard, c1899, Colonial Revival, Garage (NC)
- (C) 219 Columbia Boulevard, c1905, Colonial Revival, Garage (NC)
- (C) 220 Columbia Boulevard, 1921, Jacobean
- (C) 229 Columbia Boulevard, c1900, Colonial Revival, Garage (NC)
- (C) 239 Columbia Boulevard, 1924, Colonial Revival, Garage (C)
- (C) 245 Columbia Boulevard, 1925, Colonial Revival, Garage (C)
- (C) 249 Columbia Boulevard, 1924, Colonial Revival

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Overlook Historic District, Waterbury, CT

Columbia Boulevard continued

- (C) 250 Columbia Boulevard, 1925, Tudor Revival
- (C) 253 Columbia Boulevard, 1917, Arts & Crafts, Garage (NC)
- (C) 263 Columbia Boulevard, 1918, Arts & Crafts
- (C) 269 Columbia Boulevard, 1923, Colonial Revival
- (C) 273 Columbia Boulevard, 1932, Colonial Revival, Garage (C)
- (C) 277 Columbia Boulevard, 1918, Colonial Revival
- (C) 278 Columbia Boulevard, 1925, Colonial Revival
- (NC) 286 Columbia Boulevard, 1956, Ranch
- (C) 287 Columbia Boulevard, 1928, Colonial Revival

Crescent Street

- (C) 12 Crescent Street, c1910, Queen Anne, Garage (C)
- (C) 20 Crescent Street, 1913, Colonial Revival
- (C) 23 Crescent Street, c1910, Queen Anne, Garage (C)
- (C) 24-26 Crescent Street, 1900, Arts & Crafts
- (C) 28 Crescent Street, 1906, Colonial Revival
- (C) 29 Crescent Street, c1907, Colonial Revival, Garage (C)
- (C) 32 Crescent Street, 1916, Arts & Crafts
- (C) 38 Crescent Street, c1908, Colonial Revival
- (C) 41 Crescent Street, 1915, Colonial Revival, Garage (C)
- (C) 42 Crescent Street, c1910, Colonial Revival
- (C) 55 Crescent Street, c1908, Colonial Revival, Garage (C)
- (C) 62 Crescent Street, c1910, Colonial Revival
- (C) 67 Crescent Street, c1900, Colonial Revival
- (C) 68 Crescent Street, 1918, Colonial Revival, Garage (C)
- (C) 72 Crescent Street, c1917, Arts & Crafts
- (C) 73 Crescent Street, c1910, Colonial Revival
- (C) 79 Crescent Street, 1907, Four-square
- (C) 85 Crescent Street, c1910, Colonial Revival
- (C) 86 Crescent Street, c, Late Classical Revival
- (C) 89 Crescent Street, 1925, Colonial Revival, Garage (C)
- (C) 99 Crescent Street, c1915, English Cottage, Garage (C)

Demorest Street

- (C) 9 Demorest Street, 1915, Colonial Revival
- (C) 17 Demorest Street, c1920, Colonial Revival
- (C) 23 Demorest Street, c1920, Arts & Crafts, Garage (C)

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Overlook Historic District, Waterbury, CT

Euclid Avenue

- (C) 8 Euclid Avenue, 1914, Colonial Revival, Garage (C)
- (NC) 9 Euclid Avenue, 1958, Contemporary
- (C) 12 Euclid Avenue, 1909, Four-square, Garage (C)
- (C) 20 Euclid Avenue, 1910, Colonial Revival, Garage (C)
- (NC) 21 Euclid Avenue, 1958, Cape
- (C) 23 Euclid Avenue, 1907, Dutch Colonial Revival, Garage (C)
- (C) 28 Euclid Avenue, 1905, Four-square
- (C) 29 Euclid Avenue, 1920, Colonial Revival
- (NC) 32 Euclid Avenue, 1948, Cape, Garage (NC)
- (C) 37 Euclid Avenue, c1920, Colonial Revival
- (C) 38 Euclid Avenue, c1905, Four-square, Garage (C)
- (C) 41 Euclid Avenue, c1905, Colonial Revival, Garage (C)
- (C) 44 Euclid Avenue, 1925, Colonial Revival, Garage (C)
- (C) 46 Euclid Avenue, 1910, Colonial Revival, Garage (C)
- (C) 47 Euclid Avenue, 1913, Colonial Revival
- (C) 53 Euclid Avenue, 1916, Colonial Revival, Garage (C)
- (C) 54 Euclid Avenue, 1920, Colonial Revival, Garage (C)
- (C) 70 Euclid Avenue, 1921, English Cottage Revival
- (C) 75 Euclid Avenue, 1917, Colonial Revival, Garage (C)
- (C) 76 Euclid Avenue, 1914, Colonial Revival
- (C) 80 Euclid Avenue, 1920, Arts & Crafts
- (C) 81 Euclid Avenue, 1908, Colonial Revival
- (C) 84 Euclid Avenue, C1915, Colonial Revival
- (C) 85 Euclid Avenue, c1915, Arts & Crafts
- (C) 92 Euclid Avenue, 1917, Arts & Crafts, Garage (C)
- (C) 96 Euclid Avenue, 1918, Arts & Crafts, Garage (C)
- (C) 102 Euclid Avenue, 1917, Colonial Revival
- (C) 108 Euclid Avenue, 1915, Arts & Crafts
- (C) 111 Euclid Avenue, 1909, Dutch Colonial Revival
- (C) 112 Euclid Avenue, 1916, Arts & Crafts, Garage (C)
- (C) 116 Euclid Avenue, c1925, Colonial Revival, Garage (C)
- (C) 117 Euclid Avenue, c1907, Colonial Revival
- (C) 124 Euclid Avenue, c1910, Colonial Revival
- (C) 125 Euclid Avenue, c1905, Colonial Revival
- (C) 130 Euclid Avenue, c1925, Four-square, Garage (C)
- (C) 131 Euclid Avenue, 1911, Arts & Crafts, Garage (C)
- (C) 136 Euclid Avenue, 1925, Colonial Revival
- (C) 137 Euclid Avenue, c1915, Colonial Revival, Garage (C)
- (C) 142 Euclid Avenue, 1920, Bungalow, Garage (C)
- (C) 143 Euclid Avenue, c1915, Colonial Revival, Garage (C)
- (C) 146 Euclid Avenue, c1915, Colonial Revival
- (C) 147 Euclid Avenue, 1920, Colonial Revival, Garage (C)
- (C) 152 Euclid Avenue, 1917, Four-square/Colonial Revival, Garage (C)

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Overlook Historic District, Waterbury, CT

Euclid Avenue continued

- (C) 153 Euclid Avenue, 1900, Dutch Colonial Revival, Garage (C)
- (C) 160 Euclid Avenue, 1914, Bungalow, Garage (NC)
- (C) 164 Euclid Avenue, 1915, Arts & Crafts, Garage (C)
- (C) 165 Euclid Avenue, c1920, Arts & Crafts
- (C) 173 Euclid Avenue, c1910, Colonial Revival
- (C) 174 Euclid Avenue, 1916, Arts & Crafts
- (C) 180 Euclid Avenue, c1915, Colonial Revival, Garage (C)
- (C) 183 Euclid Avenue, c1930, Colonial Revival, Garage (C)
- (C) 192 Euclid Avenue, 1918, Colonial Revival, Garage (C)
- (C) 193 Euclid Avenue, c1920, Colonial Revival, Garage (C)
- (C) 198 Euclid Avenue, 1918, Colonial Revival, Garage (C)
- (C) 199 Euclid Avenue, 1921, Arts & Crafts, Garage (C)
- (C) 206 Euclid Avenue, 1912, Colonial Revival, Garage (C)

Fiske Street

- (C) 10 Fiske Street, 1903, Colonial Revival, Garage (C)
- (C) 16 Fiske Street, c1900, Colonial Revival, Garage (C)
- (C) 26 Fiske Street, 1909, Colonial Revival, Garage (C)
- (C) 34 Fiske Street, 1926, Mediterranean
- (C) 42 Fiske Street, c1910, Four-square/A & C and C/R details, Garage (C)
- (C) 50 Fiske Street, 1914, Fours-square/Colonial Revival
- (C) 54 Fiske Street, 1908, Queen Anne, Garage (C)
- (C) 60 Fiske Street, 1905, Colonial Revival, Garage (C)
- (C) 61 Fiske Street, 1917, Colonial Revival
- (C) 63-5 Fiske Street, 1919, Colonial Revival
- (C) 64 Fiske Street, c1920, Colonial Revival
- (C) 70 Fiske Street, c1920, Colonial Revival
- (C) 71 Fiske Street, 1910, Four-square
- (C) 76 Fiske Street, c1940, Colonial Revival
- (C) 81 Fiske Street, 1919, Colonial Revival
- (C) 87 Fiske Street, 1920, Tudor Revival
- (C) 93 Fiske Street, 1920, Colonial Revival, Garage (C)
- (NC) 94 Fiske Street, 1965, Ranch
- (C) 104 Fiske Street, 1932, Dutch Colonial Revival
- (C) 105 Fiske Street, 1925, Colonial Revival
- (C) 111 Fiske Street, 1921, Colonial Revival
- (C) 115 Fiske Street, 1920, Colonial Revival
- (C) 121 Fiske Street, 1924, Colonial Revival
- (C) 125 Fiske Street, 1922, Colonial Revival
- (C) 133 Fiske Street, 1922, Colonial Revival
- (C) 139 Fiske Street, 1923, Colonial Revival
- (C) 144 Fiske Street, 1925, Colonial Revival
- (C) 145 Fiske Street, 1925, Colonial Revival
- (C) 152 Fiske Street, 1925, English Cottage Revival

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Overlook Historic District, Waterbury, CT

Fiske Street continued

- (C) 153 Fiske Street, 1924, English Cottage
- (C) 158 Fiske Street, 1924, Arts & Crafts
- (C) 159 Fiske Street, 1926, English Cottage
- (C) 165 Fiske Street, 1926, English Cottage
- (C) 166 Fiske Street, 1926, English Cottage, Garage (C)
- (C) 172 Fiske Street, 1926, Colonial Revival, Garage (C)
- (C) 173 Fiske Street, 1927, Colonial Revival
- (NC) 178 Fiske Street, 1956, Ranch

Flemming Street

- (C) 10-12 Flemming Street, 1890, Colonial Revival, Garage (C)
- (C) 11-15 Flemming Street, 1921, Colonial Revival
- (C) 17 Flemming Street, 1922, Colonial Revival
- (C) 22 Flemming Street, 1916, Arts & Crafts, Garage (C)
- (C) 23 Flemming Street, 1916, Colonial Revival, Garage (C)

Hecla Street

- (NC) 6 Hecla Street, 1956, Ranch

Hewlett Street

- (C) 3 Hewlett Street, 1908, Colonial Revival
- (C) 9 Hewlett Street, 1909, Colonial Revival
- (C) 12 Hewlett Street, 1909, Tudor Revival
- (C) 15 Hewlett Street, 1920, Four Square, Garage (NC)
- (C) 17 Hewlett Street, 1909, Colonial Revival, Garage (C)
- (C) 18 Hewlett Street, c1910, Colonial Revival
- (C) 21 Hewlett Street, 1908, Bungalow, Garage (C)
- (C) 24 Hewlett Street, 1900, Colonial Revival
- (C) 27 Hewlett Street, 1907, Four Square/Colonial Revival, Garage (C)
- (C) 30 Hewlett Street, c1908, Arts & Crafts, Garage (C)
- (C) 31 Hewlett Street, 1908, Colonial Revival, Garage (C)
- (C) 40 Hewlett Street, 1911, Arts & Crafts
- (C) 46 Hewlett Street, 1906, Colonial Revival
- (C) 49 Hewlett Street, 1910, Colonial Revival
- (C) 50 Hewlett Street, c1910, Colonial Revival
- (C) 62 Hewlett Street, c1900, Colonial Revival, Garage (C)
- (C) 68 Hewlett Street, 1918, Colonial Revival
- (C) 72 Hewlett Street, c1907, Arts & Crafts
- (C) 72 Hewlett Street, c1907, Arts & Crafts

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Continuation Sheet

Section number 7 Page 10

Overlook Historic District, Waterbury, CT

Kenilworth Street

- (NC) 4 Kenilworth Street, 1960, Ranch
- (C) 18 Kenilworth Street, 1925, Colonial Revival
- (C) 19 Kenilworth Street, 1914, Arts & Crafts, Garage (C)
- (C) 24 Kenilworth Street, 1912, Bungalow
- (C) 25 Kenilworth Street, 1923, Colonial Revival
- (C) 29 Kenilworth Street, 1925, Bungalow
- (C) 30 Kenilworth Street, c1905, Colonial Revival
- (C) 34 Kenilworth Street, c1915, Colonial Revival, Garage (C)
- (C) 35 Kenilworth Street, 1908, Queen Anne (altered)
- (NC) 39 Kenilworth Street, 1950, Colonial Revival
- (C) 40 Kenilworth Street, 1916, Colonial Revival
- (C) 45 Kenilworth Street, 1910, Queen Anne/Colonial Revival
- (C) 49 Kenilworth Street, 1916, Arts & Crafts

Lincoln Street

- (C) 287 Lincoln Street, c1905, Tudor Revival, Garage (C)
- (C) 289 Lincoln Street, c1905, Four-square, Garage (C)
- (C) 297 Lincoln Street, c1910, Colonial Revival
- (NC) 301 Lincoln Street, c1920, Colonial Revival
- (C) 304 Lincoln Street, c1915, Colonial Revival, Garage (C)
- (NC) 309 Lincoln Street, c1960, Colonial Revival
- (C) 310 Lincoln Street, c1895, Queen Anne
- (NC) 311 Lincoln Street, c1950, Garrison Colonial Revival
- (C) 327 Lincoln Street, c1915, English Cottage Revival
- (C) 331 Lincoln Street, c1905, Queen Anne
- (C) 337 Lincoln Street, c1905, Colonial Revival

Randolph Street

- (C) 9 Randolph Street, 1918, Colonial Revival, Garage (C)
- (C) 14 Randolph Street, 1918, Colonial Revival
- (C) 19 Randolph Street, 1911, Arts & Crafts, Garage (C)
- (C) 22 Randolph Street, 1911, Colonial Revival/Arts & Crafts, Garage (C)
- (C) 23 Randolph Street, 1904, Colonial Revival, Garage (C)
- (C) 31 Randolph Street, c1920, Colonial Revival, Garage (C)
- (C) 37-41 Randolph Street, 1917, Colonial Revival, Garage (C)
- (C) 40 Randolph Street, 1902, Queen Anne
- (C) 46 Randolph Street, 1916, Arts & Crafts
- (C) 47 Randolph Street, 1917, Colonial Revival, Garage (C)
- (C) 50 Randolph Street, 1914, Colonial Revival/Arts & Crafts

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Continuation Sheet

Section number 7 Page 11

Overlook Historic District, Waterbury, CT

Randolph Street continued

- (C) 51-53 Randolph Street, 1905, Commercial garage
- (C) 62-64 Randolph Street, 1935, Arts & Crafts
- (C) 63 Randolph Street, 1924, Colonial Revival, Garage (C)
- (C) 68-70 Randolph Street, 1909, Colonial Revival
- (C) 69 Randolph Street, 1918, Colonial Revival
- (C) 76 Randolph Street, 1925, Colonial Revival
- (C) 80 Randolph Street, 1927, Colonial Revival
- (C) 94 Randolph Street, 1915, Colonial Revival
- (C) 98 Randolph Street, 1907, Colonial Revival
- (C) 104 Randolph Street, 1918, Colonial Revival, Garage (C)
- (C) 108 Randolph Street, c1930, Colonial Revival
- (C) 111 Randolph Street, 1917, Arts & Crafts
- (C) 115 Randolph Street, 1914, Arts & Crafts
- (C) 120 Randolph Street, 1916, Colonial Revival

Roseland Avenue

- (C) 21-23 Roseland Avenue, 1910, Colonial Revival
- (C) 22 Roseland Avenue, 1919, Arts & Crafts
- (C) 32 Roseland Avenue, c1920, Colonial Revival
- (C) 116 Roseland Avenue, 1920, Colonial Revival

Sands Street

- (C) 16 Sands Street, 1929, Tudor Revival, Garage (C)
- (C) 21 Sands Street, 1904, Shingle Style/ Colonial Revival, Garage (C)
- (C) 31 Sands Street, 1914, Colonial Revival, Garage (C)
- (C) 32 Sands Street, 1937, Colonial Revival

Tower Road

- (C) 70 Tower Road, c1915, Colonial Revival/Arts & Crafts
- (C) 71 Tower Road, 1914, Tudor Revival, Garage (C)
- (NC) 76 Tower Road, 1958, Ranch
- (C) 90 Tower Road, 1910, Colonial Revival, Garage (C)
- (C) 114 Tower Road, 1909, Colonial Revival, Garage (C)
- (C) 122 Tower Road, c1913, Arts & Crafts/Tudor Influenced
- (C) 126 Tower Road, c1910, Four-square/Arts & Crafts
- (C) 137 Tower Road, 1911, Arts & Crafts, Garage (C)

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Overlook Historic District, Waterbury, CT

Willow Street

- (C) 431 Willow Street, 1905, Classical Revival
- (C) 437 Willow Street, 1896, Colonial Revival
- (C) 445 Willow Street, c1905, Tudor Revival
- (C) 452 Willow Street, 1915, Arts & Crafts
- (C) 455 Willow Street, 1910, Colonial Revival
- (C) 456 Willow Street, c1915, Arts & Crafts
- (C) 460-464 Willow Street, 1911, Colonial Revival
- (C) 465 Willow Street, 1906, Colonial Revival, Garage (C)
- (C) 468 Willow Street, 1910, Arts & Crafts
- (C) 471 Willow Street, 1915, Colonial Revival, Garage (C)
- (C) 478 Willow Street, c1920, English Baronial
- (C) 479 Willow Street, 1898, Colonial Revival
- (NC) 501 Willow Street, 1961, Ranch
- (C) 509 Willow Street, c1905, Georgian Colonial Revival, Garage (C)
- (C) 515 Willow Street, 1903, Colonial Revival
- (C) 534 Willow Street, 1912, Arts & Crafts, Garage (C)
- (C) 541 Willow Street, 1926, Colonial Revival
- (C) 542 Willow Street, c1905, Colonial Revival, Garage (C)
- (C) 548 Willow Street, 1918, Arts & Crafts, Garage (C)
- (C) 551 Willow Street, c1905, Arts & Crafts, Garage (C)
- (C) 558 Willow Street, 1912, Arts & Crafts/ Colonial Revival, Garage (C)
- (C) 561 Willow Street, 1914, English Revival
- (C) 570 Willow Street, 1903, Colonial Revival, Garage (C)
- (C) 571 Willow Street, 1913, English Cottage
- (C) 574 Willow Street, c1910, Colonial Revival, Garage (C)
- (C) 581 Willow Street, 1931, Colonial Revival
- (C) 587 Willow Street, 1915, Colonial Revival
- (C) 588 Willow Street, c1910, Arts & Crafts
- (C) 598 Willow Street, 1911, Colonial Revival, Garage (C)
- (C) 599 Willow Street, c1912, Arts & Crafts
- (C) 604 Willow Street, 1914, Colonial Revival
- (C) 607 Willow Street, 1916, Arts & Crafts
- (C) 608 Willow Street, 1918, Colonial Revival
- (C) 613 Willow Street, c1916, Colonial Revival
- (C) 616 Willow Street, c1918, Arts & Crafts
- (C) 619 Willow Street, c1916, Colonial Revival
- (C) 626 Willow Street, 1914, Arts & Crafts
- (C) 627 Willow Street, 1922, Colonial Revival, Garage (C)
- (C) 630 Willow Street, 1930, Colonial Revival, Garage (C)
- (C) 633 Willow Street, 1924, Colonial Revival
- (C) 641 Willow Street, c1925, Colonial Revival
- (C) 653 Willow Street, c1928, Colonial Revival
- (C) 661 Willow Street, 1926, Colonial Revival
- (C) 667 Willow Street, 1928, Colonial Revival
- (C) 673 Willow Street, 1935, Colonial Revival

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Overlook Historic District, Waterbury, CT

Yates Street

- (C) 5 Yates Street, 1930, Colonial Revival, Garage (C)
- (C) 9 Yates Street, 1928, Colonial Revival, Garage (C)
- (C) 15 Yates Street, 1928, Colonial Revival, Garage (C)
- (C) 21 Yates Street, 1928, Colonial Revival
- (C) 22 Yates Street, 1925, English Cottage
- (C) 25 Yates Street, 1930, Colonial Revival, Garage (C)
- (C) 26-28 Yates Street, 1915, Arts & Crafts, Garage (C)
- (C) 29-31 Yates Street, c1925, Arts & Crafts, Garage (C)
- (C) 34 Yates Street, 1932, Dutch Colonial Revival, Garage (C)
- (C) 35-37 Yates Street, 1914, Colonial Revival, Garage (C)
- (C) 40 Yates Street, 1919, Colonial Revival, Garage (C)
- (C) 41 Yates Street, 1914, Colonial Revival, Garage (C)
- (C) 45 Yates Street, c1920, Colonial Revival, Garage (C)
- (C) 46 Yates Street, c1920, Colonial Revival

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)
Architecture
Community Planning and Development

Period of Significance
1897 - 1937

Significant Dates
NA

Cultural Affiliation
NA

Significant Person
NA

Architect/Builder
See Item # 7

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

Statement of Significance

The Overlook Historic District is architecturally significant as Waterbury's finest extant grouping of early-twentieth-century suburban residential architecture. Well-designed examples of Queen Anne, Colonial Revival, Tudor Revival, and Arts and Crafts styles are found in the district, but the remarkable architectural cohesion of the area was created by its notable collection of Colonial Revival residences. (Criterion C) The district is historically significant because it represents the earliest planned suburban residential development in Waterbury. (Criterion A).

Located to the north of and uphill from the commercial center of Waterbury, the area was commonly called Overlook for its commanding view of the city. It was developed at the turn of the twentieth century by Cornelius Cables, who actually referred to it as Columbia Boulevard, after the area's main street. Cables envisioned the area as home to many of Waterbury's middle-class working population.

Prior to Cables' 1897 subdivision of the area, the land was owned by many of the city's industrialists such as Israel Holmes, Frederick Kingsbury, and George H. Clowes, as well as farmer John McDonald. Well-situated to the north of the premier nineteenth-century residential section, Hillside, the predominantly vacant land, consisting of the rolling crest of a hill, provided excellent topography for residential development.

Cables overall plan actually encompassed three subdivisions: Columbian Heights, (Columbia Boulevard bounded to the east by Farmington Street, to the west by Clowes Terrace, to the north by Flemington Street and to the south by Cables Avenue); Highland Park (located to the northwest of Columbian Heights), and Cottage Park (located to the northwest of Columbian Heights.) The neighborhoods of Overlook were designed with different income levels in mind. In an age when greater numbers of workers than ever before could realize the dream of home ownership, Cables advertised Columbian Heights and Highland Park, with their larger lots, as areas most appropriate for large single family homes, while the small lots of Cottage Park were marketed to those of more modest income. The Overlook Historic District includes only two of the neighborhoods of Columbia Boulevard: Columbian Heights and Highland Park. These contained larger lots and were developed with more imposing houses of high architectural quality which have survived with a great degree of integrity.

See continuation sheet

9. Major Bibliographical References

See Continuation Sheet

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository:

Connecticut Historical Commission,
Hartford, Connecticut

10. Geographical Data

Acreage of property 116

UTM References

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

For Verbal Boundary Description please see Attached Map of Overlook Historic District, Map #1.

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

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organization Preservation Computer Services, Inc. date August 1987
street & number 306 Beach Avenue telephone (914) 698 5440
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Overlook Historic District, Waterbury, CT

William J. Pape, who in 1918 built a house at 428 Farmington Street just outside of the district boundary, wrote this of Cables in his 1918 History of Waterbury and the Naugatuck Valley.

He was a pioneer in promoting the idea of having people move to the outskirts and live in one-family houses and in this undertaking is very successful. He purchased the remainder of the Kingsbury land, a tract of 32 acres and also added to his holdings by other purchases until he became the owner of 148 acres. This he improved, subdivided and built thereon, not only developing Highland park but also Columbia Heights, covering 112 acres and Cottage Park of 17 acres. He became Waterbury's largest Real Estate operator and his efforts presented not only the phase of money making in the conduct of a legislative and well managed business, but also furthered the purpose of providing comfortable homes at moderate prices among livable surroundings.¹

Laid out with curving streets off a wide main tree-lined boulevard divided by a grassy median, Columbia Boulevard (or Columbian Heights) provided a country-like retreat for homeowners which was still quite convenient to their jobs downtown. Cornelius Cables' subdivision of this land reflected then-new planning theories and attitudes that find their roots in America's romance with nature. Overlook was situated far enough away from the city to possess rural amenities such as gardens and lawns, while being a convenient and affordable commute to the workplace. It was a combination of city and country: rather than being isolated on a large piece of property, the suburban houses were uniformly placed on rather regular lots and, like rowhouses, they complimented the other houses on the street.

Underlying the creation of the grand boulevard and curving streets was the belief that nature could offer an exemplary form and produce a curative effect. As industrial cities such as Waterbury expanded as centers of production, they simultaneously deteriorated as places for human life and activity. In a nostalgic attempt to overcome this reduction in the quality of life, this leafy suburb was offered as a restorative natural environment, providing a dwelling place located between the urban experience and the social values of an ideal rural order.

Cables quickly sold house lots to individuals, so that by 1925 90% of Overlook was built up. Overlook's residents included a cross section of Waterbury's middle to upper-middle class, including members of many of the families who had built prominent homes in the Hillside Historic District to the south. A variety of houses were available to both men of average means such as insurance dealer John Littlejohn (50 Columbia Boulevard), as well as Scoville executive Chauncy P. Goss (24 Cables Avenue), whose family were longtime residents of the city.

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Overlook Historic District, Waterbury, CT

Architectural Significance

Architecturally, the Overlook area is a well-preserved neighborhood presenting a cohesive image. It contains excellent examples of all levels of interpretation of the various architectural modes popular from 1895 through 1930. The district possesses a rare and pervasive sense of the period with an overall uniformity of size, scale, and material that is enhanced by the distinctiveness of the individual houses. Most buildings were constructed in the Colonial Revival style creating uniform streetscapes of medium-to-large-sized houses throughout the district.

Although it is likely that the area represents the work of locally prominent architects and builders, no building permits survive to provide this information and only a few houses carry such a documentable provenance.

During the early twentieth century, as Waterbury prospered, residential development began to take place beyond that which occurred in the nineteenth century in the Hillside district. The first houses built in Overlook echoed the Queen Anne style of Hillside. Like most of the houses in the district, they survive intact. 431 and 445 Willow Street (Photograph 11) are excellent examples of the style. These facades featured combinations of stone, shingles, and half-timbering, while their floor plans were usually asymmetrical.

The Colonial Revival was the style of choice from 1900 through 1930 and comprises the single largest category of buildings in the district. Many buildings were designed in interpretations of the style; 185 Columbia Boulevard and 219 Columbia Boulevard (Photograph 2) are excellent examples. Often, modern architectural plans were articulated in reserved Colonial Revival facades that follow the formal, symmetrical outline of Georgian houses including 192 Columbia Boulevard and 24 Cables Avenue.

Others such as 62 Columbia Boulevard have simple Doric porches placed in front of a box-like facade. The Dutch Colonial Revival was also common; 148 Columbia Boulevard, dominated by projecting gambrel-roofed wings, and 104 Fiske Street, a modest cottage reminiscent of early Dutch houses in New York, are both excellent examples of this variant style.

While the Arts and Crafts style is less well represented numerically than the Colonial Revival, several excellent examples of the style are found within Overlook. 26 Chapman Street (Photograph 18) with its jerkinhead roof and deep overhanging eaves is an excellent, high-style example of the Arts and Crafts. Several Four-square houses, including 152 Euclid Avenue, are decorated with Arts and Crafts elements. 253 Columbia Boulevard, designed by Waterbury architect Theodore Peck, the only documented, architect-designed building in the Overlook district, is a restrained example of the Arts and Crafts style whose facade is dominated by deep overhanging eaves and a Colonial Revival porch. More modest houses, distinguished from Colonial Revival neighbors only by decorative details such as porch elements and window sash, are far more common and comprise many streetscapes such as Euclid Avenue (Photograph 19).

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Overlook Historic District, Waterbury, CT

A noteworthy design aspect of the district is the combination of styles within individual houses. The greatest number of such houses, including 58 Columbia Boulevard, 42 Fiske Street, and 27 Hewlett Street, mix elements of the Colonial Revival and Arts and Crafts styles.

Development was virtually complete by 1930 and the few empty lots were filled with non-contributing Ranch houses, but they have not marred the cohesive image of an intact early-twentieth-century neighborhood that makes Overlook unique in Waterbury.

FOOTNOTES

1. William J. Pape, (ed). History of Waterbury and the Naugatuck Valley. 3 vols. Chicago-New York: S. J. Clarke, 1918. p 492.

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Waterbury Victorian, The Hillside District, nd.

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Hopkins, G. M. Atlas of the City of Waterbury. Philadelphia, 1879

Miller, D. L. Atlas of the City of Waterbury. Philadelphia, 1896

Sanborn-Perris Map Company, Waterbury, New Haven County, Connecticut
New York, 1890.

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Overlook Historic Resource Survey, Sponsored by Neighborhood Housing
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Boundary Justification

The Overlook Historic District possesses a cohesion in age, scale and overall appearance that sets it apart from the areas which surround clearly identifying its boundaries. The residential neighborhood to the east of Columbia Boulevard which comprises the district's eastern boundary, is cut off from the Overlook Historic District because it is reached by only two side streets; in addition houses are more modest in scale and massing and the area has experienced a great degree of alterations, modifications and infill construction. The south and southwestern boundaries, Cables Avenue, Tower Road and Clowes Terrace, are located at the edge of the hill and provide a dramatic change in landscape. Fiske Street, the western boundary is the last residential section which has only a small access to the commercial strip development of Waterville Road further west. To the north of Hecla Street is undeveloped open land. The eastern boundary, Columbia Boulevard was chosen because the area to its east is developed with houses of a later date than those in the district; their uninspired design makes the area indistinguishable from other neighborhoods in northwestern Waterbury. For visual deliniation, see Map 1.

Overlook Historic District
Waterbury, CT
UTM References

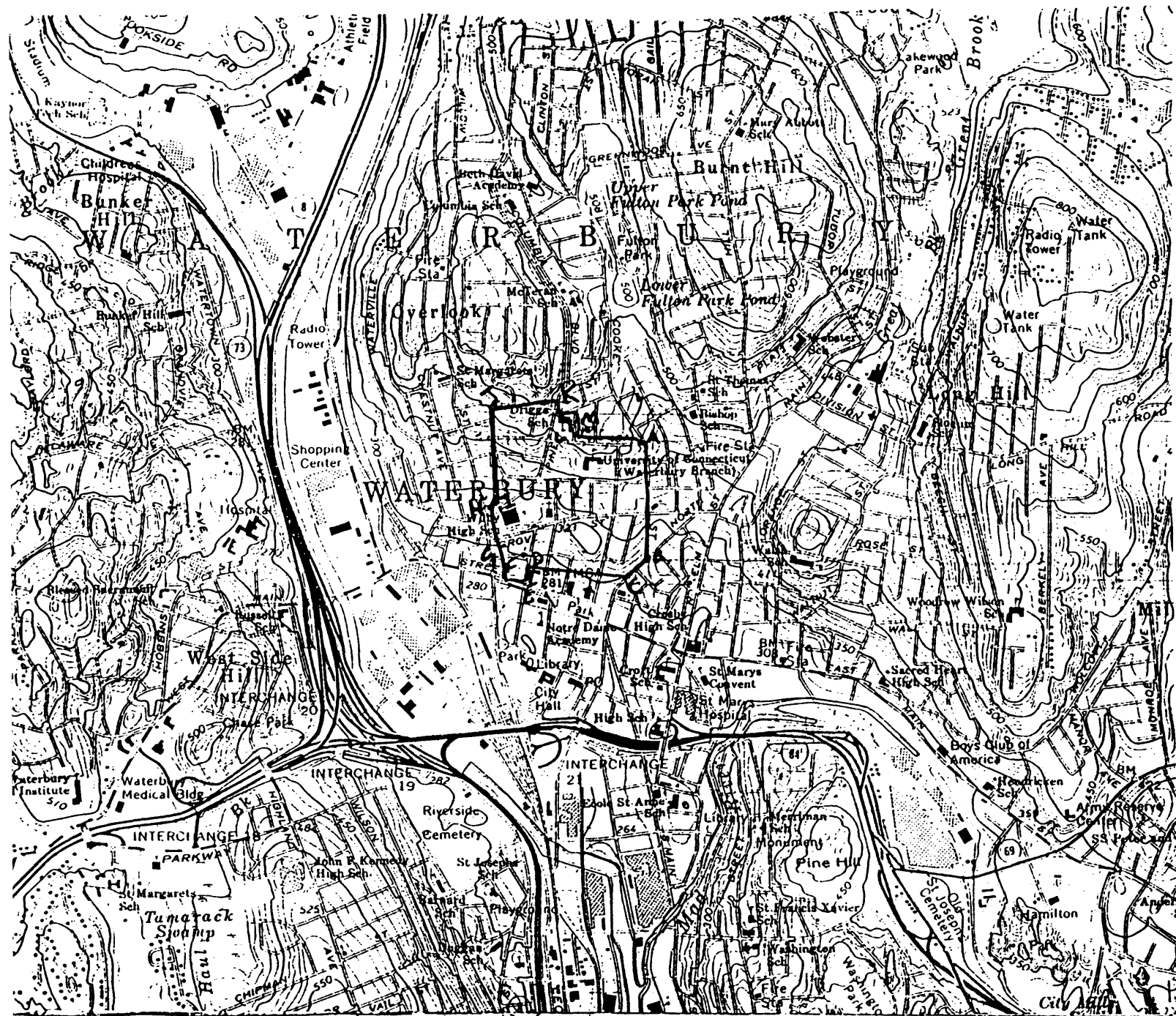
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G	18 4603 660	662 540
H	18 4603 690	662 380
I	18 4603 920	662 460
J	18 4604 315	662 485
K	18 4604 315	662 600
L	18 4604 260	662 620

HILLSIDE HISTORIC DISTRICT

Waterbury, CT

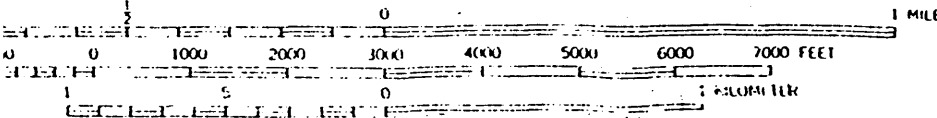
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| E. 18 663070 4602390 | D. 18 663000 4602320 |
| G. 18 662960 4602380 | H. 18 662904 4602600 |
| I. 18 662990 4602610 | J. 18 662960 4603030 |
| K. 18 663240 4603060 | L. 18 663250 4602980 |
| M. 18 663320 4602980 | N. 18 663340 4602900 |



61 INAUGATUCKI 62 SEYMOUR 8 MI BRIDGEPOR 25 MI. 80 64 65

SCALE 1:24 000



Primary highway, all hard surface
Secondary highway