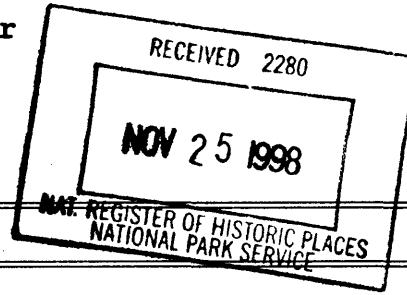


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1542

1. Name of Property

historic name: West End Historic District

other name/site number: _____

2. Location

street & number: Park Place, Vine, Forest, Lincoln, Liberty, Sunnylegde, Hart, Lexington, Murray, Woodbine Streets

not for publication: N/A

city/town: New Britain vicinity: N/A

state: CT county: Hartford code: 003 zip code: 06052

3. Classification

Ownership of Property: Private

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
<u>151</u>	<u>5</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>151</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: N/A

Property name West End Historic District, New Britain, Hartford County,
Connecticut

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria.

 See continuation sheet.

John W. Shannahan, Director

November 20, 1998

Signature of certifying official

Date

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

 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):

Edson H. Beall

12.24.98

Beall

Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic

Sub: Single Dwellings

Current: Domestic

Sub: Single Dwellings

Property name West End Historic District, New Britain, Hartford County,
Connecticut

7. Description

Architectural Classification:

Shingle Style, Colonial Revival, Tudor Revival
Bungalow/Craftsman

Other Description: _____

Materials: foundation brick, stone roof asphalt
walls wood other _____

Describe present and historic physical appearance.

X See continuation sheet.

8. Statement of Significance

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

Applicable National Register Criteria: C

Criteria Considerations (Exceptions): _____

Areas of Significance: Architecture

Period(s) of Significance: 1870-1930 _____

Significant Dates: 1870 1884 _____

Significant Person(s): Multiple

Cultural Affiliation: N/A

Architect/Builder: Frank I. Davis, William F. Brooks
Walter P. Crabtree,

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

X See continuation sheet.

Property name West End Historic District, New Britain, Hartford County, Connecticut

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 # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

10. Geographical Data

Acreeage of Property: approximately 75 acres

UTM References: Zone Easting Northing			Zone Easting Northing				
A	<u>18</u>	<u>8344</u>	<u>1462</u>	B	<u>18</u>	<u>8363</u>	<u>1464</u>
C	<u>18</u>	<u>8364</u>	<u>1480</u>	D	<u>18</u>	<u>8404</u>	<u>1480</u>
E	<u>18</u>	<u>8404</u>	<u>1462</u>	F	<u>18</u>	<u>8390</u>	<u>1468</u>
G	<u>18</u>	<u>8336</u>	<u>1408</u>	H	<u>18</u>	<u>8378</u>	<u>1412</u>
I	<u>18</u>	<u>8378</u>	<u>1402</u>	J	<u>18</u>	<u>8328</u>	<u>1378</u>
K	<u>18</u>	<u>8314</u>	<u>1418</u>	L	<u>18</u>	<u>8324</u>	<u>1432</u>
M	<u>18</u>	<u>8340</u>	<u>1434</u>				

See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

Name/Title: Richard C. Youngken, reviewed by John Herzan, National Register Coordinator, Connecticut Historical Commission

Organization: Newport Collaborative Architects Date: July 31, 1998

Street & Number: 14 Pelham Street Telephone: 401-846-9583

City or Town: Newport State: RI ZIP: 02840

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Description

The West End Historic District lies to the south, southwest, west, and northwest of Walnut Hill Park, a large open greensward with curvilinear paths in the heart of New Britain. The neighborhood forms a distinct edge to the park and essentially forms its western and southwestern border. Generally the district is bounded on the north by West Main Street, on the west by Lincoln Street, and on the south by Hart Street. Included are many of the properties on Park Place; properties on Lexington Street from number 10 to the park; all of the properties along Vine Street; several properties on Liberty Street at the beginning of Forest; all of the properties on Forest Street; many of the properties on Lincoln from 139 Lincoln to the southern end of the street; all of the properties on Sunnylegde; properties from 246 to 405 Hart Street; all of Woodbine Street; all of Murray Street; and 1 Adams Street. These properties form an important and dense edge of residential development which has a primary relationship to the western end of Walnut Hill Park. The neighborhood is known as the West End.

The district contains a significant portion of the city's best-preserved Late-Victorian and early twentieth century domestic architecture, including dwellings designed in the Stick, Queen Anne, Shingle, Colonial Revival, Tudor Revival, Mission, and Craftsman styles. The area contains 156 buildings, mostly single-family residences. Of these, 151 buildings contribute to the district. All but five of the buildings within the district are contributing. The district survives with considerable architectural integrity and character.

For example, the Victorian Gothic/Eastlake-inspired house at 25 Vine Street (c1875) is two stories with a hip-roofed front porch supported by narrow turned columns, bracketed end gables, and decorative gable screens. Houses in a similar taste survive at 16 and 18 Vine Street.

Queen Anne houses with corner towers, projecting bays, and decorative porches stand at 19 Forest, 57 Forest, 138 Lincoln, 178 Lincoln, 49 Lexington, and 55 Lexington Streets. The latter (c1885) is of brick with brownstone sills and lintels. The house has decorative porch railings, tiled roof crestings, decorative shingle-work, and gable half-timbering.

Shingle style and Colonial Revival houses form a large percentage of the neighborhood. Excellent examples include the gambrel-roofed house at 24 Forest Street with its mix of bevel and shingle siding, and round-arched Palladian windows. Davis and Brooks-designed houses in this style within the district follow a similar theme with low gambrel roofs, projecting pedimented entry bays, shed dormers, and inset porches in a transitional Shingle style - Colonial Revival taste. The neighborhood also boasts many imposing flank

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gable, symmetrically balanced, clapboard-clad Colonial Revival residences. Notable examples are the Davis and Brooks-inspired or designed houses at 77 Forest, 83 Forest, 123 Forest, 154 Lincoln, and 69 Lexington streets. The latter house is a 2-1/2 story hip-roofed mass with a central projecting pediment carried by a two-tiered Ionic column-supported porch. Dormers in the roof have scroll pediments. Cross gables in the roof of this house define projecting bays on the side elevations, one of which has a two-tiered set of Palladian windows. In addition to these Colonial Revival examples are two wooden mansions executed in the style at 33 Sunnylegde and 388 Hart Street. Both houses, designed by Davis and Brooks, have imposing entry porticoes. Classical Revival and Renaissance-inspired variations on the Colonial Revival theme are carried on large houses at 123 Vine Street and 9 Sunnylegde. The former is a 2-1/2 story stuccoed house with a 3-bay entry porch supported by fluted Ionic columns. The entry is flanked by round-arched windows. The roof is of Spanish tiles. The house at 9 Sunnylegde is an asymmetrical 2-1/2 story stuccoed mansion designed by Davis and Brooks with twin 2-story bays, multi-paned and leaded windows, and chinoiserie decoration.

Large Tudor Revival houses predominate along the southwestern edge of Walnut Hill Park. Here at 286 Hart Street is a finely detailed Tudor Revival house built of irregularly fired and unevenly coursed brick, creating a rich wall texture with a medieval quality. The flank gable roof is broken by a cross gable with a low sweeping asymmetrical roof line. Downspouts are decorative. The corbeled chimneys have chimney pots. Other large Tudor Revival houses survive at 244 Hart, 245 Hart, and 246 Hart Street. The Tudor house at 242 Hart is unusual in its suggestion of authentic half-timbered work within its asymmetrical gable ends; the irregular novelty brickwork and half-timbered stucco work create a sense of enlargement over time. Window sash is in casements with metal muntin bars and multi-paned glazing. Gables have large plain bargeboards, wood pendant brackets, and finials. The chimneys have decorative chimney pots. The large 2-1/2-story stuccoed house at 32 Sunnylegde has detailed half-timbered work, including plain bargeboards, bracketed jetties, carved bosses, and bracework. The brick chimneys are flared and corbeled.

Mission-Craftsman-styled houses are represented by three large and unusual residences at 32 Forest Street, 212 Lincoln Street, and 91 Lexington Street. Presumably built by a local contractor, William E. Hine, as his own house, 32 Forest Street is an eclectic and quirky blend of stylistic influences common throughout the period. Features include a massively supported entry porch with oversized Doric columns. The house is 2-1/2 stories and has multiple gables with flared shingle returns. The house at 91 Lexington Street is similar in a Craftsman transitional style. The house at 212 Lincoln Street is a 1-1/2-story Bungalow-styled house with fine Craftsman detailing. It features a gable-roofed entry porch, flared and bracketed eaves, and boxed

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columns.

The development and site planning of the West End Historic District corresponds to the Walnut Hill Park plan and the relationship of interior park roadways along the park's western edge. Here neighborhood streets converge from a traditional grid to access the park's circulation system at key intervals in an intentionally designed system with the major neighborhood streets running north and south or substantially parallel to the park's borders. The pattern of development includes the platting of large house lots with ample front and rear yards. The streetscape of large setbacks allows for front lawns and individual landscape plantings. The houses share a similar setback from wide tree-lined streets throughout the district with well-established plantings and mature trees.

To the west and southwest of the district the street grid runs primarily perpendicular to the edges of the park. Here the grid changes as the topography drops to a lower terrace level below the park. These areas were the locus of later early-to-mid-20th-century domestic development as the initial West End neighborhood expanded after World War I and later after World War II. On the south side of the park, to the south of Hart Street, the topography drops off precipitously to another residential area developed at a later time.

The following pages include an annotated list of buildings in the West End Historic District:

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Map I.D. #	STREET ADDRESS	BUILDING NAME	CONTRIBUTING	ASSESSORS MAP
1	26 Adams Street	House/ Colonial Revival/ early 20th century	C	Map #473 7
163	4 Forest Street	House/ Shingle style-Colonial Revival/ early 20th century	C	Map #472 73
164	7 Forest Street	House/ Mission/ early 20th century	C	Map #472 81
165	10 Forest Street	House/ Colonial Revival/ early 20th century	C	Map #472 74
166	13 Forest Street	House/ Craftsman- Tudor Revival/ c1910	C	Map #472 82
167	16 Forest Street	House/ Foursquare/ 1900	C	Map #472 75
168	19 Forest Street	House/ Queen Anne/ c1905	C	Map #472 83
169	24 Forest Street	House/ Shingle style- Colonial Revival/ c1905	C	Map #472 76
170	25 Forest Street	House/ Queen Anne/ c1905	C	Map #472 84
171	28 Forest Street	House/ Craftsman / c1905	C	Map #472 77
172	31 Forest Street	House/ Craftsman/ c1905	C	Map #472 85
173	32 Forest Street	House/ Colonial Revival/ early 20th century	C	Map#472 78
174	38 Forest Street	House/ Vernacular Farmhouse/ early 20th century	C	Map#472 79
175	49 Forest Street	House/ Vernacular Farmhouse/ c1900	C	Map#472 86
176	53 Forest Street	House/ Queen Anne/ late 19th/early 20th century	C	Map#472 87
177	57 Forest Street	House/ Queen Anne/ late 19th/early 20th century	C	Map#473 35
178	61 Forest Street	House/ Queen Anne/ late 19th/early 20th century	C	Map#473 34
179	65 Forest Street	House/ Colonial Revival/ c1900	C	Map#473 33
180	66 Forest Street	House/ Vernacular/ c1900	C	Map#473 41
181	74 Forest Street	House/ Colonial Revival/ early 20th century	C	Map#473 42
182	77 Forest Street	House/ Colonial Revival/ early 20th century	C	Map#473 32

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Map I.D. #	STREET ADDRESS	BUILDING NAME	CONTRIBUTING	ASSESSORS MAP
183	83 Forest Street	House/ Colonial Revival/ early 20th century	C	Map#473 31
184	87 Forest Street	House/ Colonial Revival/ early 20th century	C	Map#473 30
185	93 Forest Street	House/ Shingle style/Colonial Revival/ c1905	C	Map#473 29
186	96 Forest Street	House/ Colonial Revival/ c1905	C	Map#473 45
187	99 Forest Street	House/ Colonial Revival/ transitional/ c1910	C	Map#473 19
188	123 Forest Street	House/ Colonial Revival/Georgian/ c1905	C	Map#473 13
238	246 Hart Street	House/ Tudor Craftsman/ c1905	C	Map#482 72
239	256 Hart Street	House/ Colonial Revival/ c1920	C	Map#482 73
562	260 Hart Street	House/ Colonial Revival/ mid-20th century	NC	Map#482 74
240	268 Hart Street	House/ Dutch Colonial Revival/ c1925	C	Map#482 77
241	282 Hart Street	House/ Tudor Cottage/ c1915	C	Map#482 80
242	296 Hart Street	House/ Tudor Revival/ c1925	C	Map#482 84
243	286 Hart Street	House/ Tudor Revival/ early 20th century	C	Map#482 81
244	302 Hart Street	House/ Tudor Revival/ c1925	C	Map#482 85
245	312 Hart Street	House/ Tudor Revival/ early 20th century	C	Map#482 89
246	324 Hart Street	House/ Tudor Revival/ c1909	C	Map#482 90
247	330 Hart Street	House/ Craftsman/Mission/ c1910	C	Map#482 91
248	339 Hart Street	House/ Late 19th century/ Vernacular/ c1895	C	Map#473 9
249	343 Hart Street	House/ Late 19th century Vernacular/ c1895	C	Map#473 8
250	388 Hart Street	House/ Colonial Revival/ c1915	C	Map#564 105
251	404 Hart Street	House/ Tudor Revival/ c1930	C	Map#564 103
252	405 Hart Street	House/ Colonial Revival/Georgian/ c1925	C	Map#56 481
275	10 Lexington Street	House/ Queen Anne/ c1890	C	Map#471 33

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Map I.D. #	STREET ADDRESS	BUILDING NAME	CONTRIBUTING	ASSESSORS MAP
276	18 Lexington Street	House/ Queen Anne/ Shingle style/ early 19th century	C	Map#471 32
563	24 Lexington Street	Office building/ late 20th century	NC	Map#471 34
277	32 Lexington Street	House/ Colonial Revival/ c1900	C	Map#471 35
278	41 Lexington Street	House/ Queen/Early Colonial Revival/ c1890	C	Map#471 43
279	49 Lexington Street	House/ Queen Anne/ c1885	C	Map#471 42
280	55 Lexington Street	House/ Queen Anne/ c1885	C	Map#471 41
281	56 Lexington Street	House/ Spanish Mission/ c1910	C	Map#471 54
282	61 Lexington Street	House/ Colonial Revival/ c1910	C	Map#471 40
283	69 Lexington Street	House/ Colonial Revival/ c1910	C	Map#471 39
284	77 Lexington Street	House/ Colonial Revival/Shingle style/ c1895	C	Map#471 38
285	81 Lexington Street	House/ Queen Anne/ c1880	C	Map#472 138
565	85 Lexington Street	House/ Shingle style/ late 19th century	C	Map#472 139
286	91 Lexington Street	House/ Craftsman/Shingle style/ c1910	C	Map#472 140
287	111 Lexington Street	House/ Colonial Revival/ c1910	C	Map#472 141
588	43 Liberty Street	House/ Shingle style/ 1895	C	Map #472 103
288	53 Liberty Street	House/ Foursquare/ c1908	C	Map#472 103
289	56 Liberty Street	House/ Italianate/ mid-late19th century	C	Map#472 96
291	125 Lincoln Street	House/ Queen Anne Cottage/ early 20th century	C	Map#472 39
293	138 Lincoln Street	House/ Queen Anne/ c1890	C	Map#473 28
294	139 Lincoln Street	House/ Late Queen Anne/ c1900	C	Map#473 24
566	141 Lincoln Street	House/ Queen Anne/ late 19th century	C	Map#473 23

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Map I.D. #	STREET ADDRESS	BUILDING NAME	CON TRIBUTING	ASSESSORS MAP
296	144 Lincoln Street	House/ Colonial Revival/Shingle style/ c1910	C	Map#473 21
297	149 Lincoln Street	House/ Queen Anne/transitional/ early 20th century	C	Map#473 22
298	154 Lincoln Street	House/ Colonial Revival/ c1910	C	Map#473 20
299	160 Lincoln Street	House/ Colonial Revival/ c1915	C	Map#473 17
300	161 Lincoln Street	House/ Craftsman/Prairie/ c1915	C	Map#564 46
301	166 Lincoln Street	House/ Dutch Colonial Revival/ c1905	C	Map#473 16
302	171 Lincoln Street	House/ Craftsman/ c1905	C	Map#564 47
303	172 Lincoln Street	House/ Colonial Revival/ early 20th century	C	Map#473 15
304	173 Lincoln Street	House/ Craftsman/Arts & Crafts/ c1910	C	Map#564 48
305	175 Lincoln Street	House/ Colonial Revival/ c1910	C	Map#564 49
306	178 Lincoln Street	House/ Queen Anne/ c1905	C	Map#473 14
307	185 Lincoln Street	House/ Colonial Revival/Shingle style/ c1905	C	Map#564 78
308	192 Lincoln Street	House/ Foursquare/ c1911	C	Map#473 6
309	203 Lincoln Street	House/ Colonial Revival/ c1920	C	Map#564 79
310	204 Lincoln Street	House/ Craftsman/ c1910	C	Map#473 5
311	212 Lincoln Street	House/ Craftsman/Arts & Crafts/ c1910	C	Map#473 4
312	220 Lincoln Street	House/ Vernacular/ c1895	C	Map#473 3
567	243 Lincoln Street	House/ Colonial Revival/ early 20th century	C	Map#564 104
568	251 Lincoln Street	House/ Colonial Revival/ early 20th century	C	Map#571 67
569	256 Lincoln Street	House/ Dutch Colonial Revival/ early 20th century	C	Map#571 1

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Map I.D. #	STREET ADDRESS	BUILDING NAME	CONTRIBUTING	ASSESSORS MAP
570	259 Lincoln Street	House/ Dutch Colonial Revival/ early 20th century	C	Map#571 66
571	266 Lincoln Street	House/ Ranch/ mid-20th century	NC	Map#571 2
572	271 Lincoln Street	House/ Dutch Colonial Revival/ early 20th century	C	Map#571 65
573	274 Lincoln Street	House/ Colonial Revival/ early 20th century	C	Map#571 110
574	277 Lincoln Street	House/ Dutch Colonial Revival/ early 20th century	C	Map#571 64
575	285 Lincoln Street	House/ Tudor Revival/ early 20th century	C	Map#571 61
576	290 Lincoln Street	House/ Colonial Revival/ early 20th century	C	Map#571 4
577	291 Lincoln Street	House/ Shingle style/ mid-20th century	C	Map#571 60
578	300 Lincoln Street	House/ Colonial Revival/ early-to-mid-20th century	C	Map#571 5
579	310 Lincoln Street	House/ Colonial Revival/ early-to-mid-20th century	C	Map#571 6
580	318 Lincoln Street	House/ Colonial Revival/ early-to-mid-20th century	C	Map #571 8
350	19 Murray Street	House/ Queen Anne/ c1910	C	Map#472 105
351	22 Murray Street	House/ Foursquare/ c1910	C	Map#472 109
352	25 Murray Street	House/ Craftsman/Tudor/ c1905	C	Map#472 106
353	28-30 Murray Street	House/ Queen Anne/ c1905	C	Map#472 110
587	17 Park Place	House/ Queen Anne/ late 19th century	C	Map#471 25
370	23-25 Park Place	Dental Office/ House/Queen Anne/ late 19th century	C	Map#471 24
581	29 Park Place	House/ Queen Anne/ late 19th century	C	Map#471 23
582	32 Park Place	Apartment Bldg/ Craftsman/ 1927	C	Map#471 18
371	35 Park Place	House/ Greek Revival/ mid-19th century	C	Map#471 22
584	42 Park Place	House/ Vernacular/ late 19th century	C	Map#471 19

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Map I.D. #	STREET ADDRESS	BUILDING NAME	CON TRIBUTING	ASSESSORS MAP
585	45 Park Place	Apartment Bldg/ 1965	NC	Map#471 21
586	48 Park Place	House/Dutch Colonial Revival/ early 20th century	C	Map#471 20
449	8 Sunnylegde	House/ Dutch Colonial Revival/ c1920	C	Map#473 1
450	9 Sunnylegde	House/ Colonial Revival/ c1910	C	Map#473 2
451	22 Sunnylegde	House/ Tudor/Craftsman/ c1910	C	Map#482 92
452	32 Sunnylegde	House/ Tudor Revival/ c1920	C	Map#482 93
453	33 Sunnylegde	House/ Colonial Revival/Palladian/ c1910	C	Map#482 95
457	9-11-13-15 Vine Street	Apartment Bldg/ Tudor Revival/ c1928	C	Map#472 112
458	16 Vine Street	House/ Vernacular/ c1887	C	Map#472 125
459	18 Vine Street	House/ Queen Anne/ c1895	C	Map#472 125
460	25 Vine Street	House/ Victorian Gothic/Eastlake/ c1875	C	Map#472 114
461	28 Vine Street	House/ Stick style (vernacular)/ mid-late 19th century	C	Map#472 126
462	30 Vine Street	House/ Italianate/ c1860	C	Map#472 127
463	41 Vine Street	House/ Vernacular/ c1890	C	Map#472 115
464	47 Vine Street	House/ Queen Anne/ c1900	C	Map#472 116
465	48 Vine Street	House/ Italianate/ c1860	C	Map#472 128
466	50 Vine Street	House/ Queen Anne/ c1890	C	Map#472 129
467	52 Vine Street	House/ Queen Anne/ c1890	C	Map#472 130
468	57 Vine Street	House/ Late Greek Revival/ c1850	C	Map#472 117
469	60 Vine Street	House/ Queen Anne/ c1885	C	Map#472 131
470	63 Vine Street	House/ Italianate/ c1860	C	Map#472 119
471	66 Vine Street	House/ Queen Anne/ c1885	C	Map#472 132
472	70 Vine Street	House/ Vernacular/ c1885	C	Map#472 133
473	71 Vine Street	House/ Queen Anne/ c1890	C	Map#472 104
474	82 Vine Street	House/ Italianate/ c1860	C	Map#472 135
475	83 Vine Street	House/ Foursquare/Colonial Revival/ early 20th century	C	Map#472 108
476	86 Vine Street	House/ Late Greek Revival/ c1850	C	Map#876 135
477	92 Vine Street	House/ Colonial Revival/ late 19th century	C	Map#472 136
478	93 Vine Street	House/ Colonial Revival/ c1895	C	Map#472 120
479	99 Vine Street	House/ Late Queen Anne/ Colonial Revival/ c1895	C	Map#472 121

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Map I.D. #	STREET ADDRESS	BUILDING NAME	CONTRIBUTING	ASSESSORS MAP
480	102 Vine Street	House/ Dutch Colonial Revival/ c1910	C	Map#472 137
481	105 Vine Street	House/ Vernacular/ c1900	C	Map#472 122
482	109 Vine Street	House/ Shingle style/Colonial Revival/ c1890	C	Map#472 123
483	115 Vine Street	House/ Colonial Revival/ c1900	C	Map#472 124
484	123 Vine Street	House/ Colonial Revival/Classical (neo)/ early 20th century	C	Map#473 38
485	149 Vine Street	House/ Fousquare/Colonial Revival/ c1900	C	Map#473 40
486	169 Vine Street	House/ Shingle style/ c1910	C	Map#473 50
487	175 Vine Street	House/ Queen Anne/ c1890	C	Map#473 51
488	179 Vine Street	House/ Tudor Vernacular/ c1900	C	Map#473 46
489	191 Vine Street	House/ Colonial Revival/ c1910	C	Map#473 52
490	201 Vine Street	House/ Stick-Vernacular/ c1900	C	Map#473 48
561	209 Vine Street	House/ Neo-Victorian Vernacular/ late 20th century	NC	Map#473 248
491	219 Vine Street	House/ Colonial Revival/ c1915	C	Map#473 12
492	225 Vine Street	House/ Foursquare/Colonial Revival/ c1905	C	Map#473 11
493	241 Vine Street	House/ Shingle style/Tudor Revival/ c1905	C	Map#473 10
513	8 West End Ave	House/ Colonial Revival/ c1925	C	Map#564 80
525	260 West Main Street	Church/ Shingle style/ c1916	C	Map#471 26
549	7 Woodbine Street	House/ Colonial Revival/ c1910	C	Map#473 39
550	27 Woodbine Street	House/ Colonial Revival/ early 19th century	C	Map#473 36

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Photographs list:

Photograph 1 of 21

- 1) Walnut Hill Park from Vine Street
- 2) New Britain, Hartford County, Connecticut
- 3) Richard C. Youngken, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room, New Britain, CT.
- 6) View looking east

Photograph 2 of 21

- 1) Vine Street from Walnut Hill Park
- 2) New Britain, Hartford County, Connecticut
- 3) Richard C. Youngken, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room, New Britain, CT.
- 6) View looking northwest

Photograph 3 of 21

- 1) Vine Street from Walnut Hill Park
- 2) New Britain, Hartford County, Connecticut
- 3) Richard C. Youngken, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room, New Britain, CT.
- 6) View looking northwest

Photograph 4 of 21

- 1) Vine Street Houses (Map #483,482)
- 2) New Britain, Hartford County, Connecticut
- 3) Richard C. Youngken, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room, New Britain, CT.
- 6) View looking northwest

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Photograph 5 of 21

- 1) Lexington Street Houses (Map #287,288)
- 2) New Britain, Hartford County, Connecticut
- 3) Richard C. Youngken, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
New Britain, CT.
- 6) View looking northwest

Photograph 6 of 21

- 1) Sunnylegde Streetscape
- 2) New Britain, Hartford County, Connecticut
- 3) Richard C. Youngken, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
New Britain, CT.
- 6) View looking south

Photograph 7 of 21

- 1) Sunnylegde Houses (Map #451,452)
- 2) New Britain, Hartford County, Connecticut
- 3) Richard C. Youngken, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
New Britain, CT.
- 6) View looking southeast

Photograph 8 of 21

- 1) 69 Lexington Street (Map #283)
- 2) New Britain, Hartford County, Connecticut
- 3) Richard C. Youngken, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
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- 6) View looking west

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Photograph 9 of 21

- 1) Lexington Street Houses (Map #278,279,280)
- 2) New Britain, Hartford County, Connecticut
- 3) Richard C. Youngken, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room, New Britain, CT.
- 6) View looking northwest

Photograph 10 of 21

- 1) Forest Street Houses (Map #169,171,173)
- 2) New Britain, Hartford County, Connecticut
- 3) Richard C. Youngken, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room, New Britain, CT.
- 6) View looking southeast

Photograph 11 of 21

- 1) Lincoln Street House (Map #313)
- 2) New Britain, Hartford County, Connecticut
- 3) Richard C. Youngken, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room, New Britain, CT.
- 6) View looking southeast

Photograph 12 of 21

- 1) 28 Forest Street (Map #171)
- 2) New Britain, Hartford County, Connecticut
- 3) Gerald Tullai, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room, New Britain, CT.
- 6) View looking east

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Photograph 13 of 21

- 1) 32 Forest Street (Map #173)
- 2) New Britain, Hartford County, Connecticut
- 3) Gerald Tullai, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
New Britain, CT.
- 6) View looking east

Photograph 14 of 21

- 1) 53 Forest Street (Map #176)
- 2) New Britain, Hartford County, Connecticut
- 3) Gerald Tullai, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
New Britain, CT.
- 6) View looking northwest

Photograph 15 of 21

- 1) 74 Forest Street (Map #181)
- 2) New Britain, Hartford County, Connecticut
- 3) Gerald Tullai, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
New Britain, CT.
- 6) View looking northeast

Photograph 16 of 21

- 1) 77 Forest Street (Map #182)
- 2) New Britain, Hartford County, Connecticut
- 3) Gerald Tullai, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
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- 6) View looking west

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Photograph 17 of 21

- 1) 96 Forest Street (Map #186)
- 2) New Britain, Hartford County, Connecticut
- 3) Gerald Tullai, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
New Britain, CT.
- 6) View looking northeast

Photograph 18 of 21

- 1) 178 Lincoln Street (Map #306)
- 2) New Britain, Hartford County, Connecticut
- 3) Gerald Tullai, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
New Britain, CT.
- 6) View looking north

Photograph 19 of 21

- 1) 109 Vine Street (Map #482)
- 2) New Britain, Hartford County, Connecticut
- 3) Gerald Tullai, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
New Britain, CT.
- 6) View looking northwest

Photograph 20 of 21

- 1) 123 Vine Street (Map #484)
- 2) New Britain, Hartford County, Connecticut
- 3) Gerald Tullai, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
New Britain, CT.
- 6) View looking northwest

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Photograph 21 of 21

- 1) 191 Vine Street (Map #489)
- 2) New Britain, Hartford County, Connecticut
- 3) Gerald Tullai, photographer
- 4) March 1998
- 5) Negative located at New Britain Public Library Local History Room,
New Britain, CT.
- 6) View looking west

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Significance

The West End Historic District is significant as a large and intact collection of sophisticated domestic architecture of the late nineteenth and early twentieth centuries located in a uniform pattern along tree-lined streets. In site planning and orientation, these homes reflect the leading design philosophies for residential development at the time, including those of Frederick Law Olmsted who championed the suburban ideal and designed Walnut Hill Park nearby. Of the 156 historic buildings within the district only 5 are non-contributing. The West End Historic District is a physical representation in architecture and site planning of the affluence and taste of New Britain's early twentieth century industrial leaders. Heavily influenced by the latest building trends, here the managers, executives, and owners of the nation's leading manufacturers of domestic and commercial building hardware (locks, latches, window fittings, door knobs, radiators) as well as the city's leading local retail business-owners and professionals built their homes on the edge of Walnut Hill Park's greensward, designed by Olmsted and Calvert Vaux. Lining the shaded streets of the district, are many distinctive and well-preserved examples of regionally popular Late Victorian styles: Stick, Queen Anne, and Shingle styles; as well as the popular styles of the early twentieth century: Colonial Revival, Tudor Revival, and Craftsman. The quality of craftsmanship in construction, use of fashionable local hardware by company executives, and the integrity of the resources contribute to the collection's regional importance.

Historical Background

In the late nineteenth and early twentieth centuries New Britain was known as the "Hardware City of America." In the years 1890-1900, New Britain took the lead in the number of patents in the state in terms of the ratio of new patents to city population. It was a city of invention and innovation. During the period New Britain accounted for one-sixth of all the hardware output in the United States or an amount equal to the combined productions of Chicago, New Haven, and Philadelphia. The city's industrial expansion began prior to the Civil War, but greatly increased during and after the war into the late nineteenth century. Production of hardware and small metal products resulted in a high value-added industrial economy generating larger profits than soft goods industries and considerable expendable income.

The primary focus of development in the West End area, Walnut Hill Park was laid out in a series of evolutionary steps beginning in the early 1870s. Located three blocks west of the central business district, the park encompasses approximately 90 acres. The area, including the present West End neighborhood, was cleared pastureland in the 1850s. In 1856, 80 acres of the

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present park were purchased from local farmers by industry leaders and private individuals, including Henry E. Russell, Sr., Cornelius B. Erwin, George Landers, Sr., and Frederick T. Stanley. The group formed the Walnut Hill Park Company to undertake development of the park and hired Frederick Law Olmsted and Calvert Vaux to design and install it. In 1870 Olmsted, Vaux and Co. presented their general plan for the park in a series of written recommendations and descriptions, including suggestions for the laying out of Hart and Vine Streets. Not all of their suggestions were carried out but the general layout was developed. Houses were sited according to the design philosophies espoused at the time by Olmsted and his followers.

By the 1880s the land adjoining the park on the western and southern edges was owned in large part by Henry E. Russell, a primary park benefactor and, by 1869, chairman of the park commission. Between 1884 and 1908, individual house lots were platted along the streets running parallel to the park including Hart, Vine, Forest, and Lincoln Streets. Park Place and Lexington Street were platted earlier.

New Britain's continued expansion in the manufacturing of hardware products in the late nineteenth and early twentieth centuries spurred the development of large residential districts ranging from the park edge to the south, southwest, and west. Within the West End Historic District, corresponding to the southern and western borders of the park, a full range of popular domestic architectural styles was incorporated into large homes, many designed and built for New Britain's hardware industry executives. (Photographs 1-3)

Architecture and Site Planning

The architecture of the West End Historic District represents a valuable collection of intact examples of domestic design during the period of significance. Located along tree-lined streets with generous setbacks, the houses of the district are individually representative of the sophisticated and restrained taste of their owners as well as collectively important in number and integrity for their representation of model neighborhood character and site planning at the turn of the century. (Photographs 4-7)

Several regionally known architects were employed within the district to design houses for affluent clients who were connected to popular currents in exterior and interior architectural tastes through their affiliations with building hardware design, both functional and decorative. The architecture of the district, as a whole, reflects a refined sense of simplicity and understatement marking the district's development within the early years of the twentieth century. The district contains many dwellings designed in

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transitional Colonial Revival styles as well as Tudor, Foursquare, and Craftsman designs. It represents one of the largest concentrations of domestic architecture of the period within Connecticut's Central Valley region comparable to neighborhoods in Hartford (Prospect Avenue Historic District) and New Haven (Prospect Hill Historic District). Many of the houses feature the most stylistically advanced interior and exterior decorative hardware of the period which, corresponding to a growing trend away from Victorian decorative tastes, is in a simplistic and refined Aesthetic, Colonial Revival, Georgian Revival, or Federal Revival style. Much of the hardware was manufactured locally in factories operated by house owners.

The district was laid out in a series of streets parallel to the edges of Walnut Hill Park with an intersecting grid providing access to various park entry points. The houses were built to ideal setbacks from sidewalks and within treed streetscapes which remain intact, now with the maturity in vegetation envisioned by the area's original developers and homeowners. This landscape context further enhances the concentration of domestic architecture within the district as a designed neighborhood with considerable integrity.

The work of at least two professional design firms is represented in the West End Historic District. Davis and Brooks (F. Irwin Davis and William F. Brooks), a local architectural firm, produced many homes for company executives during the period in the West End neighborhood. Their partnership began in New Britain and later moved to Hartford in 1901. The free classical spirit of the Queen Anne and Shingle styles and the popular national trend in the Colonial Revival spurred by the nation's centennial and the classicism of the World's Columbian Exposition (1896) created interest in New Britain in Colonial and Classical revival architectural expressions. One of Davis and Brooks' early commissions is a Colonial Revival mansion at 32 Lexington Street within the district. Another large house in a similar style is located at 166 Lincoln Street. The mansion the firm designed at 33 Sunnylegde is an exemplary expression of the Colonial Revival style with its semicircular entry portico. An early Davis and Brooks-designed house at 43 Liberty Street (c1895) employs cross gambrel roofs with decorative shingled end gables. Other examples of the Colonial Revival include several shingled gambrel-roofed dwellings with Shingle style-features such as the L-shaped house at 169 Vine Street designed by Davis and Brooks. This house was enlarged to Brooks' designs by subsequent owners and later purchased by William Brooks, the principal partner in the firm, and occupied by him until his death.

The Davis and Brooks architectural firm was a leader regionally in the Beaux-Arts, Classical Revival, Colonial Revival, and Tudor Revival styles, executing numerous commissions in Connecticut, including Hartford's Municipal Building. Major civic buildings designed by the firm in New Britain include the New Britain Public Library, a landmark Beaux-Arts edifice, and the

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Palladian Erwin Chapel in Fairview Cemetery. The West End neighborhood became the locus for many of Davis and Brooks-designed houses. Here the firm and later William F. Brooks alone completed numerous commissions for the second and third generation of New Britain's leading entrepreneurial families and industry executives. William F. Brooks (1872-1950) lived in New Britain from 1897 until his death. He graduated from Columbia University School of Architecture and worked in the offices of Ernest Flagg of New York City before moving to New Britain.

Owners and executives connected with The Stanley Works were especially committed to the Davis and Brooks firm. In the early twentieth century Stanley Works executives lived in nearly two dozen of the residences of the West End neighborhood. Many of these houses were designed by the firm in transitional Colonial Revival styles. The house designed by Davis and Brooks at 77 Forest Street (Photograph 16) is a large 3-bay, 2-story gable-roofed Colonial Revival built in 1911 for Ernest Pelton, a vice president of The Stanley Works. It has a central recessed entry with Ionic columns *in antis* supporting a wide entablature. Other features include second floor jetties with brackets and a rear two-tiered porch. George P. Hart, president of The Stanley Works in 1915, owned the Davis and Brooks-designed Colonial Revival house at 7 Woodbine Street overlooking Walnut Hill Park. E. Allen Moore, who succeeded George P. Hart as chairman of the board at Stanley in 1923, lived in a large Davis and Brooks designed Colonial Revival mansion (at 33 Sunnylegde). This house is an excellent example of the Georgian Revival style with its entry portico, gabled pediment, and hipped roof. Edward N. Stanley, a scion of the Stanley family and a director of The Stanley Works, lived at 69 Lexington, another high-styled Colonial Revival house designed by Davis and Brooks with a massive two-tiered entry porch (Photograph 8). James E. Cooper, a Stanley vice president and company legal counsel (in 1920), lived in the Dutch Colonial Revival-styled house at 115 Vine. Charles B. Stanley, the company treasurer in 1901, lived at 61 Lexington. These houses are within a short walking distance of each other.

Two modest gambrel-roofed Colonial Revival dwellings designed by local architect Walter P. Crabtree at 74 Forest Street (Photograph 15) and 96 Forest Street were featured by *Ladies Home Journal* magazine (November 1905) as model houses at the time of their construction for less than \$3000. The Dutch Colonial Revival house at 96 Forest Street (Photograph 17) is an L-shaped, shingled, gambrel-roofed dwelling with a picturesque porch supported by Tuscan columns. Crabtree (1873-1962) established a practice in New Britain following an association (from 1901-1904) with architect William H. Cadwell. Crabtree's work in the city includes the Elks Club (a 1911 Beaux-Arts design at 23 Washington Street), and the neo-medieval Bethany Covenant Church on Franklin Square (1920).

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The West End district contains notable examples of transitional Tudor Revival, American Foursquare, Classical Revival and Craftsman-style domestic architecture. The Tudor Revival house at 32 Sunnylegde is a distinctive example of the style, with half-timbered projecting gables featuring large medieval chimneys and leaded glasswork. The Tudor Revival house at 294 Hart Street has an eclectic blend of crafted brickwork and half timbering, as if the building had been enlarged over time.

The house built for Herbert H. Wheeler, the secretary of the Union Manufacturing Company at 28 Forest Street (Photograph 12) is compact, half-timbered, and displays Craftsman features typical of the transitional architecture of the period. It is cross-gabled with a projecting gable-roofed entry porch supported by square-cut posts and flared brackets. The lower body of the house has clapboard sheathing; the upper body is shingled with half-timbered end gables.

The house at 32 Forest Street (Photograph 13) built in 1910 by William E. Hine, a local carpenter and builder, is an eclectic blend of Late Victorian and early twentieth century stylistic influences of the period. The house is multi-gabled and shingled with a massively supported entry porch featuring short, oversized Doric columns. Here Shingle style and Craftsman influences combine in a complex design.

The house at 123 Vine Street (Photograph 20) is a stuccoed mixture of Classical Revival and Renaissance Revival influences. Features include a 3-bay entry porch supported by Ionic columns above which is a parapeted balcony. The entry is flanked by round-arched windows. The roof resembles Spanish tile.

Twenty-four houses within the district are associated with the owners, executives, and managers of the Corbin and Russell & Erwin companies, which merged in 1902 to become the American Hardware Corporation. William H. Booth, the assistant general manager of the Corbin Cabinet Lock Company (an American Hardware division), lived at 87 Forest Street in an imposing Colonial Revival house. Albert N. Abbe, secretary of the P. & F. Corbin Company and a purchasing agent for the American Hardware Corporation, lived at 109 Vine Street, a shingled, gambrel-roofed Colonial Revival house. Abbe later became a director and president of the American Hardware Corporation. Charles B. Parsons, a general manager of P. & F. Corbin and later a vice president of American Hardware, lived in a large half-timbered Tudor Revival house at 302 Hart Street. Benjamin A. Hawley, a vice president of American Hardware and general manager of the Russell and Erwin division in New Britain, lived at the Tudor Revival house at 312 Hart Street. These important houses form the southern boundary of Walnut Hill Park on Hart Street.

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Nearby on Hart Street lived Howard S. Hart, a founder of New Britain's Hart and Cooley Manufacturing Company and later Fafnir Bearing Company. Hart's house at 324 Hart Street is an imposing rambling, asymmetrical Tudor Revival mansion. Next to it is the former home of Norman P. Cooley, a business associate and cofounder of Hart and Cooley and of Fafnir Bearing Company. This house, at 330 Hart Street, is an imposing and eclectic blend of Craftsman, Mission, and Colonial Revival influences.

Other owners and company executives of New Britain's leading factories lived within the district. In addition to those already listed, companies represented include North & Judd; New Britain Machine Company; Union Manufacturing; Humanson and Beckley; and Landers, Frary, and Clark, among others.

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Verbal Boundary Description and Justification

The West End Historic District forms a distinct edge to the Walnut Hill Park and essentially forms its western and southwestern border. Generally the district is bounded on the north by West Main Street, on the west by Lincoln Street and on the south by Hart Street. Included are many of the properties on Park Place; properties on Lexington Street from number 10 to the Park; all of the properties along Vine Street; several properties on Liberty Street at the beginning of Forest; all of the properties on Forest Street; many of the properties on Lincoln from 139 Lincoln to the southern end of the street; all of the properties on Sunnylegde; properties from 246 to 405 Hart Street; all of Woodbine Street; all of Murray Street; and 1 Adams Street. These properties form an important and dense edge of residential development which has a primary relationship to the western end of Walnut Hill Park.

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Sketch Map of West End Historic District
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no scale ^ North
468 = Resource Number
District Boundary

Base map compiled by City of New Britain Planning Department (1996),
with corrections and additions by Richard C. Youngken, Newport Collaborative Architects, June 1998

