

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Frog Hollow Historic District
Frog Hollow Boundary Increase

Hartford, CT

Technical Amendment

Section number _____ Page _____

This technical amendment revises the period of significance of the Frog Hollow Historic District and its accompanying Frog Hollow Boundary Increase documentation. Accordingly, the period of significance is extended from 1910 to 1929, the beginning of the Great Depression.

The Frog Hollow section of Hartford experienced strong industrial growth in the late 19th and early 20 centuries, as part of the industrial revolution. Important factories for the production of rifles (Sharp's), machine tools (Pratt & Whitney), drop forgings (Billings & Spencer), job-specific machine manufacturing (Hartford Machine Screw), and other products of mechanical ingenuity were built and operated in Frog Hollow. Community support buildings, including, churches, housing, a commercial strip, brewery, and theater, followed the factories to provide essentials required for people living in the basically industrial environment.

The greatest period of growth came, roughly, between the times of the Civil War and World War I, in terms of new factories and new community support buildings. Thereafter, the growth rate slackened but did not stop, witness the construction of large working-class apartment houses at 929-943 Park Street and 316-326 Park Terrace in the early 1920s. The later buildings enriched the architectural heritage of the district, adding, in the case of the two cited buildings, Georgian Revival and Neo-Classical Revival designs to the earlier Victorian-era works, while continuing the materials, mass, setting, and purpose of the earlier buildings. Red brick continued to be the dominant building material, used for apartment houses, theaters, churches, and factories of size and mass sympathetic to one another in an urban setting.

After 1929, Frog Hollow ceased to grow and in due course deterioration set in.

Prepared by
David F. Ransom
Consultant to
Connecticut Historical Commission
July 28, 1994

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National Park Service

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Section number _____ Page _____

Frog Hollow Historic District (Boundary Increase)
Hartford County CONNECTICUT 79002635

ADDITIONAL DOCUMENTATION APPROVED

Stephen M. Lapley 9/6/94

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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

1. Name

historic NA

and/or common Frog Hollow Historic District (Boundary Increase)

2. Location Bounded by Park Terrace, Hillside Ave, Hamilton, and Summit Sts.

street & number See continuation sheet NA not for publication

city, town Hartford NA vicinity of NA Congr. District First

state Connecticut code 09 county Hartford code 003

3. Classification

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

4. Owner of Property

name Multiple

street & number

city, town NA vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Hartford Land Records, Municipal Building

street & number 550 Main Street

city, town Hartford state CT

6. Representation in Existing Surveys

title See continuation sheet has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The purpose of this boundary increase is to add to the Frog Hollow Historic District the square block bounded by Park Terrace on the north, Summit and Zion streets on the east, Hamilton Street on the south and Hillside Avenue on the west. (See Sketch Map.) The buildings in this block are similar to those in the district, but the block originally was omitted from the district for reasons stated under Item 10, Boundary Justification. There are 53 structures in the block, almost all of them three stories high and almost all constructed in the first decade of the 20th century of brick in the Neo-Classical Revival style.

The dominant building type in the block is the 3-story, 6-family, brick structure known in Hartford as the Perfect Six. Often built with double bow fronts that give access to the 3-story wooden front porches, the buildings have wooden, 3-story rear porches with stairs, as well. The front roof-line cornice usually is sheet metal formed into moldings and dentil course to give a heavy, classical appearance, sometimes with raised swags in the frieze. Such buildings are found on Hamilton Street (Photographs 1 and 2) and on Park Terrace (Photograph 3) in the block; they are quite similar to buildings already in the district found nearby on Zion Street and Park Terrace (Photographs 4 and 5).

While the dimensions of the Perfect Six varied, the apartment units of the interior tended to be small. Often each apartment consisted of only four rooms occupying only 800/900 square feet. The central entrance to the building led to a public stair hall. There were two doors to each unit from the hall. One, at the front of the hall, opened into the front room of the apartment. The other, at the rear of the hall, opened into the third room. (See typical floor plan.) The layout was that of a railroad flat, because to get from the first room to the third room required passing through the second room.

The stair halls often had wainscotting of narrow, beaded, vertical boards and doorway surrounds of chaneled trim with circle corner blocks. The stairs were straight runs from floor to floor, next to the central brick bearing wall, with railings of square spindles, handrails and newels. All the wood was stained a dark color. Within the units, the front room with its triple window of the bow often had the same trim as the hall, while the rest of the rooms might have flat trim. Often the kitchen had an embossed metal ceiling.

A variation of the Perfect Six is the Triple Decker, which is a 3-family version of the same structure, or half a Perfect Six. These are interspersed along the streetscape (there is a row of six on Summit Street), serving the same function of providing working class housing as the Perfect Six did. After World War II, four larger apartment buildings were constructed on Park Terrace, one on the corner of Hillside Avenue, one on the corner of Zion Street and two along the block in between. The building at the corner of Park Terrace and Hillside Avenue is unusual for having all three of its iron-and-glass marquises, supported by chains, still in place. These larger buildings continued to serve the same housing purpose.

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Frog Hollow Historic District Boundary Increase, Hartford, CT

Continuation sheet Location

Item number 2

Page 1

Street & Number

1-6 Hamilton Court

✓ 4-86 Hamilton Street (north side)

✓ 2-18 Hillside Avenue (east side)

✓ 264-342 Park Terrace (south side)

✓ 429-463 Summit Street (west side)

445-465 Zion Street (west side)

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Frog Hollow Historic District Boundary Increase, Hartford, CT

Continuation sheet Surveys

Item number 6

Page 1

Hartford Architecture Conservancy's Survey of Hartford Architecture
1977-80 local
The Stowe-Day Library, 77 Forest Street
Hartford CT

State Register of Historic Places
1983 state
Connecticut Historical Commission, 59 South Prospect St.
Hartford CT

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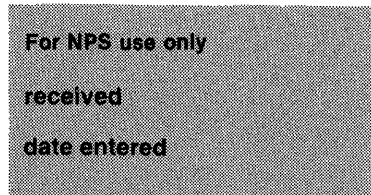
The block is surrounded by the district on three sides (by the park on the north and west and by Summit and Zion streets on the east). On the fourth side, to the south, across Hamilton Street, the houses are different. 2½-story, frame structures predominate (Photograph 6).

An inventory of the buildings in the block proposed for the boundary increase follows.

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Inventory

All structures are considered to contribute to the architectural and historic character of the district with the exception of the one marked NC.

Dates are taken from Hartford Architecture, Volume Two: South Neighborhoods which in turn were taken from city building permits for structures dating from the turn of the century, and from city atlases and by visual estimate for earlier building.

Hamilton Court

1. c. 1900. 2-story, vernacular, frame, gable-roofed house on brick foundations. Added porch has sawn brackets. Note re date: Brick foundations suggest a date earlier than c. 1900. The eaves do return. This may be a mid-century, Greek Revival house. The 1880 atlas shows two frame structures near the Zion and Summit streets intersection, but neither is in this exact location. The other is properly sited for 463-465 Zion Street that is listed c. 1850. 1 Hamilton Court may be the second house, moved a few feet.
2. c. 1925. 2-story, vernacular, frame, gable-roofed house with clapboard and asbestos shingle siding. At the left front (northwest) corner, there are recessed porches on first and second floors.
4. c. 1925. Similar to 2 Hamilton Court, with original 2-over-2 windows.
6. c. 1925. Similar to 2 Hamilton Court with porches closed in and with non-original synthetic siding that resembles weather boards.

Hamilton Street (north side)

- 4-6. 1911. 3-story, Neo-Classical Revival, frame, 6-family house with shingle siding, on brownstone foundations. 3-story wooden front porches. 2-over-2 windows. Double bow front. Heavy roof line cornice.
- 8-10. 1911. Similar to 4-6 Hamilton Street.
- 18-20. 1912. Joseph E. Marchetti. 3-story, Neo-Classical Revival, brick, 6-family house on brick foundations. Front elevation is beige brick, balance red brick. Wooden, 3-story front porches have round columns under a projecting sheet metal cornice that has swags in its frieze. Double hung sash are 1-over-1.
- 22-24. 1912. 3-story, Colonial Revival, brick, 6-family house on brownstone foundations. Front is flat, not bowed, with yellow brick string courses. Evidence of former, 3-story, front porches. 1-over-1 windows. Quoins at the corners.

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Hamilton Street (continued)

- NC 26. c. 1960. 1-story, vernacular, frame, gable-roofed house with shingle siding.
- 28-30. 1915. Fred C. Walz. 3-story, Neo-Classical Revival, 3-family, yellow-brick-front house on brick foundations. Balance of building is red brick. Single bow front. 1-story wooden porch with round columns. Dressed limestone lintels and sills.
- 32-34. 1914. Fred C. Walz. Similar to 28-30 Hamilton Street but with original sheet metal cornice which has a heavy dentil course dividing the cymatium from the plain frieze.
- 36-38. 1914. Fred C. Walz. Similar to 32-34 Hamilton Street.
40. 1913. Michael O'Donahue. 3-story, Neo-Classical Revival, 6-family, yellow brick, double-bow-front house on brownstone foundations. 1-over-1 windows have limestone lintels and sills. Heavy sheet metal cornice. Modern, replacement, 1-story front porch.
- 42-44. 1916. 3-story, Neo-Classical Revival, frame, 3-family house with single bow front and 3-story, wooden, front porches. Non-original synthetic siding resembles clapboards.
- 46-48. 1912. 3-story, Neo-Classical Revival, frame, 3-family house on brownstone foundations. 3-story, wooden front porches are now enclosed. Non-original synthetic siding resembles clapboards.
- 50-52. 1914. Mirror image of 46-48 Hamilton Street but with original front porch posts and railings with spindles still in place on second and third floors.
- 54-56. 1911. 2½-story, Queen Anne, frame, gable-roofed house on brownstone foundations with clapboard and shingle siding. Second story porch over front entrance has clustered columns. 1-over-1 windows. Hipped-roof gable. Originally, may have been a 2-family house with shared third floor. Late example of the style.
- 58-60. 1911. Similar to 50-52 Hamilton Street.
- 62-64. 1913. 3-story, Neo-Classical Revival, frame, 3-family house with asbestos shingle siding. 3-story, wooden front porches have smooth round columns and railings with spindles.
- 66-68. 1906. 3-story, Neo-Classical Revival, brick, 3-family, single-bow-

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Hamilton Street (continued)

front house on brick foundations with heavy, sheet metal cornice. 1-over-1 windows have brownstone lintels. 1-story modern front porch has replaced former 3-story porches.

70-72. 1912. 3-story, Neo-Classical Revival, brick, 3-family house with flat front, on brick foundations. Front elevation has tripartite windows with limestone lintels and sills. Original cornice is missing.

76. 1911. Burton A. Sellew. 3-story, Neo-Classical Revival, brick, 6-family, double-bow-front house. Limestone lintels and sills. Heavy sheet metal cornice. 1-story, wooden front porch in front of recessed, arched entrance way that leads to glazed door and side lights.

78. 1912. Burton A. Sellew. Similar to 76 Hamilton Street.

84-86. 1912. Burton A Sellew. Similar to 76 and 78 Hamilton Street but with flat front. 1-story store added at south end of front elevation.

Hillside Avenue (east side)

2-4-8-10 (and 340-342 Park Terrace). 1918. Large, 3-story, Neo-Classical Revival, buff brick, ell-shaped apartment house with two entries on Hillside Avenue and one on Park Terrace. Entrances are protected by glass-and-iron marquises that are supported by chains. Paired 6-over-1 windows under segmental relieving arches have concrete sills, key blocks and corner blocks. The heavy classical cornice has diamonds in its frieze.

14-16-18. 1913. 4-story, Neo-Classical Revival, brick apartment building. Central, arched, recessed entry that leads to glazed door and side lights is flanked, at the ground floor, by a cafe and store. Heavy classical cornice.

Park Terrace (south side)

264-266. 1912. 3-story, Neo-Classical Revival, brick, 3-family house with brownstone foundations, lintels and sills. Flat front. Two stories of original 3-story wooden front porch remain. Original cornice is missing.

268-270-272. 1926. Joseph E. Marchetti. 4-story, Neo-Classical Revival, buff-brick-front apartment house with string courses at each floor. Entrance is off center to the left. Parapet has central pediment. Windows are boarded up.

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- 274-276. 1912. 3-story, Neo-Classical Revival, 3-family, house with heavy classical sheet metal cornice. Front is cream colored brick, balance red brick. 1-story wooden porch has pediment with cartouche of shell and volutes in its tympanum. 1-over-1 windows have limestone lintels and sills.
278. 1912. 3-story, Neo-Classical Revival, buff brick front, 6-family, double bow front building with limestone lintels and sills and sheet metal cornice. 1-story, wooden front porch has semi-elliptical, sheet metal pediment with same cartouche as 274-276 Park Terrace, and rope border. Brownstone foundations at front, brick elsewhere.
282. 1912. Similar to 278 Park Terrace but missing the cartouche in the porch pediment.
- 286-288. 1912. Similar to 274-276 Park Terrace.
290. 1912. Similar to 278 Park Terrace. Original leaded glass side lights in dark colors still in place. Exceptional.
294. 1912. Similar to 278 Park Terrace.
- 296-298. 1912. Similar to 274-276 Park Terrace.
300. 1912. Similar to 278 Park Terrace.
304. 1912. Similar to 278 Park Terrace.
308. 1912. Similar to 278 Park Terrace.
- 312-314. 1916-17. 3-story, Neo-Classical Revival, 6-family, brick structure with sheet metal cornice. The orange and buff brick of the flat front are laid in diaper pattern. Tripartite windows (9-over-1 flanked by 6-over-1) left and right are divided horizontally by concrete string courses.
- 316-318-320-322-324-326. 1924. George Zunner. Large, 3-story, Neo-Classical Revival, buff brick apartment house. The plan is an elongated U, open to the street. Windows have concrete sills and soldier-course flat brick arches.
- 328-330. 1916-17. George Zunner. 3-story, Colonial Revival, 3-family, frame, gambrel-roofed house. Tripartite windows at each floor are 8-over-1 flanked by 4-over-1. 3-story wooden porches have clustered columns. Porches are closed in. Non-original synthetic

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siding, which resembles weather boards, obscures the flanking sections of the tripartite windows.

332-334. 1916-17. George Zunner. Similar to 328-330 Park Terrace but with asbestos siding that does not obscure windows.

336-338. 1916-17. George Zunner. Similar to 332-334 Park Terrace.

Summit Street (west side) There is a slate sidewalk.

429-431. 1907. 3-story, Neo-Classical Revival, brick, 3-family, single bow front house with heavy cornice. Windows have brownstone sills and segmental relieving arches of three courses of brick laid vertically. 3-story, wooden front porches have been altered.

433-435. 1906. Similar to 429-431 Summit Street. The building has been cleaned and the brick pointed up. The mortar used in the pointing up is grey color, in contrast to the traditional red, giving the structure a Georgian Revival look that makes it stand out from its neighbors.

439-441. 1911. 3-story, Neo-Classical Revival, brick, 3-family house. Flat front has tripartite windows, 1-over-1. 3-story wooden porches and cornice have been altered. 3-story bay on north elevation.

443-445. 1911. Similar to 439-441 Summit Street.

447-449. 1911. Similar to 439-441 Summit Street.

451-453. 1911. Similar to 439-441 Summit Street but with original cornice and 3-story wooden porches, which have smooth, round columns and railings with spindles.

459-463 (and 262 Park Terrace). 1919. Two buildings, joined. 3-story, Georgian Revival structures of red brick with white trim. Windows are 8-over-1 and 6-over-1 with light grey concrete lintels and sills. Gable-roofed porch is missing.

Zion Street (west side)

445-447-449 (and 2 Hamilton Street). 1907. 4-story, Neo-Classical Revival, brick apartment house with heavy cornice. Some original sash remain; their upper sash have vertical muntins interlacing at the top to form diamond-shaped panes. Brownstone foundations and sills are

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Description

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painted red, as is the red brick. Ground floor alterations include introduction of 6-over-6 windows.

- 453-455. 1907. 3-story, Neo-Classical Revival, brick, 6-family, double bow front structure. Windows have brownstone sills and segmental relieving arches. Heavv cornice. Original porches missing. 1-story store fronts added.
- 459-461. 1907. Similar to 453-455 Zion Street but with original 3-story wooden porches between the bows. The porches have arched bays.
- 463-465. c. 1850. 2½-story, Greek Revival, frame, 3-bay house. Gable roof faces street as pediment. There are two floor-to-ceiling, 6-over-9 windows at the first floor. Added, 1-story porch has turned posts.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates See Item 7 **Builder/Architect** See Item 7

Statement of Significance (in one paragraph)

Criterion C - Architecture

The 3-story, Neo-Classical Revival, brick structures in the square block of this boundary increase are excellent examples of a Hartford building type that successfully provided working-class housing in the Frog Hollow Historic District. Construction of such housing was essential to the district's development from the time of the Civil War to World War I as the city's principal factory and working class neighborhood.

The building materials of red brick and brownstone traditionally popular in Hartford during the 19th century were used in construction of these early 20th-century buildings. The brownstone foundation and sills and brick masonry walls had been used earlier in the many Italianate structures of the mid to late 19th century. In this block, classical revival influence displaced the Italianate style, primarily in the bold form and moldings of the cornices and in the smooth round columns of the front porches. Sheet-metal cornices proliferate, and account for much of the distinctive appearance of the buildings. Several of the structures on Park Terrace are unusual in the district, and in the city, for having decorative sheet-metal work at the roofs of their 1-story front porches, as well as at the roof lines.

The block was developed in the final phase of the Frog Hollow District's period of expansion. This was the last large-scale building program of Perfect Sixes in the district, and in the city. After World War I, factory employment in the district, having reached its peak, started to decline, and such housing as was built tended to incorporate more units per building and to be a less heavily detailed version of the Neo-Classical Revival style. The buildings at 268-270-272 and 316-324 Park Terrace belong to this later period.

Prior to construction of the existing buildings, the block had been open land. The 1880 city atlas shows that the north side of Hamilton Street was owned by William Hamilton, a farmer residing at 12 Zion Street, and the park area by George M. Bartholomew, president of the Charter Oak Life Insurance Co. The only structures standing were the two frame houses near the intersection of Summit and Zion streets.

The 1896 atlas reflects important changes. Not only is Pope Park in place, the gift to the city of Col. Albert A. Pope, but Pope also owned the land in the block that is the subject of this boundary increase and the land between Zion Street and Park Terrace running north to Park Street.¹ The estate of Albert A. Pope is shown as the owner of most of the block in the

9. Major Bibliographical References

Kummer, Merle, E., Hartford Architecture, Volume Two: South Neighborhoods, Hartford: Hartford Architecture Conservancy, 1980.

10. Geographical Data

Acree of nominated property 9

Quadrangle name Hartford North

Quadrangle scale 1:24000

UTM References

A	1 1 8	6 9 1 1 7 1 4 0	4 1 6 2 1 4 7 1 6 1 0	B	1 1 8	6 9 1 4 0 0	4 6 2 4 6 4 0
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

The boundary increase is shown by the xxx line on the map drawn at scale of 1"=200". For boundary justification, see continuation sheet.

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

state	NA	code	NA	county	NA	code	NA
state	NA	code	NA	county	NA	code	NA

11. Form Prepared By

name/title David F. Ransom, Consultant - edited by John Herzan, National Register Coordinator

organization _____ date May 31, 1983

street & number 33 Sunrise Hill Drive telephone 203 521-2518

city or town West Hartford state CT

12. State Historic Preservation Officer Certification

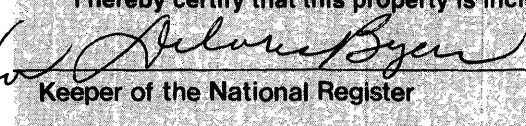
The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature 

title Director, Connecticut Historical Commission date January 27, 1984

For NPS use only	
I hereby certify that this property is included in the National Register	
	Entered in the National Register
Keeper of the National Register	date <u>3/1/84</u>
Attest:	date
Chief of Registration	

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Significance

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1909 atlas, with the row of Triple Deckers in place on Zion Street owned by William McKone, a builder. The construction of two or three or half a dozen identical structures by builders was typical of such developments, as reflected by the 1917 atlas which lists a variety of owners. Thus, by the end of World War I the block was substantially complete, marking the final phase of new construction and development in the Frog Hollow Historic District.

Living in a Perfect Six

The origins of the Perfect Six as a building type and the reasons for its great popularity in Hartford during the period from the Civil War to World War I are obscure. No literature on the subject has come to hand, other than what is written in the Hartford Architecture Conservancy's Survey and in nominations to the National Register of Historic Places. No count of Perfect Sixes in Hartford has been made, but there were hundreds.

While ample evidence regarding the exteriors of the buildings is visually available, not so much is known about the interiors. The attached floor plan illustrates the point. Although drawn by an architect who was planning a rehabilitation, the front doors to the units were omitted in error, and the functions assigned to the rooms probably are correct only for the kitchens, where equipment makes determination of function a certainty. The room in front of the kitchen often had built-in cupboards and drawers, suggesting that it might have been the dining room. The front room, with the best trim and the fireplace (often only a non-functional fireplace mantel), probably was the best room or parlor. The second room, it seems likely, was a bedroom. Speculation suggests that the residents used the public hall for circulation from front to third rooms to avoid going through the second room. One bedroom is scarcely satisfactory for a family, leading to the speculation that beds were placed in other rooms as necessary.

There is a limited literature on Three Deckers, which can be regarded as half a Perfect Six. One published floor plan for a Three Decker appears in Woonsocket, Rhode Island.² It shows an apartment of 1095 square feet with a central hall, quite different from the Hartford Perfect Six and therefore not helpful.

Residents of the Boundary Increase block typically were factory workers. The 1915 city directory³ shows that Fritz Gustafson lived at 18-20 Hamilton Street. He was employed as a grinder at Pratt and Whitney, a machine tool manufacturer located on Capital Avenue within the district. Other residents of this building were John A. Hanson, factory worker, A. C. Bartman, draftsman, and Claude N. Beidler, street railway motorman.

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The roster at 76 Hamilton Street included James W. Radigan, fireman/engineer, Frederick W. Dixon, Jr., inspector, Henry F. Goff, assembler, Arthur W. Oberent, polisher, and Clarence F. Redfern, machinist. 294 Park Terrace housed Andrew Anderson, foreman, John G. Austrom, toolmaker, and John J. Davis, inspector at Hartford Rubber Works.

Often the buildings were constructed by builders or contractors who continued to own and rent them as income-producing properties. A felicitous and important accommodation prevailed with respect to rental rates. The rents were high enough to encourage the small-scale developers to construct the buildings but low enough so that working-class families could pay them. Because of this relationship, working-class housing that in the aggregate was quite substantial was provided at market rates without government planning, intervention or subsidy.

¹•Jacob Weidenmann, the landscape architect who designed Bushnell Park and Cedar Hill Cemetery, drew up a subdivision plan for Pope for all this land. What prevailed upon Pope to donate most of it to the city for a park instead of going ahead with the subdivision is unknown. That portion not donated to the city, including the square block of the boundary increase, was sold by his estate to others who built the buildings.

²•Woonsocket, Rhode Island, Statewide Historic Preservation Report P-W-1, Rhode Island Historical Preservation Commission, 1976, p. 40.

³•Geer's Hartford City Directory, Hartford: Elihu Geer Sons, 1915. Geer started publishing information on householders arranged geographically this year. 1915 is the first year for which such information is available.

United States Department of the Interior
National Park Service

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Boundary Justification

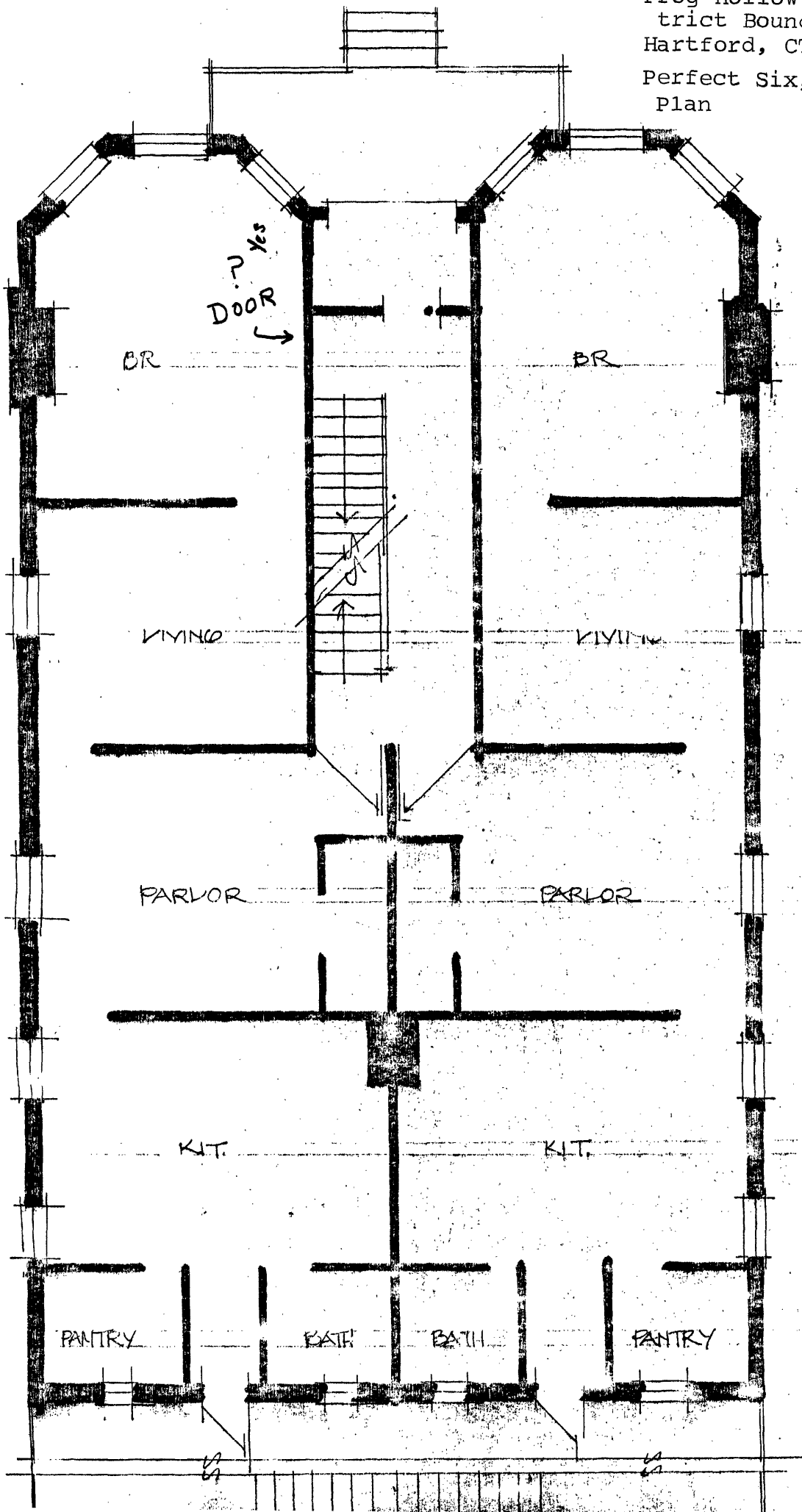
When the nomination to the National Register of Historic Places for the Frog Hollow Historic District was prepared in 1977 (by the present writer), the original intent was not to include Pope Park in the district. The western boundary was drawn from the southwest corner of the district north along Summit Street and Park Terrace in a reasonably straight line. (See Sketch Map.) When decision was made at the last minute to include Pope Park in the district, this change, only, was made, but without rethinking possible associated changes triggered by the park decision.

When the Frog Hollow nomination was prepared, the large dimensions of the district, 35 square blocks, 900 buildings, was felt to be daring, and at the outer limits of size. There was a basic reluctance to add more buildings, on this score.

In the course of carrying out its Survey of Hartford Architecture, the Hartford Architecture Conservancy addressed the question of delineating the city's neighborhoods, although the work had not been done at the time the nomination was prepared. When the Conservancy's survey Hartford Architecture, Volume Two: South Neighborhoods was published in 1980, Hamilton Street was made the dividing line between Frog Hollow and Charter Oak-Zion and Southwest. The present boundary increase brings the district into conformity with the survey in this respect.

Frog Hollow Historic District Boundary Increase
Hartford, CT

Perfect Six, Typical Floor Plan



TYPICAL EXISTING FL. PLAN

1/15/10

POPE PARK

Sketch Map - Photo Key

Frog Hollow Historic District

- Boundary Increase
Hartford, CT

Present boundary

Proposed boundary

Scale 1" = 200'

