

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

Section number \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Name of multiple property listing (if applicable)

## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 06000615 Date Listed: 3/22/07

Property Name: West Boulevard Historic District County: Hartford State:CT

\_\_\_\_\_  
Multiple Name:

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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.

*Patrick Andrews*

\_\_\_\_\_  
Signature of the Keeper

3/22/07

\_\_\_\_\_  
Date of Action

=====

Amended Items in Nomination: In section 3 of the form (State/Federal Agency Certification) two boxes were missed. One certifying the action that is being taken is not checked and the level of significance was not checked. The CT SHPO has confirmed that is a nomination and it is being nominated at the local level of significance.

### DISTRIBUTION:

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

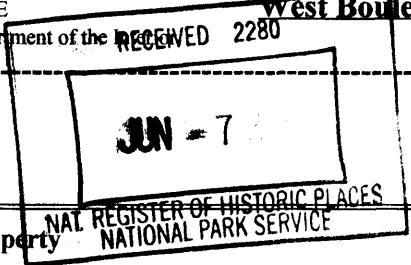
PROPERTY NAME

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**1. Name of Property**

historic name NA

other names/site number West Boulevard Historic District

**2. Location**

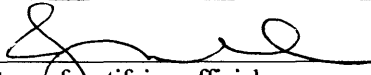
street & number 2-4, 6-8, 10-12, 14-16, 15, 18-20, 19, 21, 22, 31 Rodney Street; 900-902, 905, 906-908, 907, 910-912, 911-913, 914, 915-917, 919-921, 923, 926, 927-929, 930, 931-933, 934, 935-937, 938, 939-941, 942, 943-945, 946, 947-949, 950, 951-953, 955-957, 956-958, 959-961, 963-965, 964, 967-969, 968, 971-973, 972-974, 977-979, 978-980, 981-983, 985-987 West Boulevard

not for publication NA

city or town Hartford vicinity NA  
state Connecticut code CT county Hartford code 003 zip code 06105

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, 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 X meets    does not meet the National Register Criteria. I recommend that this property be considered significant    nationally    statewide    locally. (    See continuation sheet for additional comments.)

 6/5/06  
Signature of certifying official Date  
Jennifer Aniskovich, Executive Director, Commission on Culture & Tourism

State or Federal agency and bureau

In my opinion, the property    meets    does not meet the National Register criteria. (    See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

State or Federal agency and bureau

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**4. 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): \_\_\_\_\_

*Patricia Andrews*  
Signature of Keeper

*3/22/2007*  
Date of Action

**5. Classification**

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>88</u>	<u>3</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>88</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register NA

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) NA

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**6. Function or Use**

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling  
multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling  
multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification (Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS  
Colonial Revival

Materials (Enter categories from instructions)

foundation BRICK, STONE, CONCRETE  
roof WOOD, ASPHALT  
walls WOOD, STUCCO, SYNTHETICS  
other \_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

The West Boulevard Historic District is located in the West End of Hartford between and parallel with Capitol and Farmington Avenues, close to the city line. West Boulevard is 100 feet wide with a central median of 25 feet. Three rows of mature sugar maple shade trees adjoin both sidewalks and run down the center of the median (Photographs 1, 2). The houses are located on both sides of West Boulevard between South Whitney Street and Beacon Street and both sides of Rodney Street (Figure 1, District Map). All but one<sup>1</sup> were built c. 1915/1925. All are 1-, 2-, and 3-family homes, all but three with garages. All are of wood frame construction, covered with shingles or clapboards, except four which are covered with stucco<sup>2</sup>. The houses are similar to one another because all were built according to a single master plan and all by the same developer and contractor.

Most of the houses are in the Colonial Revival style. Single-family homes predominate on the north side of West Boulevard and west side of Rodney Street, following the developer's deed restrictions while two-family homes predominate on the south side of West Boulevard, again according to information found in the Hartford land records. Lots are small, about 0.185 acre on the north side of West Boulevard and 0.220 acre on the south. The representative design in the row on the south side of West Boulevard, outnumbering other designs in the district, consists of a 2-story building with attic floor, oblong in shape consistent with the proportions of the parcel, with gable or hip roof. A porch, originally open but now often enclosed, with round or paneled square columns rising from solid balustrade, runs across the full width of the front elevation. A second-story half porch is common. Most of these houses have a three-sided bay on one side elevation (Photographs 6, 8, 9, 11, 14, 15).

Another variation of the Colonial Revival is shown by houses on the west side of Rodney Street. Fifteen, 19, and 21 Rodney Street are square buildings under gable roofs running parallel with the street, featuring front attic dormers, 6-over-1 windows, and wide 1-story front porches. All three porches are open, displaying round and square columns resting on solid balustrades (Photographs 3, 4). Five houses in the district, four one-family and one two-family, are in the Dutch Colonial Revival style, exhibiting the characteristic gambrel roof, wide shed-roofed front dormer, pent roof under the dormer, and symmetrical fenestration.<sup>3</sup>

Other houses exhibit individual features. 907 West Boulevard (odd numbers on the west; even numbers on the east) is a one-story, single-family Cape Cod cottage. 926 West Boulevard, a 1¼-story, single family house, has the only truncated front gable in the district (Photograph 7). 938 West Boulevard is a single-family eclectic stucco house, merging Queen Anne and Dutch Colonial Revival antecedents.

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<sup>1</sup>907 West Boulevard.

<sup>2</sup>The four stucco buildings are 905, 938, 967, and 985 West Boulevard.

<sup>3</sup>The five are 31 Rodney Street (Photograph 5), 946 (Photograph 10), 956-958 (Photograph 12), 964 (Photograph 13), and 968 (Photograph 13) West Boulevard.

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**Inventory**

All buildings constructed through the 1920s are considered to be contributing to the historical and architectural significance of the district. All are in the Colonial Revival style, with the exception of 938 West Boulevard. All are two-story unless otherwise noted. All are frame. Dates are taken from *Hartford Architecture, Volume Three*, pp. 197, 201, with exception of 907 and 931-933 West Boulevard for which assessor's dates are used. Garages are dated the same as the houses, by visual approximation, save for exception noted.<sup>4</sup> There are 48 properties, 88 contributing buildings and three non-contributing.

- |                     |      |   |
|---------------------|------|---|
| 2-4 Rodney Street   | 1919 | Two-family 25'x 28' house with gable end to street and cross gables. Synthetic clapboard siding. Front porch enclosed at both levels.<br><br>2-car shingled garage with pyramidal roof.   |
| 6-8 Rodney Street   | 1920 | Two-family 21'x 34' house with gable roof parallel to street. Synthetic clapboard siding. Full-width enclosed two-story front porch; porch gable toward street. Two entrances, one on side left side behind front porch, one on front to front porch.<br><br>2-car gable-roofed clapboarded garage.   |
| 10-12 Rodney Street | 1920 | Near duplicate of 6-8 Rodney Street.<br><br>2-car gable-roofed, shingled garage with glazed doors.  |
| 14-16 Rodney Street | 1921 | Near duplicate of 10-12 Rodney Street.<br><br>2-car gable-roofed clapboarded garage.  |
| 15 Rodney Street    | 1923 | One-family, 33'x 28', three-bay wood-shingled house with gable roof parallel to street. Central front gable-roofed attic dormer. 10'x 25' front porch has four square columns on shingled balustrade under low hipped roof. Entrance from driveway at left to left end of porch (Photograph 3).<br><br>2-car gable-roofed, shingled garage with glazed doors. |
| 18-20 Rodney Street | 1922 | Two-family, hipped-roof, 28'x 46' house covered with composition shingles. Two-story enclosed front porch.<br><br>2-car, gable-roofed garage covered with composition shingles.   |
| 19 Rodney Street    | 1923 | One-family, 3-bay, 25'x 28' shingled house with 6-over-1 windows. Gable roof running parallel with street has two gabled dormers. 16'x 25' front porch has four round columns on solid balustrade which is broken for central entrance. Similar to 15 Rodney Street (Photograph 3).<br><br>2-car, gable-roofed, shingled garage with doors hinged and glazed. |
| 21 Rodney Street    | 1922 | One-family, 2-bay, 26'x 30' house with 6-over-1 windows, covered with wood shingles. Gabled roof parallel with street has central gabled dormer. 10'x 16' hipped-roof front porch is  |

<sup>4</sup>900-902 West Boulevard.

supported by three shingled columns rising from shingled balustrade with entrance break at right (Photograph 4).

- 22 Rodney Street 1921 One-family, 3-bay, 34'x 30' house with 6-over-1 windows, covered with synthetic clapboards. Two gabled dormers in gable roof parallel with street. 5'x 8' gabled front porch supported by two square posts on clapboarded balustrade.
- 2-car, gable-roofed, frame garage.
- 31 Rodney Street 1926 One-family, 47'x 26' house with 6-over-1 windows, covered with composition shingles. Central Dutch Colonial block is flanked by 1-story sections, that to the left being a sun porch (Photograph 5).
- 2-car, gable-roofed, shingled garage.
- 900-902 West Boulevard 1925 Two-family, 30'x 48' house with three pair of 6-over-1 windows, covered with wood shingles. Hipped roof has hipped roof dormer with pair of windows. 5'x 9' gabled front porch is supported by columns on shingled balustrade.
- NC 1940s(V) 3-car gable-roofed, stucco garage.
- 905 West Boulevard 1915 One family, stucco, 34'x 34', 4-bay house, with gable end toward street and cross gables. (AKA 129 So. Whitney St.) Windows at second floor are arranged in 2-1-1 rhythm. Attic Palladian window.
- 2-car, hipped-roof garage covered with wood clapboards has glazed doors.
- 906-908 West Boulevard 1924 Two-family, 28'x 50' house with gable end toward street and cross gables. Synthetic clapboards, 1-over-1 windows, 3-sided bay on west. Two-story porch is fully enclosed, second floor with small-pane windows.
- 2-car, gable-roofed garage covered with novelty siding.
- NC 907 West Boulevard 1954 (A) One-story, 1-family, 36'x 27', gable-roofed, Cape style house covered with synthetic clapboards. To the left are paired windows, to the right a small-pane tripartite picture window flanked by 6-over-1s. 5'x 6' concrete stoop. Considered to be non-contributing because it was built subsequent to the period of significance.
- 2-car, gable-roofed garage with glazed doors, covered with wood shingles.
- 910-912 West Boulevard 1924 Two-story, 3-family, 28'x 46' house with gable end to street and cross gables, bay on east, and 1-over-1 windows. Covered with synthetic clapboards. Enclosed front porch is full width at first floor, half width to left at second, under hipped roofs.
- 2-car gable-roofed garage, covered with synthetic clapboards.
- 911-913 West Boulevard 1922 Two-family, 2-story 36'x 46', house covered with synthetic clapboards. Hipped roof with central hipped-roof dormer. Bay on east. 8'x 22' hipped-roof front porch is enclosed at first floor, and at partial second floor.
- 2-car, gable-roofed garage with hinged and glazed doors.
- 914 West Boulevard 1922 Two-story, 3-family, 29'x 80' house covered with composition shingles. Second floor color gray, first floor white. Gable end to street with cross gables. Eight-foot-deep full-width

enclosed front porch at first floor, two-thirds width at second. Second entrance on west elevation facing Rodney Street has gable roof supported by two round columns. Windows are 1-over-1, 4-over-1, and 6-over-1.

2-car gable-roofed garage covered with composition shingles.

915-917 West Boulevard 1923 Two-family, 28'x 46' house covered with synthetic clapboards. Gable roof to street with cross gables. Open porch occupies right one-third of first floor; two-story enclosed porch at left, under gable roof (Photograph 6).

2-car, gable-roofed garage with synthetic clapboards and glazed doors,

919-921 West Boulevard 1924 Near duplicate of 915-917 West Boulevard. Front porch at right is enclosed (Photograph 6).

2-car, gable-roofed garage with synthetic clapboards and glazed doors,

923 West Boulevard 1922 One-family, 28'x 29' house covered with composition shingles. Gambrel roof parallel with street. Important front cross gable is truncated. Seven-foot deep full-width enclosed front porch has shed roofed evocative of a Dutch Colonial Revival effect. Front door off center left. One-story bays on east and west side elevations. Two 1-over-1 windows at second floor (Photograph 6).

2-car, gable-roofed garage with composition shingles and glazed doors.

926 West Boulevard 1924 1 $\frac{3}{4}$ -story, 1-family, 25'x 30' house covered with wooden clapboards. Gable end toward street with gable peak truncated. Shed-roofed 18'x 13' open wraparound front porch at right has gabled front entry. Tripartite 6-over-1 window left; two 6-over-1s at second floor, one 6-over-1 in attic (Photograph 7).

2-car, pyramidal-roofed garage covered with wood clapboards.

927-929 West Boulevard 1923 Two-family, 27'x 48' house covered with synthetic clapboards. Bay on west elevation. Hipped roof has central hipped-roof front dormer with two windows. Enclosed first-floor 8'x 21' front porch has entrance left. Enclosed second-floor porch is half width, with hipped roof.

2-car, pyramidal-roofed garage covered with wood clapboards has glazed doors.

930 West Boulevard 1920 One-family, 34'x 24' house with gambrel roof and wide shed dormer evoking the Dutch Colonial style, covered with wooden shingles. Central chimney. 4'x 7' gable-roofed entry at right with coved soffit. First floor has central tripartite 6-over-1 window, and pair left. Second floor has a pair of windows left and right, flanking a small central window.

2-car, pyramidal-roofed, frame garage.

931-933 West Boulevard 1922 (A) Near duplicate of 927-929 West Boulevard.

2-car, pyramidal-roofed garage covered with wood clapboards has glazed doors.

934 West Boulevard 1922 One-family, 36'x 26' house with gable roof parallel to street, covered with synthetic clapboards. Hipped-roof, wide enclosed front porch. Three 6-over-1 windows at second floor. Shed-roofed dormer in front roof slope has three central 6-over-1s.

2-car gable-roofed garage has single wide door, glazed.



- 935-937 West Boulevard 1923 George Zunner, architect Three-family, two-story, 30' x 50' house with hipped roof, covered with synthetic clapboards. Entrance is to left in full-width enclosed front porch. Enclosed half porch at second floor. Hipped-roof dormer in front roof slope (Photograph 8).
- 938 West Boulevard 1922 One-family, 35' x 30', gambrel-roofed, eclectic house evoking the Queen Anne and Dutch Colonial Revival styles, covered with stucco. Central chimney. Lower slope of gambrel partially continues over entrance at left. 8' x 8' entrance porch has solid side walls. Tripartite 6-over-1 window at center of first floor; a pair to the right. These windows are covered by a pent roof which runs from the entrance porch to the right. At second floor central paired windows are flanked by single windows; there is an eyebrow window in the roof slope over the entrance.
- 939-941 West Boulevard 1923 Near duplicate of 935-937 West Boulevard (Photograph 9).
- 942 West Boulevard 1919 One-family, 2-story, 27' x 33', gable-roofed house, covered with synthetic clapboards. Shed-roofed 9' x 23' enclosed front porch with entrance to right. Tripartite window in front cross gable. Two-story bays on east and west elevations.  
2-car, gable-roofed garage, covered with synthetic clapboards has glazed doors.
- 943-945 West Boulevard 1924 Near duplicate of 935-937 West Boulevard, but porch is open and has paneled square posts standing on shingled balustrade.  
2-car, pyramidal-roofed garage covered with synthetic siding.
- 946 West Boulevard 1926 One-family, 25' x 25' house, covered with wood shingles. Roof is gambrel parallel with street, but outline of lower gambrel slope continues on side elevations to shed roof at first floor. Overall effect is Dutch Colonial Revival. Triple windows at right, first floor. 4' x 7' entrance stoop has no side railings or walls under gabled hood whose soffit is coved. At second floor paired windows flank central window (Photograph 10).  
2-car gable-roofed wood-shingled garage with glazed hinged doors.
- 947-949 West Boulevard 1921 Near duplicate of 935-937 West Boulevard, but has open porch with clustered columns at first and second floors (Photograph 11).  
2-car, pyramidal-roofed garage with hinged vertical beadboard doors.
- 950 West Boulevard 1923 Single-family Dutch Colonial Revival house covered with wood shingles. Pyramidal-roofed wide front porch enclosed with glazing. Windows 6-over-1; three in shed-roofed dormer.  
2-car pyramidal-roof garage covered with novelty siding. Paneled wooden doors hung on hinges.
- 951-953 West Boulevard 1925 Near duplicate of 939-941 West Boulevard, but has open front porch with square paneled posts at first and second floors.  
2-car pyramidal-roof garage covered with composition shingles.
- 955-957 West Boulevard 1922 Near duplicate of 935-937 West Boulevard covered with wood shingles. Porch is enclosed but paneled square posts still in place and visible. One front entrance in porch to left; second front entrance on east side elevation.  
3-car hipped-roof wood-shingled garage.

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- 956-958 West Boulevard 1921 Two-family, 28'x 54' house covered with wood clapboards, facing both West Boulevard and Regent Street. Double house with units side by side. Dutch-Colonial-Revival-style features. Gambrel roof with gable end toward West Boulevard; lower slope of gambrel is almost vertical. Cross gables. Enclosed full-width porch on West Boulevard has low hipped roof over entrance to left. Three second-floor 1-over-1 windows in 1-2 rhythm. Small 3-section window in attic (Photograph 12).
- 2-car pyramidal-roofed garage covered in wood clapboards; glazed doors.
- 959-961 West Boulevard 1920 Near duplicate of 935-937 West Boulevard. Paneled square porch posts in place.
- 2-car pyramidal-roofed frame garage with hinged, glazed doors.
- 963-965 West Boulevard 1925 Two-family, 27'x 48' house, covered with wood shingles. Gable end to street has eave returns. Cross gables. Bay on west side elevation. 2-story, enclosed front porch to right; eaves of its gable roof return. Two front doors in porch, to left. One window at second floor over the front doors. Pair of windows in attic.
- 2-car pyramidal-roofed, shingled garage
- 964 West Boulevard 1922 One-family, 22'x 30', Dutch Colonial Revival house covered with synthetic clapboards. Full-width, 8'x 22', enclosed front porch under low hipped roof, with door at right. Two pair of 1-over-1 windows at second floor (Photograph 13)
- Two-car frame garage.
- 967-969 West Boulevard 1922 George Zunner, architect Three-family, 30'x 51', yellow stucco house. Gable end to street and cross gables. In enclosed, full-width, 10'x 28' front porch, with door to left, in two sections, right one floor, left two floors, each section with its own first-floor cornice. Enclosure accomplished with small-pane window walls; windows in right section tripartite. Second floor left has three 8-over-1s. Triple 6-over-6s in attic gable end, which is covered with white clapboards.
- 2-car, pyramidal-roofed, frame garage.
- 968 West Boulevard 1924 Near duplicate of 964 West Boulevard (Photograph 13).
- 2-car, pyramidal-roof frame garage with glazed doors.
- 971-973 West Boulevard 1921 Near duplicate of 967-969 West Boulevard but covered with synthetic clapboards rather than stucco, and without the small panes in porch walls.
- 2-car, pyramidal-roof frame garage.
- 972-974 West Boulevard 1922 Two-family, 26'x 52' house with hipped roof and hipped cross gables. The left cross gable is the roof of a 3-story, 3-sided bay. Covered with wood shingles. Enclosed 8'x 22' hipped-roof front porch, with door right. Second floor of porch is open, under hipped roof, with single window to left. Porch has paneled posts at both floors. Triple windows at third floor.
- 2-car, shingled, gable-roofed garage with hinged glazed doors.
- 977-979 West Boulevard 1916 Two-family, 29'x 47' house, covered with synthetic clapboards. Roof gable end is toward street with eaves returns, and cross gables. Full-width, 8'x 27', open, two-section front porch with paneled posts. Door to right under shed roof at first floor. Porch partial second floor, to right, has four 9-pane windows under hipped roof. Three 6-over-1 windows in attic (Photograph 14).

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Tall, 1-story, gambrel-roofed, red, frame barn with attic loading door.

978-980 West Boulevard 1916 Three-family, 30'x 51' house, covered with wood shingles. Roof has gable end to street, with cross gables. Full-width 10'x 25', 2-story front porch, with gabled entry to porch at top of steps, right. Open partial second-floor porch, right, with clustered columns, under gable roof. Tripartite window left; three attic windows.

2-car, pyramidal-roof, frame garage.

981-983 West Boulevard 1911 Three-family, 28'x 48' house on brownstone ashlar foundation, covered with composition shingles. Gable roof facing street returns at the eaves, and has cross gables. Bay on right side elevation. Full width 8'x 26' front porch is enclosed with small-pane windows. Front door at left. 3-sided bay at right, which continues up through the second floor. Partial second-floor front porch at left under gabled roof. Right front corner truncated. Central window of three attic windows is taller than those flanking it, and arched. Appears to be first house on the street of this general description, and thus prototype for many that followed, particularly on south side of street (Photograph 15).

2-car, 2 story, gable-roofed, frame garage.

985-987 West Boulevard 1920 Small, two-family, 29'x 38' house covered with stucco on small parcel of 0.086 acre. Gable end to street and cross gables. Partial 8'x 20' open front porch to left has clustered square posts. Doors right and left divided by paired 6-over-1s; two windows left. Partial second floor of porch left enclosed; two windows right. Two windows in attic gable end, which is covered with clapboards.

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

HISTORY, ARCHITECTURE

Period of Significance 1900-1930

Significant Dates 1909

Significant Person (Complete if Criterion B is marked above) NA

Cultural Affiliation NA

Architect/Builder George A. Zunner, Sr.

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## Significance

West Boulevard Historic District is significant historically because it is an example of neighborhood planning successfully carried out and completed by private development to the master plan of Horace W. Fox. His plan for layout and character, which reflected the then highly regarded City Beautiful movement, was faithfully executed for the entire district. Almost all the houses, which are grouped around a carefully planted tree-lined central boulevard, are in the Colonial Revival style, built c.1920s, giving a uniformity of design and integrity of appearance. The district has survived intact without demolition or intrusion to represent a historically significant and distinguishable entity<sup>5</sup>.

The district also reflects the influence of the late-19th-century and early-20-century urban parks movement, which envisioned a ring of parks around the city, linked by a set of parkways which themselves would add beauty to the city. West Boulevard is the first of Hartford's five boulevards to be fully built out (Figure 6).

Moreover, the district evidences a unique aspect of the historic demographic development of the city. West Boulevard filled a development gap between the homes of Hartford's professional class to the north of Farmington Avenue and the industrial district of Parkville to the south. It drew its residents from the upwardly mobile working class – independent businessmen, skilled journeymen, and white collar workers seeking to escape the dirt and grime of the central parts of the city.

## History

The land of the West Boulevard Historic District was part of the extensive grounds of Horace W. Fox (1843-1930), president of Capitol City Lumber Company, who lived in a large house, no longer standing, set well back at 180 Warrenton Avenue. His lot ran from Warrenton Avenue on the north to the district boundary on the south, and from South Whitney Street (then Smith Street) on the east to the district boundary, a line short of Beacon Street then not laid out, on the west (Figure 2). The district lies within those borders.

Preliminary plans for West Boulevard existed at least as early as 1896. The 1896 city atlas shows Boulevard placed about 100 feet to the south of its present location, curving to the south as it crosses Smith Street (now South Whitney Street), and joining Capitol Avenue at Sisson Avenue (Figure 2). In his *History of Hartford Streets*, F. Perry Close reports that the street appeared on a map prepared for Horace Fox in 1899.<sup>6</sup> By then, however, its western end had moved south to join Boulevard in West Hartford but the remainder of the street had moved north, giving opportunity for building lots on both its north side and south side (Figure 2A). In its early years, the street was variously referred to as West Hartford Boulevard, Boulevard, W. Boulevard, and West Blvd. The similarity between the 1901 layout (Figure 2A) and today's district map (Figure 1) is striking.

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<sup>5</sup>See also Andrew Walsh, "The Historical Significance of West Boulevard," Figure 9, attached.

<sup>6</sup>Close, p. 118.

The early maps also show that West Boulevard was originally conceived as part of a longer boulevard, connecting Prospect Avenue with Forest Street, close to the edge of Pope Park. Indeed, city directories in the early 1900s applied the street name "Boulevard" to the part of Capitol Avenue between Forest Street and Sisson Avenue, and buildings along that street carried Boulevard street numbers until the 1920s. By 1907, however, the link from Smith Street to Sisson Avenue had been dropped, apparently reflecting the end of the plan for a boulevard all the way to Forest Street (Figure 2B).

The first residents of the developed Fox estate were upwardly mobile artisans and white collar workers seeking to improve their circumstances by moving to the planned neighborhood. Many of them indeed were successful in improving their status. (See below.) The development was thereby successful not only from a real estate point of view but also from a social point of view.

The wide street with central median that is West Boulevard jogs to the left (south) at the city line (Prospect Avenue) into West Hartford, where it becomes a conventional street still known as Boulevard. Frederick C. Rockwell "laid out the Boulevard (in West Hartford), and planned a four-lane highway with central trolley line. His grandiose project was never completed," but Burr give no date.<sup>7</sup> F. Perry Close in his *History of Hartford Streets* speaks of Horace W. Fox's 1899 plan.<sup>8</sup> Speculation suggests that as originally contemplated West Boulevard in Hartford was laid out a little south of its present location with the intent of continuing as a straight line to connect with West Hartford's Boulevard<sup>9</sup> (Figure 2).

The layout of a wide street with central median and ambitious planting, variously called a boulevard or parkway, was in line with city and national thinking at the time under the sobriquet of the City Beautiful movement. Hartford became an early participant in this movement through association with New York architect and planner, John M. Carrère. His firm prepared a City Plan for Hartford in 1912, one of the earliest city plans in the nation. "A street is apt to be nothing but a thoroughfare," said Carrère, "so that we must go and come and travel upon it without enjoyment, which we must seek elsewhere at given points laid out for this particular purpose.... But there is no reason why our streets should not be streets and thoroughfares and breathing spaces and pleasure grounds all in one."<sup>10</sup> In planning the district, Fox and his associates heeded the tenor of the times with a double roadway, grassy expanse in the central median, and three rows of handsome shade trees forming "breathing spaces and pleasure grounds all in one." Hartford created four other parkways in this decade,<sup>11</sup> but West Boulevard stands out because it was planned privately in line with the trend of the times, was the first on which houses were constructed, and, along with Grandview Terrace, was the first to be fully built out.

<sup>7</sup>As built, the street in West Hartford called Boulevard is standard width without median except for two blocks from Trout Brook Drive to South Main Street. These two blocks are wide and have median, but not the range of mature trees found along West Boulevard.

<sup>8</sup>Close, pp. 95, 118.

<sup>9</sup>Perhaps when the trolley line idea was abandoned (nearby Farmington Avenue had a trolled line) Fox modified his plan to that seen in Figure 3. The change provided for lots on the south side of West Boulevard, thereby increasing the total number of plots Fox could sell.

<sup>10</sup>Baldwin, p. 230.

<sup>11</sup>Westbourne Parkway, Scarborough Street, Grandview Terrace Boulevard, and Westerly Terrace. See Figure 5.

The Fox land was an oasis of open space in the development of the West End of Hartford<sup>12</sup>. It was the last portion of the West End to be built up. In general, houses in the West End to the north of the Fox estate tend to be larger on more spacious lots, mostly single-family, for a more prosperous clientele than in the West Boulevard Historic District. A small part of the Fox land was developed in this typical West End middle class/upper middle class genre, a fact recognized by the West End South Historic District's southern border which included houses on the south side of Warrenton Avenue, which constituted the northern edge of the Fox estate. The West Boulevard Historic District comprises the balance of the Fox land.

In the 1910s Fox sold an occasional lot on Regent and Rodney Streets to individuals, including Andrew S. Freeburg<sup>13</sup> and Albert Erickson. In one such transaction, for a lot on the east side of Rodney Street, a condition of the sale was that the buyer "forever would not cut or mutilate any trees now standing."<sup>14</sup> Such concern with plant life as an essential component of the neighborhood's visual ambience indicates that Fox with responsible for the planting of the three rows of sugar maples along the Boulevard (Photograph 16).

Development did not get under way in earnest until the late 1910s with the emergence of the firm of Freeburg, Erikson & Felth, Inc. (FEF). In a series of transactions in the early 1920s this firm bought land on both sides of Boulevard from Fox, built many of the houses, and re-sold them to individual owners. Freeburg's home and place of business was in the district at the corner at South Whitney Street (so named in 1914) and West Boulevard.<sup>15</sup> Albert Erickson was a builder who in due course lived at 31 Rodney Street (Photograph 5), while Carl L. Felth, eventually came to reside at 946 West Boulevard (Photograph 10); he was a foreman for Freeburg. Thus, all three were local to the neighborhood as was Fox, and seem to have worked closely together with Fox to begin, execute, and complete the development according to a carefully conceived plan.

The district was deliberately designed to attract a modest but upwardly mobile population. The deeds for most of the undeveloped lots contained a standard restriction that houses built in the next 20 years must be either single-family at a cost of at least \$6,000 or two-family at a cost of not less than \$9,000 (see footnotes 5 and 6 of Figure 5). At least three lots on the north side of West Boulevard were deed-restricted to single-family usage at a cost of not less than \$6,000.<sup>16</sup> The prohibition on apartment buildings and the inclusion of a minimum construction cost made clear that a certain level of "quality" was to be maintained in this new development and reinforced the distinction between West Boulevard and the nearby apartment house district on Capitol Avenue. The emphasis on single-family houses on the north side of the boulevard reflected the planning decision to group the single-family houses in one part of the development.<sup>17</sup> Moreover, the boulevard served as a barrier to

<sup>12</sup>One of the original residents of the district, Margaret White, then 24 years old, in 1925 moved into the single-family house at 19 Rodney Street, where she still lives 80 year later. Interviewed in February 2005, she recalled that her family referred to Rodney Street as being "out in the country."

<sup>13</sup>HLR 411/376, 6/16/15

<sup>14</sup>HLR 300/312, 5/24/04.

<sup>15</sup>Freeburg, a sidewalk contractor, seems to have been the leader of the firm. His city directory advertisement is in Figure 6. His home is now known as 905 West Boulevard.

<sup>16</sup>The houses were 926, 946, and 968 West Boulevard.

<sup>17</sup>Hartford urban historian Professor Andrew Walsh of Trinity College made this point explicitly: "West Boulevard, an open pocket of land filled in during the period 1915 to 1925, delivered a clear spatial statement, one that goes beyond the gracious median strip, with its line of maple trees. By the developer's design, spacious well-appointed two family homes lined the south side of the street. The north side was lined by modest, but comfortable, single family dwellings." (Walsh pp. 1, 2.) A similar pattern can be seen in the Grandview Terrace Historic District in the South End of Hartford, one of the four other Hartford boulevards in which one side of the street is

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**West Boulevard Historic District, Hartford, CT**

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encroachment from industrial Parkville.<sup>18</sup> While two streets, Regent and Rodney, permit entry to West Boulevard from the north, there is no entry from Capitol Avenue to the south at any point in the three-block stretch between Beacon Street and South Whitney Street. Thus the layout and alignment the district is by no means accidental.

Further cooperation between Fox and Freeburg, Erikson & Felth, Inc., occurred in the financing. In each sale of land, Fox accepted a mortgage in partial payment, thereby providing working capital that the builder needed for construction. The mortgages were duly paid off after the properties were sold. In many real estate development projects financing purchase of the land and cost of construction is a major problem. In the case of West Boulevard, the arrangement with Fox precluded this problem for the developers.

At about the same time that Fox was selling West Boulevard to FEF, he sold Rodney Street to another buyer, John A. Farrell, who developed that block. The deeds to Farrell did not include price minimums but did bar the construction of anything larger than a two-family house. Farrell followed the same pattern as FEF, constructing only single-family houses on the west side of Rodney Street and, with one exception, only two-family houses on the east side of Rodney Street. The architectural styles of these houses are similar to those on West Boulevard.

The new West Boulevard neighborhood became home to a developing middle class, reflecting the upward mobility of the 1920s. An examination of Hartford city directories and the Hartford land records from 1915 to 1930 shows that most residents of the district, and especially most owner-occupants, were businessmen running blue-collar-based businesses, skilled craftsmen, or white collar workers. In general, the employment level of those who owned single-family houses tended to be higher than of those who owned two-family houses, although the difference was not consistent. See Figure 4 and Figure 5.

For example, Ernest Caron, treasurer of the Berlinger Woodworking Co., lived at 923 West Boulevard. Samuel Nussbaum, secretary of the Bon Tober Sporting Goods Co., lived at 940. William A. Murray at 968 West Boulevard (Figure 7) was a heating and plumbing contractor. Charles H. Partridge at 968 West Boulevard was the chief inspector at New Departure Company. These were all owner-occupied single-family homes. Similarly, Timothy Fanning at 21 Rodney Street was a department manger. Andrew Freeburg (905 West Boulevard), Albert Erickson (32 Rodney Street), Carl Felth (946 West Boulevard, and John Farrell (145 Rodney Street) were all builders. At least two single-family homes were occupied by politically active owners -- William White at 19 Rodney St. was a selectman and Raymond Slocum across the street at 22 Rodney St. was secretary of the Board of Street Commissioners. Thure Chader, an assembler, initially bought 942 West Boulevard, but within a year he sold it to Edmund Fothergill, a mechanical engineer who by 1927 was vice-president of the Hartford Gas Appliance Co. Single-family home owners with lesser job titles included an aligner, a clerk, and a machinist. What is significant about the homeowners is that they tended to be businessmen who came from working class, blue-collar backgrounds. The doctors, lawyers, and other white-collar professionals by and large lived elsewhere.

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predominately single-family and the other side is predominately two-family.

<sup>18</sup>“West Boulevard captured the geographic and economic segmentation that was taking place as the region’s population spread out from the highly concentrated core of the nineteenth century city. West Boulevard represented a new and reachable ‘suburban life’ for those in the middle of the social structure. West Boulevard was planned to serve as a kind of visual marker of the border between the West End and Parkville, and so, of the kinds of life led in these two neighborhoods.” (Walsh, p. 1)



Owners of the two-family houses included some of similar stature, but more appear to have had wage-earning jobs. For example, along West Boulevard Alfred Bohman (911-913) and George Zwick (919-921) were machinists. Thomas Gallagher (914 West Boulevard/32 Rodney St.) was a janitor. James Bailey (915-917) was a clerk. Frederick Duennebier (947-949) was a superintendent and James Girling (931-933) an assistant superintendent. George Geckler was an estimator. Ernest Nelson (955-957) was a painter.

The address that may best capture the upward mobility of the time and place is 977-979 West Boulevard, owned by Herman Wahlberg, an early resident of West Boulevard who in 1916 was listed in the City Directory as the head janitor at the Connecticut Mutual Life Insurance Co. building at 36 Pearl Street, a blue-collar job. Wahlberg's sons, Frederick and Clarence, also lived in the house. Frederick was a clerk at Connecticut Mutual and Clarence was an assistant underwriter at Travelers. Both held white collar jobs that were socially a step up from their father's. By 1923, Frederick had progressed from clerk to bond salesman. By 1927, Frederick had moved out of the house; Clarence had been promoted to underwriter; while Herman, the father, was a city health commissioner and had advanced from head janitor to assistant superintendent of his building. This pattern of social status transition was characteristic of those who lived on West Boulevard in its early years.<sup>19</sup>

### **Architecture/Urban Development**

Architecture of houses in the West Boulevard District has unity and harmony because the entire development was carried out pursuant to a single cohesive plan. The lots are of similar (small) size, the mass and shape adopted make the buildings compatible with one another, and the whole is tied together by the parkway.

The identity of what architect(s), if any, designed most of the West Boulevard District homes is unknown. The usual source of the name of the architect responsible for a building in this neighborhood is *Hartford Architecture, Volume Three: North and West Neighborhoods* which record architects' names systematically from examination of individual building permits. For almost all West Boulevard District building permits the space for architect's name simply is left blank. The fact that George Zunner is the only architect's name in the Inventory indicates that his was the only architect's name recorded<sup>20</sup>, leading to the speculation that most buildings simply were constructed by Freeburg, Erikson & Felth, Inc., using knowledge the firm had, proceeding without architects' drawings.

George A. Zunner, Sr. (1861-1931), the only known architect, left his native Hamburg, Germany, to come to America. By age 28 he was married and living in New York City. He worked on the German buildings at Chicago's World's Colombian Exhibition (1891-1893), then went to Boston for three years, arriving in Hartford in 1896. He conducted a prolific practice here for four decades, designing primarily working-class and middle-class houses and apartment buildings. He has the design of more buildings credited to him than any other Hartford architect. He did other work as well, including the Church of the Sacred Heart (1916) on Ely Street, for a German-American congregation, where there is stained-glass window, made in Germany, in his memory.

<sup>19</sup>This case study of upward mobility was identified by Professor Andrew Walsh of Trinity College, whose insights into the social and demographic significance of the development of West Boulevard are gratefully acknowledged.

<sup>20</sup>For 935-937 West Boulevard (Photograph 8) and 967-969 West Boulevard.

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The first, and very early, house of the general description of Zunner's West Boulevard work is 981-983 West Boulevard (1911, Photograph 15). The general configuration of an oblong 2-story building with open wide front porch and partial second-floor front porch may well not be original to West Boulevard. Such general design is prolific throughout the city, particularly in South Hartford. Zunner used the hipped roof with front hipped roof dormer, and similar side dormers. Variations exist on this norm, but perhaps half a dozen houses on the south side of West Boulevard potentially reflect Zunner influence.

### 9. Major Bibliographical References

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- Ransom, David F. Biographical Dictionary of Hartford Architects. *The Connecticut Historical Society Bulletin*, 1989, 54:1-2, 108-114.
- Walsh, Andrew, Hartford urban historian and professor at Trinity College, communication March 25, 2005 to authors, The Historical Significance of West Boulevard, Figure 9.

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

Name of repositories: Hartford Land Records

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United States Department of the Interior

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**10. Geographical Data**

Acreeage of Property  12 .

UTM References

Zone Easting Northing	Zone Easting Northing
A 18 690370 4626710	B 18 690366 4626560
C 18 690100 4626490	D 18 690040 4626600
E 18 690200 4562660	

Verbal Boundary Description

The boundary is shown by the heavy line on Figure 1, District Map.

Boundary Justification

The boundary is the boundary of the portion of the grounds of Horace W. Fox not already included in a historic district.

**11. Form Prepared By**

name/title David F. Ransom and Raphael Podolsky

organizations Hartford Preservation Alliance and West End Rising Star Neighborhood date January 2005

street & number 83 Avery Heights telephone 860 953-8626

city or town Hartford state CT zip code 06106

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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General view  
Looking southwest

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Looking southeast

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View northwest

Photograph 4  
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View northwest

Photograph 5  
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View southwest

Photograph 6  
915-917, 919-921, 923  
West Blvd.  
View southwest

Photograph 7  
926 West Blvd.  
View northwest

Photograph 8  
935-937 West Blvd  
Typical Zunner  
View southwest

Photograph 9  
939-941 West Blvd.  
View southwest

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View southeast

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View southwest

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(facing Regent St.)  
View northwest

Photograph 13  
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View northwest

Photograph 14  
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View southwest

Photograph 15  
981-983 West Blvd.  
View southeast

Photograph 16  
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East end, c. 1920  
View west

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Figure 2B. 1907 City Directory

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Figure 4. Year Houses Built and Occupations of Residents

Figure 5. Initial Property Owners

Figure 6. Construction of Boulevards in Hartford, 1899-1930

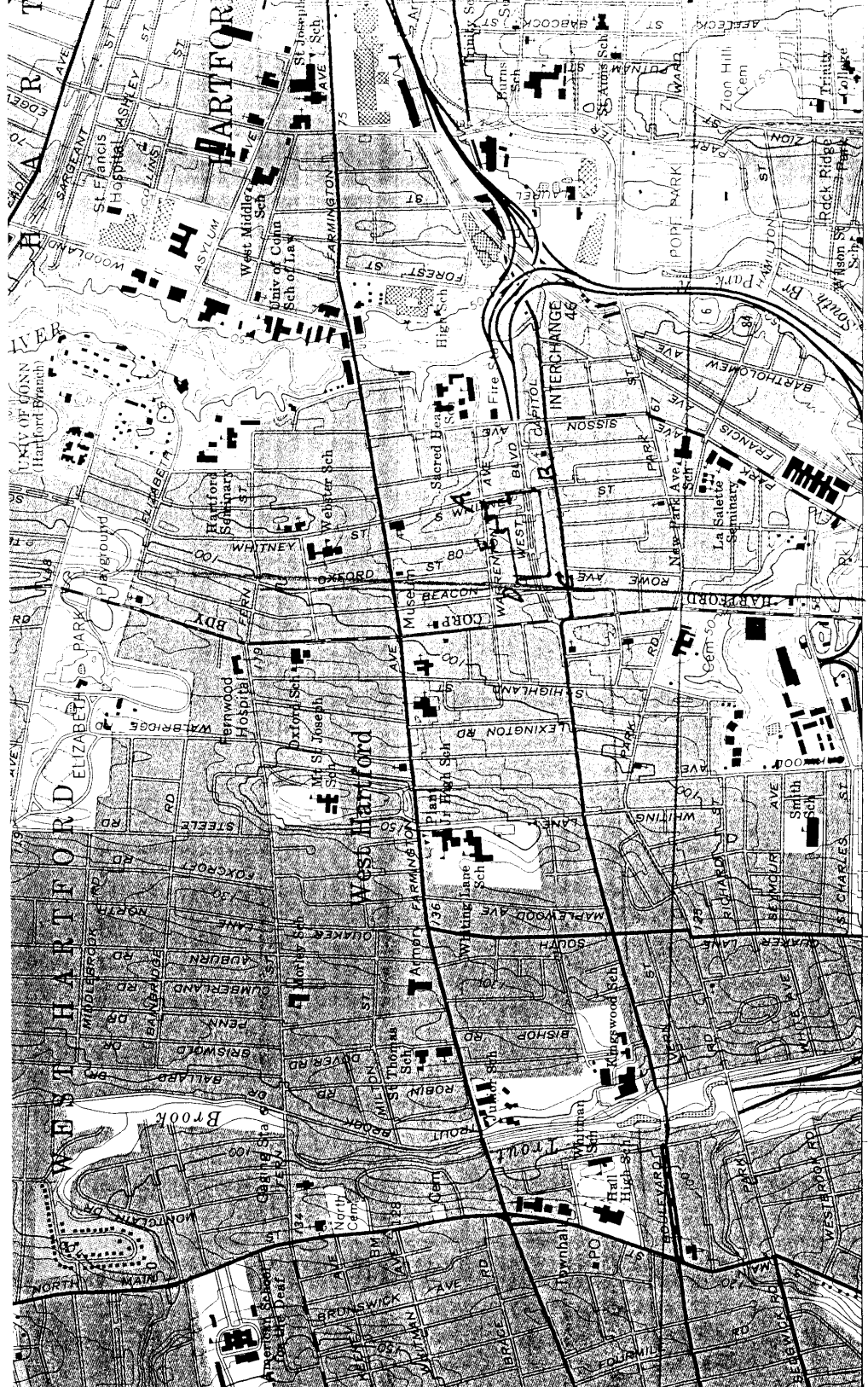
Figure 7. A. S. Freeburg

Figure 8. William A. Murray

Figure 9. Walsh, Andrew, paper, "The Historical Significance of West Boulevard," March 25, 2005.

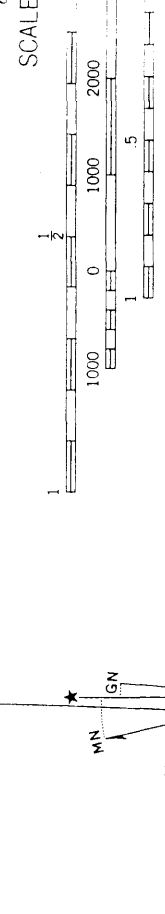
West Boulevard  
 Historic District  
 Hartford, CT

UTM References  
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 B 18 690310 4626560  
 C 18 590100 4626490  
 D 18 590230 4626600  
 E 18 690200 4626630



Maped by the Geological Survey and City of Hartford  
 Edited and published by the Geological Survey  
 Revised in cooperation with Connecticut Highway Department

Control by USGS, NOS/NOAA and Connecticut Geodetic Survey  
 Planimetry by photogrammetric methods from aerial photographs  
 taken 1941. Topography by planetable surveys 1943. Revised 1964  
 Polyconic projection. 10,000-foot grid ticks based on Connecticut  
 coordinate system  
 1000-meter Universal Transverse Mercator grid ticks,  
 zone 18, shown in blue  
 1927 North American Datum  
 To place on the predicted North American Datum 1983  
 move the projection lines 5 meters south and  
 38 meters west as shown by dashed corner ticks  
 Red tint indicates areas in which only landmark buildings are shown  
 There may be private inholdings within the boundaries of  
 the National or State reservations shown on this map



UTM GRID AND 1992 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET  
 Revisions shown in purple and woodland compiled  
 from aerial photographs taken 1991 and other sources  
 Contours not revised. This information not field checked  
 Map edited 1992  
 Purple tint indicates extension of urban areas

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Figure 1  
West Boulevard Historic District  
Hartford, CT

District Map, based on  
Assessor's Property Map

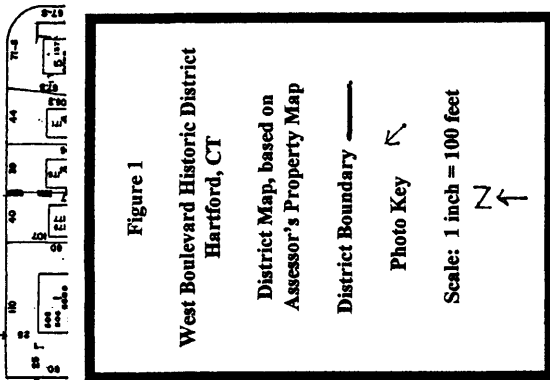
District Boundary

Photo Key

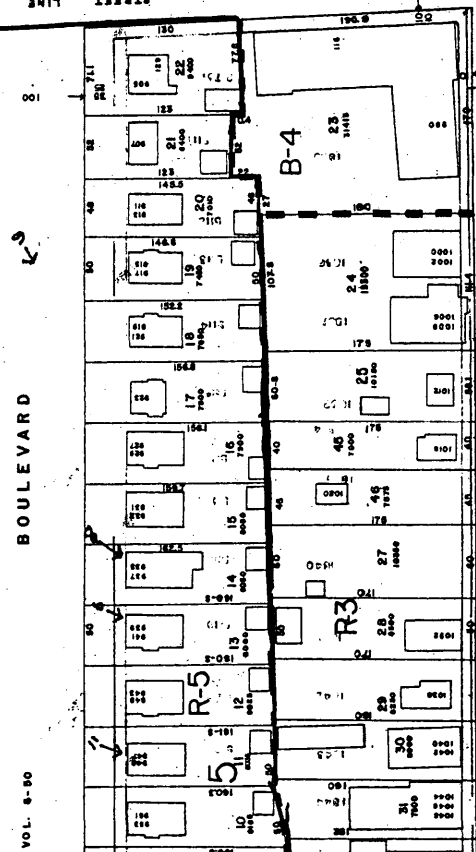
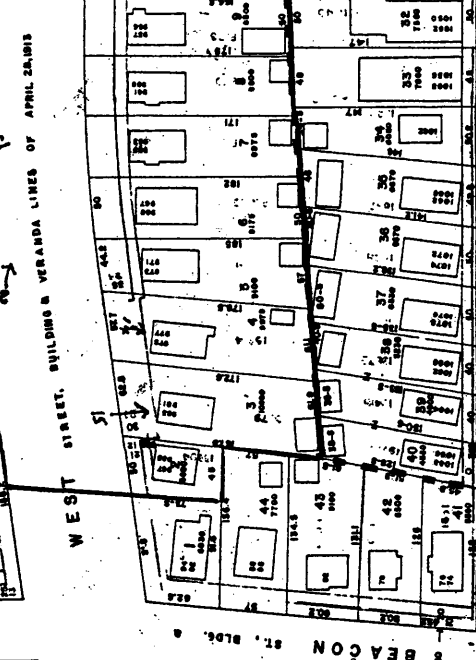
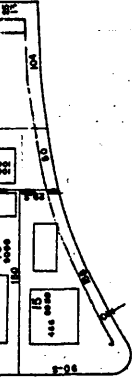
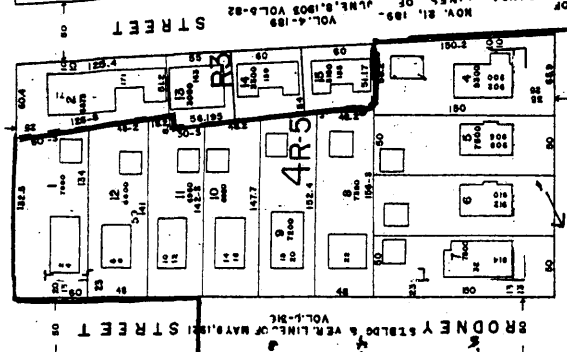
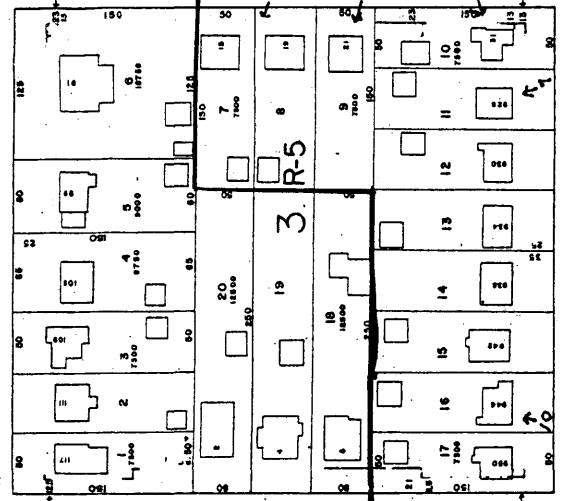
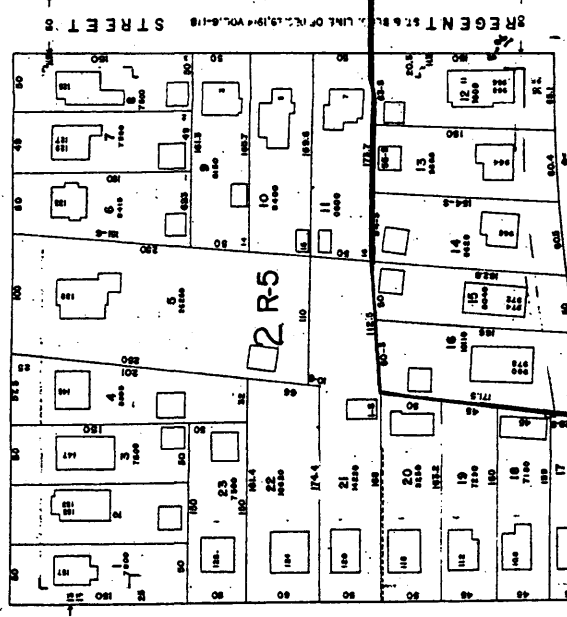
Scale: 1 inch = 100 feet



WEST STREET LINED OUT BY WEST HARTFORD  
PROSPECT AVENUE  
STREET & BUILDING LINES OF JUNE 21, 1926 VOL. 4-288



STREET LINES OF NOV. 21, 1911 VOL. 4-188  
VER. LINES OF OCT. 24, 1901 VOL. 4-188 STREET



STREET LINE & CITY LINE CONCORD  
STREET LINE OF NOV. 21, 1911 VOL. 4-110

STREET LINE OF NOV. 21, 1911 VOL. 4-110

STREET LINE OF NOV. 21, 1911 VOL. 4-110

CAPITOL STREET, BUILDING & VERANDA LINES OF SEPT. 11, 1911 VOL. 5-199

AVENUE

SEE SHEET 316

SEE SHEET 304

HOWE AVE

JAMES ST.

HEATH ST.

SEE SHEET 316

CITY OF HARTFORD DEPT. OF PUBLIC  
BUILDINGS-AMERSON PROPERTY  
OCTOBER 1, 1984

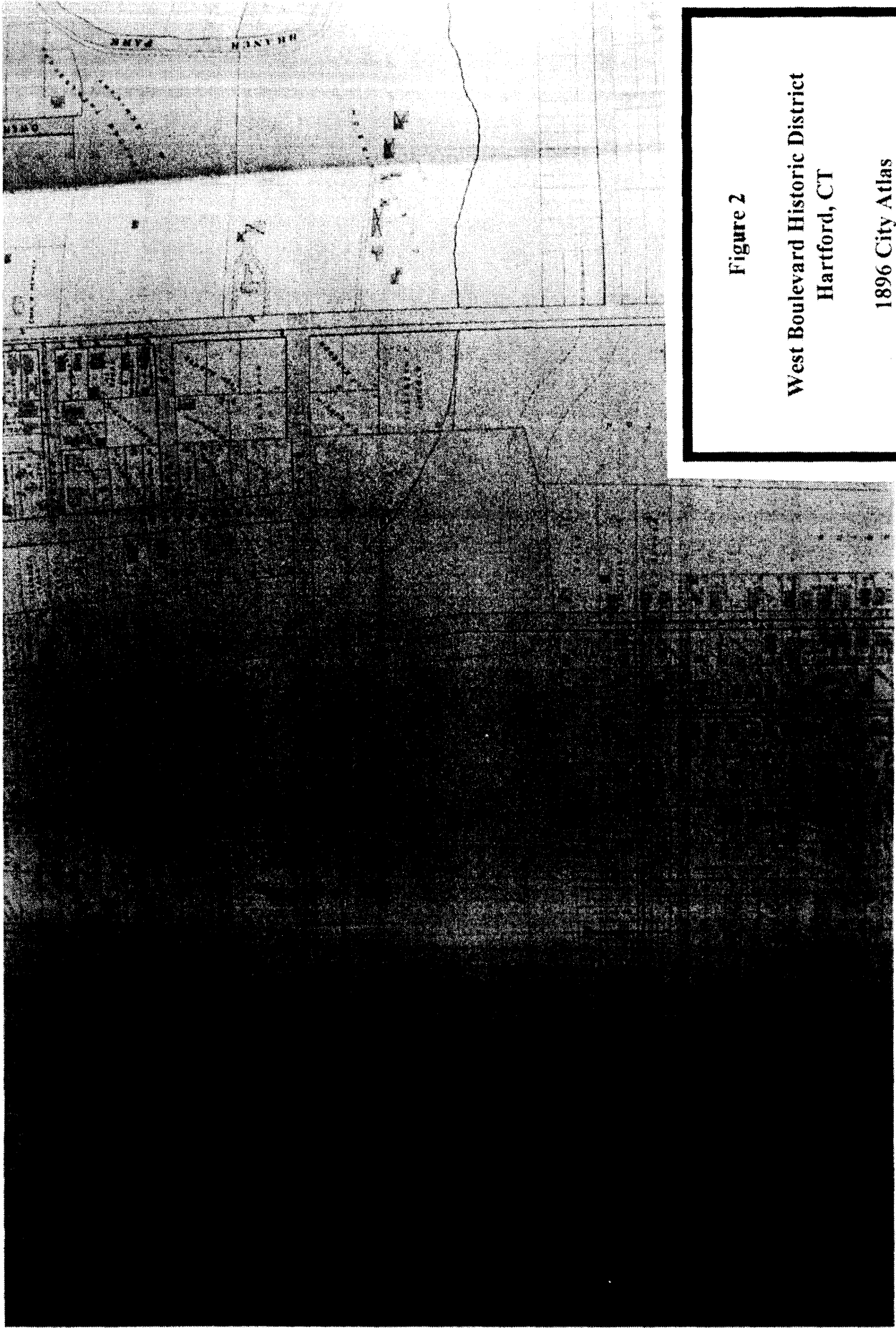


Figure 2

West Boulevard Historic District  
Hartford, CT  
1896 City Atlas



**Figure 2A**  
**West Boulevard Historic District**  
**Hartford, CT**

1901 City Directory

- TORY.
- No. 287, Preston, W.
  - " 301, Bodwell, W.
  - " 331, Brown, W., laid out.
  - " 345, Standish, W.
  - " 360, Capitol park, for Weeder's.
  - " 361, South, W.
  - " 388, Roosevelt, W.
  - " 491, Eaton, W.
  - " 501, Victoria road, E.
  - " 505, City line, end.
- Whiting.** W.H.T.  
 Farmington av. S. to Park.
- Whitman Court.** 6  
 18 Buckingham, N. to 27 Capitol.
- Whitmore.** 7  
 209 Franklin av., W. to Maple av.  
 No. 1, Franklin av.  
 " 109, Maple av.
- Whitney.** 10  
 568 Farmington, N. to Fern.  
 Cone, crosses.
- Willard.** 10  
 920 Asylum, N. to 265 Collins.  
 No. 1, Asylum, 920.  
 " 87, Townley, W.  
 " 69, Collins, 265, end.
- Williams.** 4  
 70 Walnut, N. to 333 Albany.  
 No. 1, Walnut, 70.  
 " 31, Liberty, W.  
 " 112, Albany, 131, end.
- Willow.** 10  
 5 Laurel, W. and N. to 659 Capitol.
- Wilson.** 8  
 113 Zion, W. to river.  
 No. 85, Laurel crosses.
- Windsor Street.** 2.3  
 1088 Main, N. to Sanford.  
 No. 45, Phelps, W.  
 " 111, Orchard, W.  
 " 169, Pleasant, crosses.  
 " 234, North, E.  
 " 367, Avon, crosses.  
 " 399, N. Y. & N. E. R.  
 " 405, Russell, W.  
 " 450, N. Y., N. H. & H. R. crosses.  
 " 461, Canton, W.  
 " 508, New England Brewing Co.  
 " 549, Etna Brewery.  
 " 561, Dewey, W.  
 " 613, Suffield, W.  
 " 618, Hartford Foundry Co.  
 " 699, Loomis, W. 725 Sanford, cr's.
- Windsor Avenue.** 8  
 revisions to May, 1898, this was 710 to 1074 Main st.  
 1410 Main to City line.  
 No. 2, Railroad tunnel.  
 " 34, Goodwin, E.  
 " 47, Belden, W.  
 " 64, Avon, E.  
 " 82, Kennedy, E.  
 " 83, Florence, W.  
 " 108, Russell, E.  
 " 123, Seyms, W.  
 " 156, Canton, E.  
 " 187, Mather, W.  
 " 195, Old North Cemetery.  
 " 245, St. Thomas Episcopal ch.

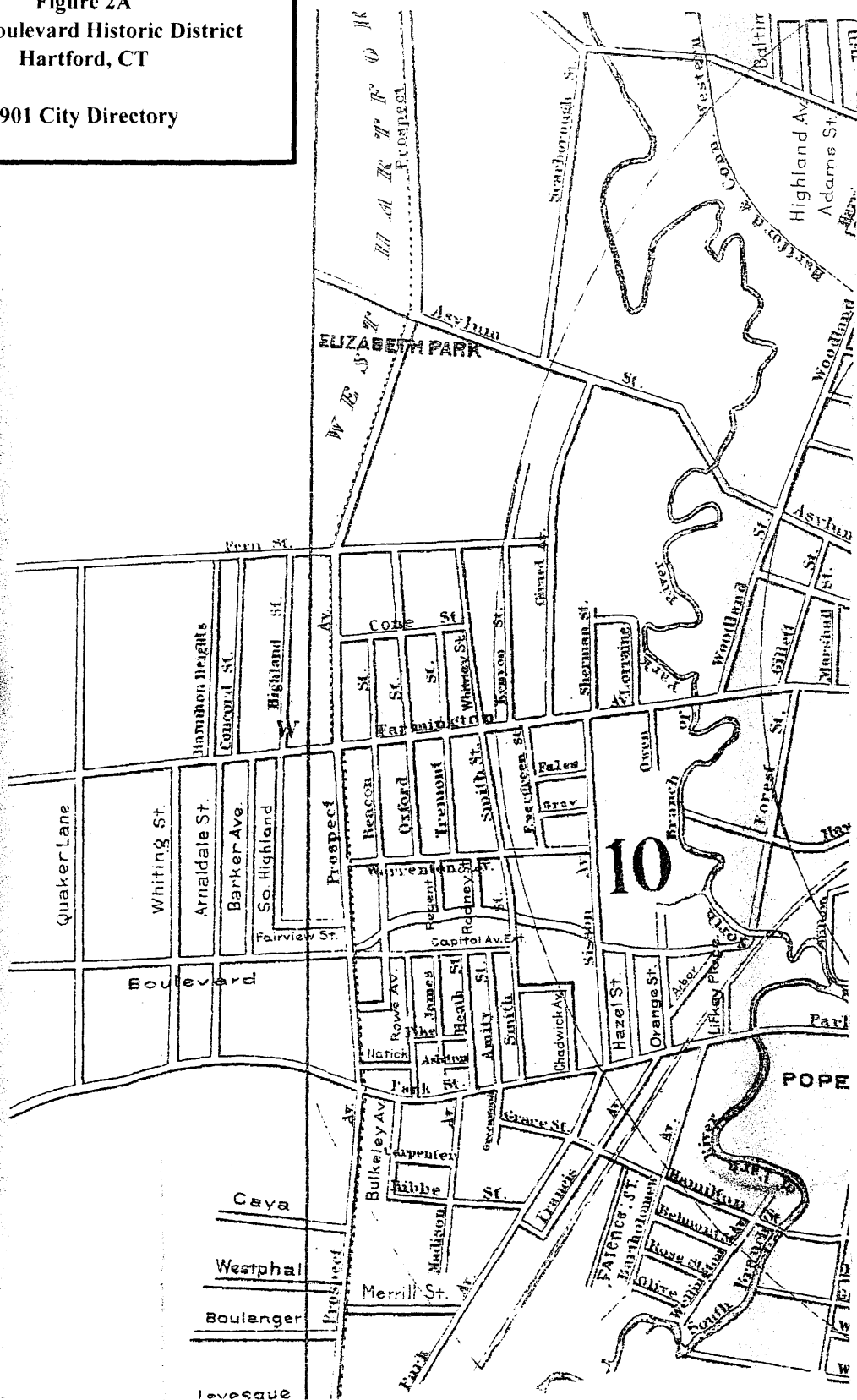
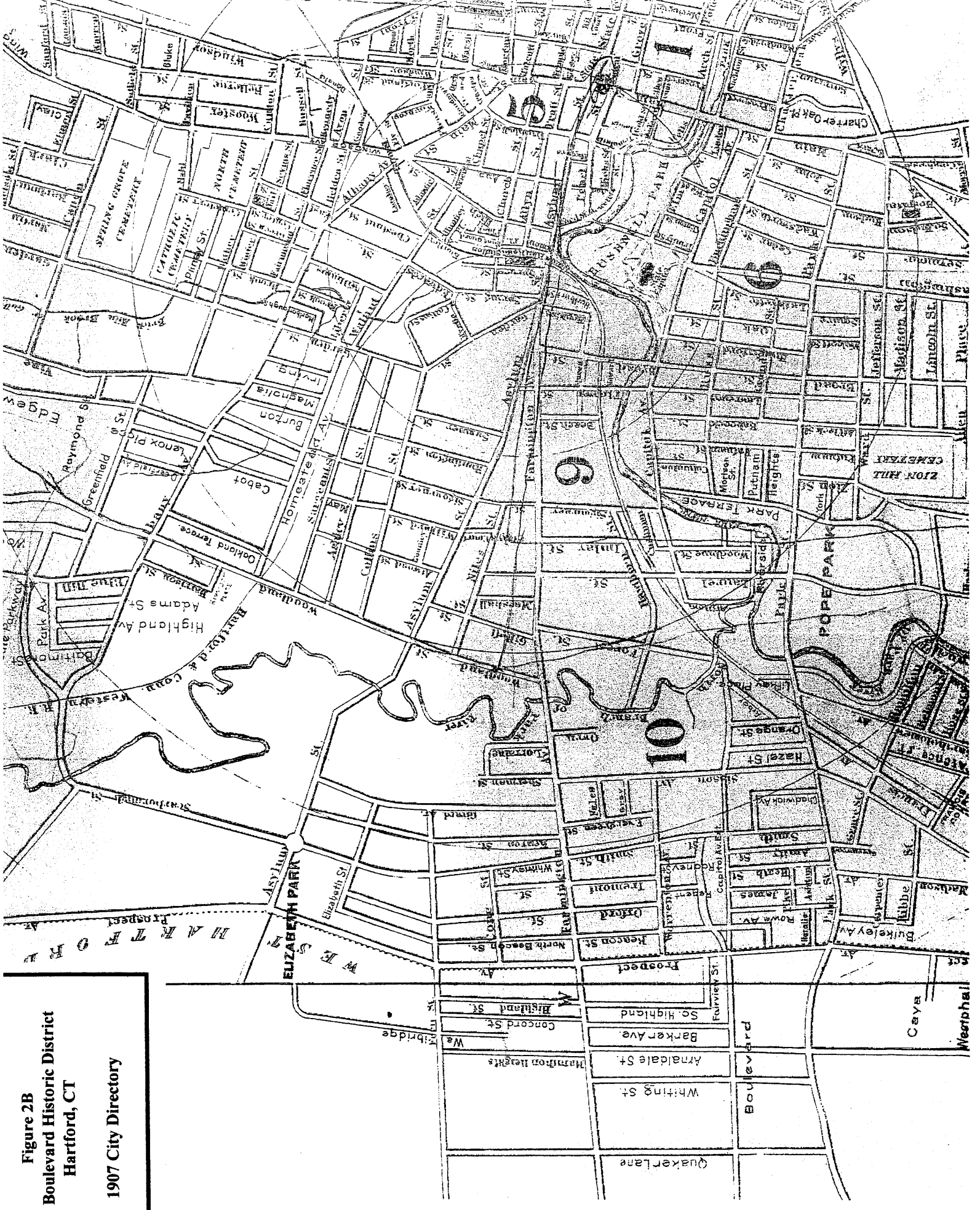


Figure 2B  
West Boulevard Historic District  
Hartford, CT  
1907 City Directory



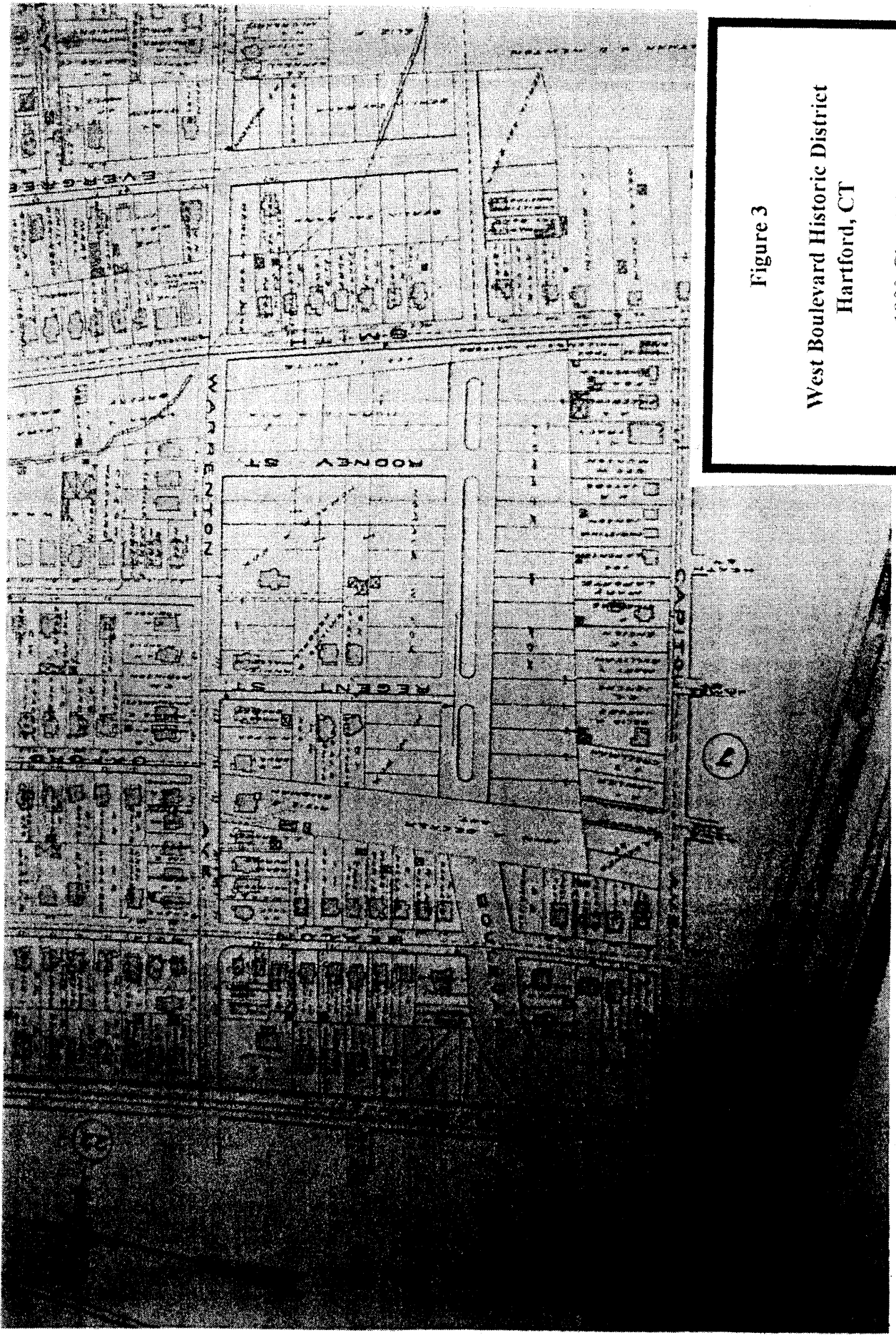


Figure 3  
West Boulevard Historic District  
Hartford, CT  
1909 City Atlas

West Blvd.	Year	Pre-1921 - Boulevard	1921 - Boulevard	1923 - West Boulevard	1925 - West Boulevard	1927 - West Boulevard
900-902	1925					900 Robert R. Hawley (Harriet S.) (h), decorator, 103 Asylum
905 [129 So. Whitney]	1915	1915 129 Andrew S. Freeburg (h), contractor and stonemason, 129 So. Whitney [ad on p. 1166 reads "A.S. Freeburg, General Contractor" with a residence at "West Hartford Boulevard, cor. South Whitney Street"]	129 Andrew S. Freeburg (h), contractor and stonemason, 129 So. Whitney [ad on p. 1166 reads "A.S. Freeburg, General Contractor" with a residence at "West Hartford Boulevard, cor. South Whitney Street"]	129 Andrew S. Freeburg (h), contractor and stonemason, 129 So. Whitney [ad on p. 1166 reads "A.S. Freeburg, General Sidewalk Contractor" with a residence at "West Hartford Boulevard, cor. South Whitney Street"] Esther L. Freeburg (b), at 20 So. Hudson G. Elmer Freeburg (b), at 330 New Park Oscar Freeburg (b), student	129 Rev. Edward E. Nourse (h), professor of Biblical Theology, Hartford Theological Seminary Ralph C. Nourse (b), works at 162 Barbour Helen Nourse (b)	129 Rev. Edward E. Nourse (h), professor of Biblical Theology, Hartford Theological Seminary Ralph C. Nourse (Winni free) (b), asst. manager, M.S. Dowd Carlton Co., 162 Barbour Helen Nourse (b)
906-908	1924	1919 129 Andrew S. Freeburg (h), contractor stonemason, 129 So. Whitney			906 [no listing] 908 Allen F. Modisette (h), salesman, 129 Trumbull	906 Francis J. Gunshanan (Frances) (b), policeman 908 Allen F. Modisette (Vivian) (h), real estate, 805 Main #501
907	1954					
910-912	1924				910 Norman E. Torrey (h), inspector 912 John F. Glynn (h), builder Margaret J. Glynn (h), typist, 700 Main Mary Glynn (b), bookkeeper, 234 Pearl	910 [no listing] 912 John F. Glynn (Margaret) (h), builder Margaret J. Glynn (h), typist, 700 Main
911-913	1922			911 Andrew W. Nelson (h), salesman 913 Alfred J. Bohman (h), machinist, 150 New Park Edward Victor Bohman (b), conductor, Street Railway Esther V. Bohman (b), at 419 Franklin	911 Frank E. Bohman (h), secretary, 190 Church 913 Alfred J. Bohman (h), attendant, 556 Capitol	911 William A. Russell (Clara M.) (H), fixer, 3 Ann Mabel E. (b), piano teacher 913 Alfred J. Bohman (dda) (h), machinist, 150 New Park Edward V. Bohman (b)

Figure 4

West Boulevard Historic District  
Hartford, CT

Years Houses Were Built  
and Residents' Occupations

Exhibit 4, page 2

914 [32 Rodney St.]	1922			914 Frank Alley (h), superintendent, 103 Hawthorn Garden St. 32 Thomas J. Gallagher (h), at juvenile commissioner 36 Trumbull	914 Alanson H. Wightman (h), actuary at Hartford Fire Insurance Co., 690 Asylum Mrs. Lestina G. Wightman (h), juvenile commissioner Thomas J. Gallagher (h), janitor, 36 Trumbull	914 Alanson H. Wightman (Lestinia) (h), actuary at Hartford Fire, 690 Asylum Lestina G. Wightman (h), juvenile commissioner John V. Wightman, reporter, Hartford Times, 2 Prospect Thomas J. Gallagher (Millie D.) (h), janitor, Trumbull
915-917	1923			915 Louis Matthies (h), letter carrier 917 James E. Bailey (h), clerk, 178 So. Whitney	915 Louis Matthies, Jr. (Edna D.) (H), letter carrier, Post Office 917 James I. Bailey (Carolyn E.) (H), clerk, 178 So. Whitney	915 Louis Matthies, Jr. (Edna D.) (H), letter carrier, Post Office James I. Bailey (Carolyn E.) (H), clerk, 178 So. Whitney
919-921	1924			919 Leland H. Wiley (h), engineer, W.C.P. Co. <sup>2</sup> 921 George W. Zwick (h), machinist, Courant, 64 State	919 Leland H. Wiley (h), engineer, W.C.P. Co. <sup>2</sup> 921 George W. Zwick (h), machinist, Courant, 64 State	919 [no listing] 921 George W. Zwick (Anna G.) (H), machinist, 64 State
923	1922			923 Ernest Caron (h), treasurer, Belanger Woodworking Co., 10 Francis Lina M. Caron (b), assistant bookkeeper, 116 Ann Mary H. Caron (h), bookkeeper, 116 Ann	923 Ernest Caron (h), treasurer, Belanger Woodworking Co., 10 Francis Ave. Lina M. Caron (b), assistant bookkeeper, 116 Ann Mary H. Caron (h), bookkeeper, 116 Ann	923 Ernest Caron (Celina) (h), Belanger Woodworking Co., 152 Francis Ave. (Theophile J. Belanger, Ernest Caron, Thomas Berube, woodworkers) Mary H. Caron (b), bookkeeper, 116 Ann
926	1924			926 Wallace S. Hastings (h), aligner, 581 Capitol	926 Wallace S. Hastings (h), aligner, 581 Capitol	926 Wallace S. Hastings (Lillian) (h), aligner, 581 Capitol Audrey Hastings (b), clerk, 31 Pratt
927-929	1923			927 Frank M. Rugg (h), at Hawthorn 929 [no listing]	927 Frank M. Rugg (h), at Hawthorn 929 [no listing]	927 Arthur M. Savard (h), machinist, 436 Capitol 929 James W. Calderwood (Mary) (h), foreman, 103 Hawthorn Edna A. Calderwood (b), clerk Marie (b), clerk, 140 Garden
930	1920			930 Wm. H. Hayes (h), buyer, A.L. Foster Co., clothing, 45 Asylum	930 Wm. H. Hayes (h), salesman, 34 Asylum Everett Hayes (b), salesman, 34 Asylum	930 Wm. H. Hayes (Alice) (F), manager, Freeman Church Co., 34 Asylum Everett A. Hayes (b), salesman

Exhibit 4, page 3

931-933	1922			<p>931 James G. Girling (h), assistant superintendent, 103 Hawthorn 933 [no listing]</p> <p>934 Daniel F. Nolan (h), clerk, 942 Main Annaclair B. Nolan (h), operator, Travelers Katerine E. Nolan (b), clerk, Travelers</p>	<p>931 James G. Girling (h), assistant superintendent, 103 Hawthorn 933 Carroll M. Lawton (h), engineer</p> <p>934 Daniel F. Nolan (h), clerk Claire E. Nolan (b) John J. Nolan, assistant auditor</p>	<p>931 Thomas M. Mahon (Mary J.) (h), engineer, 556 Capitol 933 George H. Varney (Ada F.) (h), accountant, 581 Capitol</p>
934	1922					<p>934 Frederick T. Atwill (Kate H.) (H), treasurer, Limer-Atwill Co., 69 Bartholomew, manufacturers and erectors of architectural sheet metal [ ad. p. 1515]</p>
935-937	1923				<p>935 Samuel Cohn [aka Cohen] (h), retired Harry Cohen (h), agent, 750 Main Rose Cohn (b), clerk, 983 Main 937 [no listing]</p>	<p>935 Samuel Cohn (Bertha) (h), retired Rose Cohn (b), clerk 905 Main 937 James P. Greer (Josephine) (h), works in Glastonbury</p>
940 [aka 938]	1922		<p>940 Samuel Nussbaum (h), secretary, Bon Tober Sporting Goods Co.</p>		<p>940 William C. Bose (h), auditor, Hartford-Connecticut Trust Co., 760 Main</p>	<p>940 William C. Bose (Marjorie W.) (h), assistant secretary, Hartford-Connecticut Trust Co., 760 Main</p>
939-941	1923				<p>939 Alfred A. Mackay (h), foreman clerk, 150 New Park Marguerite T. Mackay (b), stenographer, 750 Main #306 Sadie E. Mackay (b), stenographer, 330 New Park 941 Leo P. Clarke (h), assembler, 581 Capitol</p>	<p>939 Rosslyn J.B. Churchill (Grace) (h), salesman Grace V. Churchill (h), stenographer, 581 Capitol 941 Alfred A. Mackay (Ellen) (h), foreman clerk, 150 New Park Margaret T. Mackay (b), stenographer, 150 Main Barbara Mackey (b), teacher, West Hartford</p>
942	1919	<p>942 Thure Chader (h), assembler, West Hartford</p>	<p>942 Edmund W. Fothergill (h), mechanical engineer, 1477 Park E. Leroy Fothergill (b), clerk, 2074 Park Ruth L. Fothergill (b), at 20 So. Hudson</p>	<p>942 Edmund W. Fothergill (h), Hartford Gas Appliance Co., 1243 Main E. Leroy Fothergill (b), operator, 1477 Park Ruth L. Fothergill (b)</p>	<p>942 Edmund W. Fothergill (Alice R.) (h), vice president, Hartford Gas appliance Co., 1 243 Main, stove and range sellers [ad. p. 1672] E. Leroy Fothergill (b), operator, 1477 Park</p>	

Exhibit 4, page 4

943-945	1924			<p>943 Frederick T. Goodwin (h), manager, The Trinity Restaurants, Inc., 45 Framington</p> <p>Frederick (b), manager, cafeteria, 315 Pearl</p> <p>945 Thomas C. White (h), sales manager</p>	<p>943 Edward S. Goodwin (h), cafeteria manager, 315 Pearl</p> <p>943 Norman C. Whittemore (Maud)(h) Edward L. Whittemore (b), student</p> <p>945 Thomas C. White (h), sales manager</p>
946	1926			<p><b>946 Carl L. Feith (Edia) (h), foreman, 144 So. Whitney</b></p>	<p><b>946 Carl L. Feith (Edia) (h), foreman, 144 So. Whitney</b></p>
947-949	1921		<p><b>947 Frederick W. Duennebie[r] (or Deunnebie[r] (h) superintendent, 287 Homestead</b> Lena M. Caron (b), at 103 Hawthorn</p>	<p>947 Howard R. Hill (h), manager group division, Connecticut General, 64 Pearl</p> <p>949 Frederick W. Duennebie[r] (h), superintendent, 287 Homestead</p>	<p>947 Howard R. Hill (Frances) (h), manager group division, Connecticut General</p> <p><b>949 Frederick W. Duennebie[r] (Anna) (h), superintendent, 287 Homestead</b></p>
950	1923			<p><b>950 Robert A. Johnson (h), machinist, 169 Bartholomew</b></p>	<p>950 Robert A. Johnson (Emma K.) (H), machinist, 169 Bartholomew</p>
951-953	1925			<p><b>951 James C.E. Dillon (Helen D.) (h), Dillon's Funeral Home, undertaker and funeral director, 53 Main [ad, p. 1732, includes photo]</b></p> <p><b>953 George C. Geckler (Hattie A.) (h), estimator, 287 Homestead</b></p>	<p>951 James C.E. Dillon (Helen D.) (h), Dillon's Funeral Home, undertaker and funeral director, 53 Main [ad, p. 1732, includes photo]</p> <p><b>953 George C. Geckler (Hattie A.) (h), estimator, 287 Homestead</b></p>
955-957	1922		<p><b>955 Ernest W. Nelson (h), painter</b> 957 Raymond F. Strong (h), foreman, 942 Main</p>	<p>955 Ernest W. Nelson (h), painter</p> <p>957 William J. Wholean (h), attorney, Spellacy &amp; Yeomans, 750 Main #510</p>	<p>955 [no listing]</p> <p>957 William J. Wholean (Helen K.) (h), attorney, Spellacy, Bermand &amp; Wholean, 750 Main #510</p>

Exhibit 4, page 5

956-958 [11 Regent St.]	1921		<p>956 Garrett S. Tracy (h), Garrett S. Tracy &amp; Son [Garrett S. and George E.], grocers, 1756 Park</p> <p>11 George E. Tracy (h), student Oscar Wegman (h), clerk, Hartford-Connecticut Trust Co.</p>	<p>956 Garrett S. Tracy (h), Garrett S. Tracy &amp; Son [Garrett S. and George E.], grocers, 1756 Park</p> <p>11 Oscar Wegman (h), clerk, Hartford-Connecticut Trust Co., 760 Main</p>	<p>956 Garrett S. Tracy (Mary (h) Oscar Wegman (Ruby T.) (h), clerk, Hartford-Connecticut Trust Co., 760 Main</p>
959-961	1920	<p>959 Wm. H. Weingar (h) production manager, 347 Homestead</p> <p>961 Victor C. LaPointe (h), mechanical engineer</p>	<p>959 William Erikson (h), toolmaker, 169 Bartholomew</p> <p>Oscar Erikson (b), assembler Irving Erikson (b)</p> <p>961 George J. Downey (h), at 48 Pratt</p>	<p>959 William Erikson (h), foreman, 169 Bartholomew</p> <p>O. Irving Erikson (b), salesman, 193 Asylum</p> <p>961 George J. Downey (h), assembler</p>	<p>959 William Erikson (Anna (h), foreman, 169 Bartholomew</p> <p>961 O. Irving Erikson (b), salesman Robert T. Conlon (Adeleide M.) (h), auditor, 898 Main</p>
963-965	1925				<p>963 Erwin A. Sanford (Sara) (h), chemist, 11 laurel</p> <p>Edward A. Sanford (b), chief chemist, 11 Laurel</p> <p>965 Richard W. Ellis (Bernice) (h), deputy state agent, State Capitol #7</p>
964	1922		<p>964 William A. Murray (h), plumbing and heating contractor, 257 So. Whitney [ad at p. 1032]</p>	<p>964 William A. Murray (h), plumber, 257 So. Whitney [ad, p. 1111 with photo]</p>	<p>964 William A. Murray (Francis T.) (h), plumber, 257 So. Whitney [ad, p. 1524, with photo]</p>
967-969	1922		<p>967 Henry Weigel (h), president, Grote &amp; Weigel, bologna manufacturers (John W. Grote &amp; Henry Weigel), 73 Spruce</p> <p>969 [no listing]</p>	<p>967 Henry Weigel (h), president, Grote &amp; Weigel, bologna manufacturers, 73 Spruce</p> <p>969 Samuel D. Thornton (h), shipping clerk, 73 Spruce</p>	<p>967 Henry Weigel (Carrie) (h), president, Grote &amp; Weigel [John A. Grote &amp; Henry Weigel], bologna manufacturers, 73 Spruce</p> <p>969 [no listing]</p>
968	1924			<p>968 Charles H. Partridge (h), at New Departures Co.</p>	<p>968 Charles H. Partridge (Beatrice) (h), chief inspector, New Departures Co.</p>
971-973	1921		<p>971 Albert Swanson (h), benchhand, 581 Capitol</p> <p>973 John R. Edsall (h), underwriter, Automobile Insurance Co., 49 Pearl<sup>3</sup></p> <p>Eugenia Edsall (b)</p>	<p>971 Albert Swanson (h), benchhand, 581 Capitol</p> <p>973 John R. Edsall (h), underwriter, Automobile Insurance Co., 49 Pearl</p> <p>Eugenia Edsall (b)</p>	<p>971 Albert Swanson (Josephine) (h), assembler, 581 Capitol</p> <p>973 Linus Anderson (Nellie) (h), metal worker, 442 Ann (rea r)</p>



Exhibit 4, page 6

972-974	1922			<p>972 <b>C.J. Ljungholm (h), draftsman</b> 974 Edward F. Gunther (h)</p>	<p>972 Eric J. Ljungholm (h), draftsman 974 Edward F. Gunther (h), manager, Fleischmann Co., 56 Hopkins</p>	<p>972 Eric J. Ljungholm (h), draftsman 974 Charles E. Barnum (Ada H.) (h), rep.</p>
977-979	1916	<p>1917 977 <b>Herman Wahlberg (h), head janitor, Connecticut Mutual Life Building, 36 Pearl</b> Clarence G. Wahlberg (b), clerk, Phoenix Insurance, 30 Trinity Frederick Wahlberg (b), clerk, 36 Pearl #22</p>	<p>977 Herman Wahlberg (h), head janitor, CT Mutual Life, 36 Pearl #18 Frederick H. Wahlberg (b), bond salesman, 49 Pearl #616 979 Raymond C. Reed (h), clerk, 150 New Park Mrs. Lucia M. Reed (h), widow of Frank Reed</p>	<p>977 Herman Wahlberg (h), health commissioner, assistant superintendent, U.S. Security Trust Co. Building, 36 Pearl #18 Clarence G. Wahlberg (h), underwriter at Travelers 979 Raymond C. Reed (h), clerk, 150 New Park Mrs. Lucia M. Reed (h), widow of Frank Reed</p>	<p>977 Herman Wahlberg (Tillie) (h), health commissioner, assistant superintendent Clarence G. Wahlberg (b), underwriter, Travelers, 700 Main 979 Raymond C. Reed (Eldora D.) (h), clerk, 150 New Park Mrs. Lucia M. Reed (b), widow of Frank Reed</p>	
978-980	1916	<p>979 <b>Mrs. Lucia M. Reed (h), chiroprapist, 847 Main Rm. 54</b> Raymond C. Reed (b), clerk, 150 New Park</p> <p>1919 977 <b>Herman Wahlberg (h), head janitor, Connecticut Mutual Life Building, 36 Pearl</b> Clarence G. Wahlberg (b), works at Travelers 979 Raymond C. Reed (h), clerk, 150 New Park Mrs. Lucia M. Reed (h), chiroprapist, 847 Main Rm. 54</p>	<p>977 Herman Wahlberg (h), head janitor, CT Mutual Life, 36 Pearl Frederick H. Wahlberg (b), clerk, 36 Pearl Clarence G. Wahlberg (h), assistant underwriter, Travelers 979 Raymond C. Reed (h), clerk, 150 New Park Mrs. Lucia M. Reed (h), chiroprapist</p>	<p>977 Herman Wahlberg (h), health commissioner, assistant superintendent, U.S. Security Trust Co. Building, 36 Pearl #18 Clarence G. Wahlberg (h), underwriter at Travelers 979 Raymond C. Reed (h), clerk, 150 New Park Mrs. Lucia M. Reed (h), widow of Frank Reed</p>	<p>977 Herman Wahlberg (Tillie) (h), health commissioner, assistant superintendent Clarence G. Wahlberg (b), underwriter, Travelers, 700 Main 979 Raymond C. Reed (Eldora D.) (h), clerk, 150 New Park Mrs. Lucia M. Reed (b), widow of Frank Reed</p>	

981-983	1911	<p>1915  <b>881 Louis W. Slocum (h), builder</b>                      983 Howard E. Wilcox (h), bookkeeper, State Bank and Trust Co., 795 Main</p> <p>1917                      981 Louis W. Slocum, builder                      983 Howard E. Wilcox (h), bookkeeper, State Bank and Trust Co., 795 Main</p> <p>1919                      981 Frank S. Taylor (h.u.), builder, 207 Laurel                      983 [no listing]</p>	<p>981 Frank S. Taylor, builder (h.u.), 207 Laurel (rear)                      983 William M. Bjorkman [also Bjorkman] (h), chief draftsman, 581 Capitol</p>	<p>981 Frank S. Taylor (h), 207 Laurel (rear)                      983 William M. Bjorkman (h), chief draftsman, 581 Capitol</p>	<p>981 Frank S. Taylor (h), builder                      983 [no listing]</p>	<p>981 William E. Chapin (h), Vice-president, T.D. Faulkner Co., real estate and insurance, 36 Pearl [ad. p. 1423 - "Hartford's Largest Real Estate Agency"]                      Jane D. Chapin (b)                      983 Frank S. Taylor (h), carpenter, 983 West Blvd.</p>
985-987	1920	<p>985 Adam Y. Purves (h), builder, West Hartford                      987 John H. Eglor (h), "at Travelers"</p>	<p>985 Adam Y. Purves (h), builder                      987 John H. Eglor (h) agency instr., Travelers</p>	<p>985 Olive G. McMahon (h), clerk, 24 Lewis                      Agnes B. McMahon (b), clerk, 114 Pearl                      987 John H. Eglor (Bessie) (h), agency assistant, Travelers</p>		
Rodney St				1923		
2-4	1919		<p>2 William R. Falkin (h), "with Rossia Ins. Co.," 1565 Broad                      4 Clarence H. Shean (h), sales manager, 545 Asylum</p>	<p>2 William R. Falkin (h), insurance, 115 Broad                      J. J. Murphy (h), at 581 Capitol                      Jere J. Murphy (b), industrial engineer, 22 Arbor                      4 William N. Scott (h), examiner, Banking Dept., State Capitol #19</p>	<p>2 William R. Falkin (Jane A.) (h), insurance                      4 William N. Scott (Dorothy P.) (h), chief examiner, Banking Dept., State Capitol #19</p>	
6-8	1920		<p>6 John A. Farrell (h), contractor                      8 John R. Edsall (h), underwriter, Automobile Ins. Co., 49 Pearl</p>	<p>6 Lillian A. Norton (h), teacher, high school                      Mary E. Norton (h), widow of Oren A. Norton                      8 Trubee S. Howard (h), collection clerk, Hartford-Connecticut Trust Co., 760 Main</p>	<p>6 Lillian A. Norton (h), teacher, Hartford Public High School                      Mary E. Norton (h), widow of Oren A. Norton                      8 Trubee S. Howard (Helen J.) (h), foreign exchange teller, Hartford-Connecticut Trust Co., 760 Main</p>	

Exhibit 4, page 8

10-12	1920	10 Mary Williams (h), widow of James Williams Annie E. Williams (b) Jennie T. Williams (b), clerk, 700 Main Lillian J. Williams (b), teacher, 85 Lawrence 12 Irving M. Martin (h), salesman, Colts	10 Mary Williams (h), widow of James Williams Annie E. Williams (b) Jane T. Williams <sup>5</sup> (b), clerk, 700 Main Lillian J. Williams (b), teacher, 85 Lawrence 12 William Fred Curry (h), insurance	10 Mary Williams (h), widow of James Williams Annie E. Williams (b) Jane T. Williams (b), clerk, 700 Main Lillian J. Williams (b), teacher, Lawrence Street School Mary A. Williams (b), at Scottish Union Insurance Co., 75 Elm 12 William Fred. Curry (h), insurance	10 Mary Williams (h), widow of James H. Williams Annie E. Williams (b) Jane T. Williams (b), clerk, 700 Main Lillian J. Williams (b), teacher, Lawrence Street School William Fred. Curry (Rose D.) (h), insurance
14-16	1921		14 Michael H. Donahue (h, upper), watchman Anne F. Donahue (b, 3 upper), clerk, Travelers 16 Francis P. Horan (h), inquiry clerk, Post Office	14 A. D. Stone (h), printer, 650 Franklin 16 Francis P. Horan (h), inquiry clerk, Post Office	14 Gordon C. Hurlbert (Janette H.) (h), stock trader, 111 Pearl 16 Francis P. Horan (Agnes G.) (h), clerk, Post Office Frank P. Horan (b)
15	1923			15 John A. Farrell (h), contractor and builder, 15 Rodney	15 John A. Farrell (Sara) (h), contractor and builder, 15 Rodney
18-20	1922		18 [no listing] 20 John A. Farrell (h), contractor <sup>a</sup>	18 Charles E. Miller (h) 20 Edwin C. Adams (h), advertising manager, 1711 Park	18 Charles E. Miller (Mazie P.) (h), division manager, American Tobacco Co. 20 Edwin C. Adams (Hazel H.) (h), advertising manager, Financial Digest, 750 Main #1502
19	1923			19 William J. White (h), selectman, clerk, Street Dept., 550 Main Margaret V. White (b), clerk, 1477 Park Catherine Mary White (b), stenographer, 1477 Park Anna B. White (b), clerk, 700 Main Mary C. White (b), typist, Registrars Office, 550 Main William A. White (Margaret) (b), sales manager, General Tire Service Co., 132 Chapel St. Margaret V. White (b), clerk, 1477 Park	19 William J. White (Catherine) (h), selectman, clerk, Street Dept., 550 Main Catherine Mary White (b), stenographer, 1477 Park Anna B. White (b), clerk, Travelers, 700 Main Mary C. White (b), typist, Registrars Office, 550 Main William A. White (Margaret) (b), sales manager, General Tire Service Co., 132 Chapel St. Margaret V. White (b), clerk, 1477 Park

Exhibit 4, page 9

21	1922				21 Timothy A. Fanning (h), department manager, 885 Main William A. Fanning (h), agent Mary C. Fanning (b), typist, Registrars Office, 550 Main	21 Timothy A. Fanning (Marcella E.) (h), manager J.A. Fanning (h), salesman, 80 Washington
22	1921			22 Raymond L. Slocum (h), secretary of the Board of Street Commissioners, 550 Main St. Helen B. Slocum (b), stenographer, Society for Savings, 31 Pratt	22 Raymond L. Slocum (h), secretary of the Board of Street Commissioners, 550 Main St. Helen B. Slocum (b), stenographer, Phoenix Mutual Life Insurance Co., 79 Elm	22 Raymond L. Slocum (Margaret R.) (h), secretary of the Board of Street Commissioners, 550 Main St. Helen B. Slocum (b), stenographer, Phoenix, 79 Elm
31	1926					31 Albert Erikson (Anna C.E.) (h), building contractor

1. In 1927, the City Directory included the name of the spouse in parentheses. It appears that employed spouses were also listed separately while unemployed spouses were not.

2. "W.C.P. Co." is probably the Whitlock Coil Pipe Co. in Elmwood (West Hartford).

3. Note that in 1921 John R. Edsall was living at 8 Rodney St.

4. Note that Adam Purves, a contractor (perhaps the father of Adam Y. Purves), lives at 116 Beacon St. That Adam Purves is believed to have built 104, 108, 112, and 116 Beacon St. He has display ads in city directories from around 1900.

5. Note that the person listed as "Jennie T. Williams" in 1921 is now listed as "Jane T. Williams."

6. John A. Farrell is listed as at 20 Rodney St. in the street index but at 22 Rodney St. in the alphabetical index.

7. There is reason to believe that the Slocums are a politically active family. Charles H. Slocum and his family live at 148 Beacon St. Charles H. Slocum is identified as the City Treasurer and Frances E. Slocum, who also lives at 148 Beacon St., is a clerk at the State Capitol.

Abbreviations

- h = householder
- b = boards
- u = upper

**Boldface type = owner of building**

Figure 5

West Boulevard Historic District  
Hartford, CT

Initial Property Owners

Figure 5, page 1

West Boulevard Historic District  
Initial property owners

Address	Constr <sup>1</sup>	Occu- pancy <sup>2</sup>	Address <sup>3</sup>	First owner	First occupant?	Land records	Date of purch	Seller	Notes
900-902	1925	1926	N/A	Rosemary M. Broughel	No	626-289	4-1-27	John A. Farrell	No deed restriction, but purchased from FEF, Inc. <sup>4</sup> , by John A. Farrell with FEF basic deed restriction <sup>5</sup> , 592-138, 11-11-25
905 (129 S. Whitney)	1915	1915	129	Andrew S. Freeburg	Yes				Louis Hiller to City of Hartford, 329-502, 5-9-07; City of Hartford to Andrew S. Freeburg, strip of land 19' (West Blvd) x 139' (Smith St.), 389-229, 6-11-13
906-908	1924	1925	N/A	William A. Murray	No	589-504	8-11-25	John F. Glynn	No deed restriction, but purchased by FEF, Inc. by John F. Glynn with FEF basic deed restriction, 7-15-24
907	1954								
910-912	1924	1925	912	John F. Glynn	Yes	560-613	3-27-24	FEF, Inc.	FEF basic deed restriction
911-913	1922	1922	913	Alfred Bohman et al.	Yes	538-325	12-30-22	FEF, Inc.	FEF basic deed restriction
914 (32 Rodney)	1922	1923	32	Thomas J. Gallagher and Nelle D. Gallagher	Yes	522-147	12-19-21	FEF, Inc.	FEF basic deed restriction
915-917	1923	1924	915	James I. Bailey	Yes	567-318	5-22-24	Albert Erikson	No deed restriction, but purchased from FEF, Inc., by Albert Erikson with FEF basic deed restriction, 567-317, 5-16-24
919-921	1924	1925	921	George W. Zwick and Anna G. Zwick	Yes	569-716	11-10-24	Albert Erikson	No deed restriction, but purchased from FEF, Inc. by Albert Erikson with FEF basic deed restriction, 567-317, 5-22-24.
923	1922	1923	923	Ernest Caron	Yes	496-148	6-3-20	FEF, Inc.	FEF basic deed restriction
926	1923	1924	924	Wallace S. Hastings	Yes	567-250	5-16-24	FEF, Inc.	FEF single-family deed restriction <sup>6</sup>
927-929	1923	1924	929	Frank M. Rugg	Yes	522-540	4-13-22	FEF, Inc.	FEF basic deed restriction

Figure 5, page 2

930	1920	1921	930	William H. Hayes and Alice M. Hayes	Yes	499-483	2-24-21	FEF, Inc.	FEF deed restriction without price limit <sup>7</sup>
931-933	1922	1923	931	James G. Girling	Yes	524-194	4-18-22	FEF, Inc.	FEF basic deed restriction
934	1922	1923	934	Katherine Brown Nolan	Yes	522-534	4-13-22	FEF, Inc.	FEF basic deed restriction
935-937	1923	1924	935	Samuel Cohn	Yes	550-102	4-22-23	Patrick M. Radigan	FEF basic deed restriction. FEF basic deed restriction also in deed from FEF, Inc. to Patrick M. Radigan, 517-213, 11-26-21
940	1922	1923	940 (938)	William Bose	Yes	522-555	4-18-22	Andrew S. Freeburg	No deed restriction, but purchased from FEF, Inc. by Andrew S. Freeburg with FEF basic deed restriction, 522-553, 4-13-22. Samuel Nussbaum listed in occupancy in 1923, William Bose in 1925 and thereafter.
939-941	1923	1924			No	560-15	11-28-23	FEF, Inc.	FEF basic deed restriction
942	1919	1921	942	Thure Chader	Yes	496-316	6-29-20	FEF, Inc.	FEF basic deed restriction
943-945	1924	1925			No	522-567	4-21-22	FEF, Inc.	FEF basic deed restriction. No record found of transfer of property by Carl Feith to new owner. First occupants (in 1925) were Frederick Goodwin (943) and Thomas C. White (945).
946	1926	1927	946	Carl L. Feith	Yes	596-553	12-4-25	FEF, Inc.	FEF single-family deed restriction
947-949	1921	1922	947	Frederick William Duennebier and Anna Amalie Duennebier	Yes	478-626	12-10-19	FEF, Inc.	FEF basic deed restriction
950	1923	1924	950	Robert A. Johnson and Ammy C. Johnson	Yes	538-105	11-6-22	Andrew S. Freeburg	FEF basic deed restriction. Purchased from Raymond L. Slocum and Margot Ried Slocum with FEF basic deed restriction, 529-537, 9-14-22, who had purchased from FEF, Inc. with FEF basic deed restriction, 529-490, 9-7-22;
951-953	1925	1926	953	George C. Geckler	Yes	544-481	6-26-23	FEF, Inc.	FEF basic deed restriction
955-957	1922	1923	955	Ernest W. Nelson	Yes	522-650	5-6-22	FEF, Inc.	FEF basic deed restriction
956-958 (11 Regent)	1921	1922	956	Garret S. Tracy	Yes	514-101	5-31-21	FEF, Inc.	FEF basic deed restriction

Figure 5, page 3

959-961	1920	1921	959	Lars William Erikson and Anna Erikson	Yes	518-23	10-1-21	FEF, Inc.	No deed restriction. "William Erikson" not listed as occupant until 1923. William H. Weingar (959) and Victor C. LaPointe (961) listed as occupants in 1921.
963-965	1925	1926	N/A	Joseph Johnson and Hilda E. Johnson	No	522-449	3-28-22	FEF, Inc.	FEF basic deed restriction
964	1922	1923	964	William A. Murray	Yes	535-339	12-6-22	FEF, Inc.	FEF basic deed restriction
967-969	1922	1923	967	Henry Weigel	Yes	506-455	6-21-21	FEF, Inc.	FEF basic deed restriction
968	1924	1925	968	Charles H. Partridge	Yes	558-250	3-28-24	William E. Field	FEF single-family deed restriction. Purchased from FEF, Inc., by William E. Field with FEF single-family deed restriction, 524-223, 4-13-22.
971-973	1921	1923	971	Albert Swanson	Yes	520-5	10-15-21	FEF, Inc.	FEF basic deed restriction
972-974	1922	1923	972	Eric J. Ljungholm	Yes	522-675	5-16-22	Victor E. Bonander	Purchased from Charles F. Slocum by Victor E. Bonander, 435-214, 9-27-16, pursuant to deed which stated, "As part of the consideration for this deed, the grantee herein [Victor E. Bonander] agrees to build only two two rent houses on the above described premises other than garages." This land was part of a double-size lot. The other lot is now 978-980 West Blvd.
977-979	1916	1916	1979	Herman Wahlberg	Yes				1921 Sanborn Atlas
978-980	1916	1920	978	Albert G. Anderson	Yes				1921 Sanborn Atlas
981-983	1911 <sup>6</sup>	1914	983	Louis Slocum	Yes				Sold to Frank S. Taylor, 448-161, 10-5-17
985-987	1920	1921	985	Adam Y. Purves	Yes				1921 Sanborn Atlas
2-4	1919	1921							
6-8	1920	1921	6	Annabella A. Charland	Yes	538-582	3-27-23	John A. Farrell <sup>6</sup>	Occupied by John A. Farrell in 1921, Occupied by Emil J. Charland in 1923.
10-12	1920	1921	10 12	R.D. Curry	Yes	514-218	6-30-21	John A. Farrell	Occupied by Mary William (10) and Irving M. Martin (12) in 1921. Occupied by William Frederick Curry from 1923.

Figure 5, page 4

14-16	1921	1922	14 16	Francis P. Horan and Agnes Purcell Horan	Yes	514-147	6-7-21	John A. Farrell	
15	1923	1924	15	John A. Farrell	Yes	529-653	10-5-22	Horace W. Fox	Part of sale of west side of Rodney St. (15, 19, 21) by Horace W. Fox to John A. Farrell, 529-653, 10-5-22. The deed provided, "No dwelling houses other than a one or two family house together with the usual appurtenance thereto shall be erected or placed thereon."
18-20	1922	1922	20	Edwin C. Adams and Hazel H. Adams	Yes	544-42	4-27-23	John A. Farrell	Occupied by John A. Farrell in 1923. Occupied by Edwin C. Adams from 1925.
19	1923	1924	19	William J. White and Catherine J. White	Yes	553-403	10-8-23	John A. Farrell	
21	1922	1925	21	Marcella K. H. Fanning	Yes	569-72	5-19-24	Willis S. Tracy	Purchased by from John A. Farrell by Willis S. Tracey, 544-164, 5-11-23. City Directory lists Timothy A. Fanning and William A. Fanning as first occupants in 1925.
22	1921	1922	22	Raymond L. Slocum	Yes	533-242	9-15-22	John A. Farrell	Occupied by John A. Farrell in 1922. Occupied by Raymond L. Slocum from 1923.
31	1926	1927	31	Albert Erikson	Yes	522-566	4-21-22	FEF, Inc.	FEP single-family deed restriction

1. Based on Hartford Architecture.

2. First year in which Hartford City Directory lists an occupant for this address.

3. Address of first owner, if first owner occupied a unit in the building.

4. FEF is Freeburg, Erikson & Feith.

5. "Said premises are subject to the restriction that for a period off twenty years from January 1, 1920 no building other than a one-family house costing not less than six thousand dollars or a two-family house costing not less than nine thousand dollars with accompanying garage shall be erected on said premises."



Figure 5, page 5

6. "Said premises are subject to the restriction that for a period of twenty years from January 1, 1920 no building other than a one-family house costing not less than six thousand dollars with accompanying garage shall be erected on said premises."
7. "Said premises are subject to the restriction that nothing other than a one or two family house with accompanying garage shall be erected thereon."
8. The City Directory does not contain a cross-referencing system by street before 1915.
9. East side of Rodney St. (6-8, 10-12, 14-16, 18-20, 22), except for 2-4, transferred by Horace W. Fox to John A. Farrell, 502-177, 9-20-20.

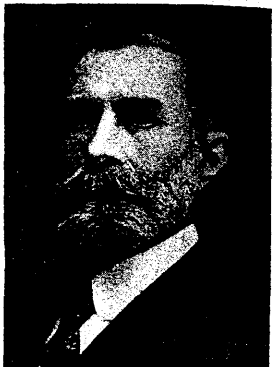
**Figure 6**  
**West Boulevard Historic District**  
**Hartford, CT**  
**Construction of Boulevards in**  
**Hartford, 1899-1930**

Construction of boulevards in Hartford, 1899-1930

	First mapped	Accepted	pre-1910	1910	1911	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	
West Blvd	Horace W. Fox map, 1899	Apr. 28, 1913	1007 (1899) 105 Beacon (1899) 1009 (1905) 1006 (1908)	981					905	977 978			942	930 959 985	947 956 971	911 914 923 931 934 938 955 964 967 972	915 927 935 939 950	906 910 919 926 943 968	900 931 963	946					
Grandview Terr	Parkway Heights plan by New England Dvpt. Co., 1900	Oct. 14, 1913		284	291	290	250 261		297							260	272	254 266 267 271 275 281 287	255 278						
Westbourne Pkwy		Apr. 19, 1909												14	22 34 38 42 46 63 65 54 58 62 66 70 74 80 84 191	50 136 140	128 132 203	18 30 71 90 96 100 104 108 112 116 120 131 135 139 143 181 185	115 147	26 79 83 91 95 99 111 119 123 127	153				
Scarborough	Street originally laid out, Feb. 1754	Existing street widened into parkway, 1908-1909		26			34 84	39	47	71							25	175	61 46 120	200	68 155		100 150	105 130 170	
Westerly Terr		May 27, 1912 as Manetock St. (renamed Nov. 25, 1924)																	80 97 126 133	114 117 122 130	71 88 141	76 100 125 134	129		

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Figure 7

West Boulevard Historic District  
Hartford, CT

A.S. Freeburg  
1919 Hartford City Directory

Figure 8  
West Boulevard Historic District  
Hartford, CT

William A. Murray  
1927 Hartford City Directory

1684

GREEN HARTFORD 1927 CITY DIRECTORY



Maurice H. Foley

LAND  
DEVELOPER

(SINCE 1914)

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(Phoenix State Bank Bldg.)

Gerald T. Ledwith

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Figure 9

Andrew Walsh

“The Historical  
Significance  
of West Boulevard”

Andrew Walsh, Trinity College, March 25, 2005

### **The Historical Significance of West Boulevard**

West Boulevard, the site of a proposed historic district, is historically significant for two chief reasons.

First, the street, and the planned development that it represents, captured the moment when the high living standards of the new industrial economy were being translated down to a large group of white collar and skilled blue collar workers. This is a critical step in the economic history of the nation and of the region, in the evolution of a consumer society dominated by homeowners. It heralded the development of a kind of accessible American dream; a good life lived in low density, “suburban” housing for the white collar families located on the middle rungs of the economic ladder and for prosperous skilled workers and their families.

In its own way, West Boulevard is as impressive an achievement as its nearby contemporary, Scarborough Street. After all, the city’s elite had been building large and impressive housing, in a succession of neighborhoods dating back to Governor Street in the 17<sup>th</sup> century. But West Boulevard represented something genuinely new. Because of the blistering pace of the region’s economic growth in the 1910s and 1920s, there are many streets of the same vintage as West Boulevard in Hartford. A good many of them also served middle class to skilled blue collar populations. Most of these are in the southern, western, and northern fringes of Hartford, which were the frontiers of development in the 1910s and 1920s. These middle income neighborhoods all show a sense of aspiration to share in the good life, but none reflects the aesthetic sensibility of the City Beautiful movement more than West Boulevard. Three of the five “boulevards” actually constructed in Hartford turned out to be “middle class” streets of this vintage: West Boulevard, Grandview Terrace, and Westbourne Parkway. Of the three, West Boulevard is the most unified in conception and realization, and the best preserved.

Second, West Boulevard captured the geographic and economic segmentation that was taking place as the region’s population spread out from the highly concentrated core of the nineteenth century city. West Boulevard represented a new and reachable “suburban life” for those in the middle of the social structure. West Boulevard was planned to serve as a kind of visual marker of the border between the West End and Parkville, and so, of the kinds of lives led in those two neighborhoods. The West End had developed because it lay in the path of a vector of elite Yankee movement west out of central Hartford. Parkville, in the first quarter of the twentieth century was an outlying factory village rapidly developing into an urban industrial neighborhood where workers could walk a few block to the new factories then locating along the New York, New Haven and Hartford Railroad’s right of way, the city’s expansive “factory belt.”

In its emphasis on home ownership, it represents a kind of dress rehearsal for the explosion of inexpensive suburban housing that took place after World War II, when new financial and eventually tax incentives were put into place.

West Boulevard, an open pocket of land filled in during the period 1915 to 1925, delivered a clear spatial statement, one that goes beyond the gracious median strip, with its line of maple trees. By the developer's design, spacious, well-appointed two family houses lined the south side of the street. The north side was lined by modest, but comfortable, single family dwellings. The street itself led out to rapidly developing West Hartford, the suburban frontier of the 1920s.

West Boulevard was built to accommodate and to express the sort of upward mobility taking place in Hartford in the 1920s. It is also a neighborhood that, characteristically for the period involved, attracted a mixed population: of mixed income, mixed ethnicity, and, I expect, mixed religious identity. Occupants from the 1920s included some blue collar workers: a painter, a machinist, an assembler, and a larger numbers of small business operators, clerks, and administrators at factories, insurance companies and government agencies. There was even a professor at Hartford Theological Seminary. The ethnicity of homeowners on the street clearly varied: there were Yankee and Irish surnames in large number, but also families with German and Scandinavian names. The address that may capture the time and place best is 977-979 West Boulevard, owned by Herman Wahlberg, who was listed in the city director as the head janitor at the Connecticut Mutual Life Insurance Company building at 36 Pearl Street. In 1916, Wahlberg's sons, Frederick and Clarence also lived in the house. Frederick H. Wahlberg was listed as a clerk at 36 Pearl Street, and Clarence worked as an assistant underwriter at the Travelers. Both held jobs that were a clear step up in social status from their father's position. By 1923, Clarence had moved out of the house and Frederick had progressed further, from clerk to bond salesman at 49 Pearl Street.

Andrew Walsh, Trinity College, March 25, 2005