

PROPERTY NAME

**Downtown North Historic District, Hartford, CT**

Page 1

United States Department of the Interior

National Register of Historic Places Registration Form

MAR 24 2004

NAT. REGISTER OF HISTORIC PLACES  
NATIONAL PARK SERVICE

**1. Name of Property**

historic name NA

other names/site number Downtown North Historic District

**2. Location**

street & number 480-484, 490, 500, 506-512, 529-543 Ann Street; 35-37 Atlantic Street; 24 Ely Street; 211, 220, 225-231, 249, 263-265, 269-273, 275-277 High Street; 1279-1283, 1293-1297, 1301-1307, 1304, 1306, 1313-1317, 1325-1329, 1331-1337, 1355-1357, 1359-1363, 1391-1405 Main Street; 180 Pleasant Street not for publication NA

city or town Hartford

vicinity NA

state Connecticut

code CT

county Hartford

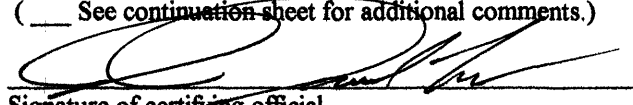
code 003

zip code 06112

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets      does not meet the National Register Criteria.

I recommend that this property be considered significant      nationally      statewide X locally.  
(      See continuation sheet for additional comments.)



3/23/04

Signature of certifying official

Date

Acting Director/Deputy State Historic Preservation Officer

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

PROPERTY NAME  
United States Department of the Interior

**Downtown North Historic District, Hartford, CT**

Page 2  
National Register of Historic Places Registration Form

**4. National Park Service Certification**

I hereby certify that this property is:

entered in the National Register Edson H. Beall 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): \_\_\_\_\_

Jon  
Signature of Keeper

5/6/04  
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>26</u>	<u>2</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>26</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 3

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

PROPERTY NAME

**Downtown North Historic District, Hartford, CT**

Page 3

United States Department of the Interior

National Register of Historic Places Registration Form

**6. Function or Use**

Historic Functions (Enter categories from instructions)

Cat: _____	Sub: _____
<u>DOMESTIC</u> _____	<u>single and multiple dwellings, hotel</u> _____
<u>COMMERCE</u> _____	<u>business, warehouse</u> _____
<u>EDUCATION</u> _____	<u>school</u> _____
<u>RELIGION</u> _____	<u>religious facility</u> _____
<u>RECREATION AND CULTURE</u> _____	<u>monument</u> _____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: _____	Sub: _____
<u>DOMESTIC</u> _____	<u>single and multiple dwellings</u> _____
<u>COMMERCE</u> _____	<u>business, warehouse</u> _____
<u>EDUCATION</u> _____	<u>school</u> _____
<u>RELIGION</u> _____	<u>religious facility</u> _____
<u>RECREATION AND CULTURE</u> _____	<u>monument, sports facility</u> _____
_____	_____
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)

MID-19TH CENTURY/Gothic Revival, Italian Villa \_\_\_\_\_

LATE VICTORIAN/Italianate, Queen Anne \_\_\_\_\_

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival, Classical Revival \_\_\_\_\_

Materials (Enter categories from instructions)

foundation BRICK, Sandstone \_\_\_\_\_

roof ASPHALT \_\_\_\_\_

walls BRICK, Sandstone, STUCCO \_\_\_\_\_

other \_\_\_\_\_

\_\_\_\_\_

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## Description

Downtown North Historic District is a primarily residential area in the northwestern corner of Hartford's Downtown. A prominent street intersection<sup>1</sup> which marks the transition between downtown Hartford and a northwest outlying area adjoins the northwestern edge of the district. The district's 26 contributing brick and brownstone structures constructed in the late-19th and early-20th centuries embrace a variety of buildings of the types associated with a downtown residential community, including schools, church, warehouses, retail stores, single-family houses, and apartment houses as well as a memorial tower and hotel. The building materials are all masonry, in conformance with the fire and building codes of the era. The architectural styles are those in vogue at the time, such as Italian Villa, Gothic Revival, Italianate, Queen Anne, Neo-Classical Revival, and Colonial Revival. Land was at a premium reflecting the urban nature of the area and the district was densely built up, although it now includes ten vacant parcels. An Interstate highway now runs between the district and the balance of Downtown. See District Map. (Figure 1)

Public buildings serving the community are the largest structures in the district, beginning with the Barnard-Brown School (1927, 1930), a three-story Neo-Classical Revival brick building. (Photograph 6) Its predecessor, the Second North District School (1891), is a distinguished example of the work of a fine architect, Melvin H. Hapgood, expressed symmetrically with a central recessed entrance tower. (Photograph 1) Sacred Heart Church (1892, 1917) is a good example of a red brick Gothic Revival church with an unusual yellow brick front elevation. (Photograph 5) The Keney Tower (1898), designed by the New York architect, Charles C. Haight, is a brownstone memorial to a family that lived and worked on the site.

The district attracted luxurious homes as evidenced by the Isham-Terry House, a brick Italian Villa (c. 1854), and the High Victorian Queen Anne Arthur G. Pomeroy House (1882 - Photograph 2), both of which are individually listed in the National Register of Historic Places. A house complementary to Isham-Terry in the Italianate manner is across the street from it, at 220 High Street (c. 1855), while an elaborate but Queen Anne brick structure not far from the Pomeroy House at 1313-1317 Main St. (c. 1890) is partially obscured by an added commercial front. (1927 - Photograph 8)

480-484 Ann Street (1919) marks the 20th-century arrival of a large brick apartment house in the district (Photograph 2), although the commercial row along Main Street (1890-1910 - Photographs 7, 9), as well as the Flatiron Building between Ann and High Streets (1896 - Photograph 4), have many apartments in their upper floors. The five-story Neo-Classical Revival Keney Tower Hotel (1914) is also a residential structure. (Photograph 12) All of these buildings have stores on the first floor, making a solid commercial presence along one block of Main Street.

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<sup>1</sup>Main, North Main, Ann, Ely, and High Streets all intersect with Albany Avenue at the north end of the district.

Present conditions reflect a general lack of commercial/residential activity. Many of the formerly commercial/residential structures simply are boarded up. Sacred Heart Church, Barnard-Brown School, and the Keney Tower continue to fulfill their original functions..

The block of Pleasant Street adjoining the district to the east was laid out to provide access to the Interstate highway in the 1980s. The name of the street changes at Main Street from Pleasant Street to Winthrop Street. Formerly, this block of Winthrop street was named Pleasant Street; its name was changed to Winthrop Street in 1961.

## Inventory

The letters C and NC are used to designate whether resources are considered to be Contributing or Non-Contributing to the district's architectural and historical significance. The eight vacant parcels are not designated, and are not included in the count at Item 5. Many of the district's buildings are boarded up, particularly above first floor; therefore glazing patterns of windows could not be determined.

- C 480-484 Ann Street (parcel 420-003-044) 1919 James H. Grozier, architect 4-story brick Colonial Revival apartment house, narrow and deep, facing west. Front elevation, first floor, has central entrance in altered storefront which originally returned briefly on side elevations. At second through fourth floors two central narrow 1-over-1 windows are flanked by paired full sized 1-over-1 windows, on cast-stone sills under soldier course lintels which have stone corner blocks and keystones. Spandrels between floors are modestly recessed. Crown molding of roof line cornice projects above over-sized dentil course. Long open loggias on second, third, and fourth floors of south side elevation. (Photograph 2)
- C 490 Ann Street (parcel 420-003-045) 1882 Arthur G. Pomeroy House Seneca M. Lincoln, architect Individually listed in National Register of Historic Places on February 4, 1982. Large 2-story brick High Victorian Queen Anne house with extensive decorative structural detail, complex massing, and picturesque roof line. Exterior continues to express original elaborate High Victorian treatment with integrity. (Photograph 2)
- C 500 Ann Street (parcel 420-003-038) c. 1890 2 3/4-story brick 2-bay rectangular house on quarry-faced brownstone ashlar foundation. Front door to south (right) is approached by seven stone risers to landing and four more stone risers to double front door. Stepped profile of former front porch roof is visible. Large rectangular window opening, possibly for two sash, is to north. String course of angled brick between stretchers runs from front door over window to north wall. When string course rises over window it is segmental and doubled in width. At second floor, window over door is conventional size and opening over large window is large. String course is not repeated. Third floor is similar, but windows are three-quarter height. Low-pitched front gable roof has central flat section. Front porch and other wood features such as moldings are missing. (Photograph 2)
- C 506-512 Ann Street (parcel 420-003-039) c. 1885 2-story brick Queen Anne cross-shaped double house with truncated hipped roof. Front corners are chamfered on either side of two entrances. At first floor, there is 1-over-1 window in each chamfered surface and pair of windows in each half of front elevation. At second floor, each half has projecting gable decorated with diamond pattern under peak of pierced bargeboards. (Photograph 2)
- C 529-543 Ann Street/260 High Street (parcel 420-002-001) Flatiron Building 1896 Frederick R. Comstock, architect 3 3/4-story brick Neo-Classical Revival building with three rusticated first-floor walls and cornice well below attic roof line. 58 feet wide between Ann and High Street at its south elevation, it comes almost to a point (one bay wide) at Main Street. 111-foot principal elevation faces east to Ann Street, with storefronts and central door to upper floors. Storefront

near Main Street (539 Ann Street) has recessed entrance with angled cheek walls, slender cast-iron columns at sidewalk, and tesseræ tile floor under wide fascia with dentil course and wood cornice -- all original. Entrance to upper floors at 533 Ann Street has splayed lintel of smooth-finished brownstone under recessed round arch of rusticated brick on high brownstone foundation. Another store is south of 533 entrance. Sections of stores are separated by brick pilasters on high brownstone foundations. Above, second to fourth floors of elevation feature three shallow, almost flat, wood three-sided bays, at center and far left and right. Front surface of each bay at each spandrel level is embellished with raised diamond surrounding central circle. There are four segmentally arched windows between first and central bays, three between central and third bay. (Photograph 4)

105-foot High Street west elevation with rusticated first floor has shop window near Main Street under tall splayed brick lintel followed by small window, three tall windows, and altered storefront, under first-floor wood cornice which continues from east elevation. Upper floors are similar. Third-floor windows are bisected by string course. 1-bay-wide north elevation facing Main Street has large shop window at first floor with brownstone-block foundation to knee wall height and tall splayed brick lintel surrounded by rustication over basement loading door in sidewalk. Rear elevation, from west (High Street) has projecting chimney, door, chimney, and door to return of first-floor rusticated brickwork of Ann Street elevation.

- C 35-37 Atlantic Street (parcel 420-004-001) Loomis & Wilson Company, wholesale grocers c. 1880? 4-story 3-bay brick wedge-shaped building, in Neo-Classical Revival style. Brownstone front steps flanked by brownstone knee walls approach double front door with small panes in upper halves. Doorway is embellished by raised and recessed panels on either side, under shed roof supported by impost blocks. Door and doorway and windows may be original. (Photograph 3) Windows in each flanking bay are paired 4-over-4s, separated by brick pilasters. Side elevations are mostly plain, although east side wall first floor has six small segmental windows leading back to 1-story wing to east fronted by loading dock. West side elevation angles to west, following railroad tracks, to form wedge shape. Rear elevation is plain except for stair tower.

27 Atlantic Street Vacant parcel 420-004-002

23 Atlantic Street Vacant parcel 420-004-003

19 Atlantic Street Vacant parcel 420-004-004

15 Atlantic Street Vacant parcel 420-004-005

11 Atlantic Street Vacant parcel 420-004-006

- C 24 Ely Street (parcel 430-003-004) Church of the Sacred Heart 1892, Michael O'Donohue, architect 1917 alterations, George A. Zunner, Sr., architect Gothic Revival red brick church with yellow brick front elevation. Sidewalk in front of church along Ely Street is lined with red brick piers with pyramidal granite tops; line of piers returns longer distance in front of north side elevation facing Winthrop Street. One pier carries date 1872, marking year congregation first met. Front elevation is dominated by high porch of quarry-faced brownstone ashlar approached on either side by dogleg stairways. Gothic-arched porch superstructure has brownstone tablet and finial at peak. Front door consists of two large heavy paneled leaves in natural wood finish under arched transom which is divided into vertical sections by nine tall muntins terminating in trefoils. Lancet windows are on either side of porch, with blind lancet windows beyond them in shallow pilasters. At second floor, lancet windows in pilasters flank large central wheel window. Principal central roof gable is decorated with stepped brownstone raking cornices which rise to brownstone tablet and cross finial. Small gables top flanking pilasters.

North side elevation fenestration consists of six large tall triple lancets divided by pilasters and low buttresses. Small crocketed copper cupola is placed at rear of roof line. Italianate rectory with Gothic Revival-arched windows is attached to rear.

Sacred Heart was church of Catholic German-Americans. Basement chapel was built in 1893 on Ely Street site. When present sanctuary was built is uncertain. Presumably, yellow brick front elevation is 1917 work of Zunner. (Photograph 5)

C 211 High Street (parcel 420-004-009) Isham-Terry House c. 1854 Octavius J. Jordan, attributed, architect 1883 alterations, Melvin H. Hapgood, architect. Brick Italian Villa Arcaded front porch with clustered columns protects front entrance surrounded by stained glass. Stained-glass window over library fireplace. Individually listed in National Register of Historic Places on February 11, 1982. Now house museum.

C Late 19th-century (?) 1-story frame ell-shaped outbuilding/garage on brownstone foundation.

C 220 High Street (parcel 420-003-012) c. 1855 William G. Allen, architect, attributed 2-story, 3-bay brick Italianate house with central entrance and wide roof overhang, on brownstone ashlar foundation.. 6-over-6 windows are larger at first floor than second. Wood front porch is approached by six wood risers. Porch is enclosed and perhaps always was. Paired console brackets support overhang of low hipped porch roof. Front door is surmounted by unusual large round-arched transom divided by five tall vertical muntins. 2-story rear turn-of-the-20th-century addition.

C 223-225-227-231 High Street (parcel 420-004-007) c. 1860 ? 3-story 4-bay brick vernacular building with altered storefronts and 1-over-1 windows, at southwest corner of Atlantic Street. Added 1-story wing each side. Altered castleated roof line. Added 2-story rear section with wooden first-floor porch facing Atlantic Street.

219 High Street Vacant parcel 420-004-008

C 249 High Street (parcel 420-001/008-015) Second North District School 1891 Cook, Hapgood and Company, architects, Melvin H. Hapgood, partner in charge School faces east on High Street, on northwest corner of Atlantic Street. 2-story U-shaped red brick building constructed in 1891 with strong reference to then popular Neo-Classical Revival style and English Aesthetic Movement.

Two eight-bay front elevations of stems of U, flanking central entry, face street on brownstone ashlar foundation and water table. Pedimented gable ends with Palladian windows cap both sections, a symmetrical arrangement using classical forms sympathetic to contemporary Aesthetic Movement. Faces of gable ends are covered with diaper pattern brickwork forming textured surface which is repeated below pediments' cornices. Details in front elevations include tall 4-over-4 windows, brownstone string courses linking second-floor window sills and lintels, and, unusually, string courses bisect gable ends. Narrower recessed central section of facade contains entry, under third-floor round arches filled with radial glazing. Above is what remains of dominating central feature which was tall clock tower. First stage of clock tower, still in place, displays name and date. (Photograph 1)

257 High Street Vacant parcel 420-001-007

NC 263-265 High Street (parcel 420-001-006) 1930 Free-standing 1-story plain brick box used as garage.

C 269-271-273 High Street (parcel 420-001-005) Keney Tower Hotel 1914 Burton A. Sellew, architect 5-story gray-brick-front Neo-Classical Revival 6-bay building. Tall projecting electric sign on front at south corner and tall painted sign at front of south elevation, second to fifth floors, proclaim name of structure. First-floor store fronts on either side of central entrance have been altered, but their original fascias and cornices supported by console brackets remain. Second through fifth floors are rusticated. At second floor, cast stone string course provides sills for windows, while individual lintels are same stone. Third- and fourth-floor windows have stone sills and lintels. Fifth floor has stone string courses for both sills and lintels. Stone quoins embellish front corners of hotel from second through fifth floors. Wide cornice projects over heavy modillion course terminated left and right by paired console brackets. Cornice returns briefly. 1-story 1-bay section added to north has same cornice as original storefronts.

On red brick south elevation at all floors fenestration reads from front: single window, three paired windows, and single window. Windows have stone sills and segmental brick lintels. North side elevation is similar above first floor.

Rear (west) elevation at first floor has six windows similar to front arrangement, but at second through fifth floors five windows are close together in different scheme. (Photograph 12)

- C 275-277 High Street (parcel 420-001-004) 1920 1-story brick building divided into two unequally sized stores, one to north being larger. Both have coved wood cornices supported by coved brackets, but they are not identical. Rear of building is cinder block and corrugated metal. (Photograph 12)
- C 1279-1281-1283 Main Street (parcel 420-003-011) c. 1895 San Juan Center. 3-story brick Italianate 56' x 74' double-bow-front building with 29' x 32' rear addition. Similar to 1293-1297 and 1301-1307 Main Street, making row of three. First floor altered. Second and third floors have two pairs of central 1-over-1 windows, making horizontal group of four surrounded by stone border. Sills are brick headers, lintels are splayed. Bank of windows is flanked by bow windows. Roof line cornice is missing. On east side elevation 1- and 2-story entrance section has been added. From front, third floor has single 1-over-1, pilaster, and three 1-over-1s. Added rear section has slightly lower roof than main block with three taller 1-over-1s at second and third floors, all with segmental lintels. (Photograph 9)
- Driveway from Main Street leads back to small enclosed space bordered on south and north by connectors from Main Street buildings (1279-1283 and 1293-1297 Main Street) to Arena (180 Pleasant Street)
- C 1293-1295-1297 Main Street (parcel 420-003-010) 1894 HAC, 1870 Assessor WINTHROP (name of building incised in central stone tablet under third-floor windows) Now San Juan Center. 3-story brick Italianate 42' x 109' double-bow-front building similar to 1301-1307 Main Street. First floor altered. In second and third floors 1-over-1 windows have brownstone sills and brick splayed lintels. At roof line stepped fascia with dentil course is surmounted by molded wood cornice. Walkway north side. (Photograph 9)
- C 1301-1303-1305-1307 Main Street (parcel 420-003-009) 1893 3-story brick double-bow-front Italianate building. First floor altered. Second and third floors have 1-over-1 windows in bows at far left and right, flanking two central 1-over-1s. Roof line cornice is above console course. East side elevation at second and third floors has four segmental windows and, toward rear, one rectangular window in infilled area. Walkway on north. (Photograph 9)
- C 1304 Main Street (parcel 430-002-004) Henry Barnard School (now Barnard-Brown School) 1927 Joseph E. Marchetti, architect 1930 brick gymnasium addition, Golden-Storrs & Company, architects 3-story brick Neo-Classical Revival-style large school building on brownstone ashlar foundation. Front (west) elevation facing Main Street is 230' long. It has three entrance towers, with wide segmental doorways, at center, left, and right. Windows are tall 1-over-1-over-1's arranged in sequence of three from west wall to first tower, two groups of five between first and middle entrances, two groups of five between middle and third entrances, and three between third entrance and south wall. Lettering "Henry Barnard School" is raised in tablet over central entrance. Roof line is battlemented, reflecting contemporary practice in armory design. Ends of elevation, above three-window groups, are solid brick. Elsewhere first-floor fenestration is repeated at upper floors. In entrance towers upper windows are paired. There is final 1-story hexagonal bay at south end of front elevation. 134' east side elevation fenestration consists of eight triple bays and two bays of paired windows. Gymnasium is 1-story 58' x 62' space continuing style and materials of main 1927 structure. Its long dimension continues main axis of school to south, but is set well back from Main Street. (Photograph 6)
- NC Hartford Street Youth Project building, on school grounds c. 1950s? Frame 1-story community building, facing Ely Street behind Keney Tower park.
- C 1306 Main Street (parcel 430-002-002) Keney Memorial Tower 1898 Charles C. Haight, architect Brownstone 130-foot-high Gothic Revival memorial to Keney family home and business, which were located on site. Only free-standing tower in Hartford. Individually listed in National Register of Historic Places on March 30, 1978.
- C 1313-1315-1317 Main Street (parcel 420-003-008) c. 1890, 1927 Golden-Storrs & Company 1927 architects 1-story yellow brick (painted gray) storefront added in front of Queen Anne house still visible with its tower and gable-end truss behind and above storefront. 1-story rear commercial building. Walkway on north. (Photograph 8)



- C 1325-1327-1329 Main Street (parcels 420-003-006, 420-003-007) c. 1890 3-story double bow front brick Italianate building. First floor altered. At second and third floors bows are off center to south by one bay. Front of each bay has double window with single windows on sides. Segmental arches of windows are bricks laid vertically alternating in height header and stretcher with stretcher. Areas below sills of third-floor double windows are enriched with diaperwork panels. At roof line, broad plain fascia and console brackets are below widely projecting molded cornice supported by console brackets. 3-story addition at rear. (Photograph 7)
- C 1331-1333-1335-1337 Main Street (parcel 420-003-005) c. 1890 3-story yellow-brick-front Colonial Revival building, which, if the c. 1890 date is correct, is an early example of the style. First floor central entrance to upper floors is flanked by storefronts. Storefront surrounds appear to be original, plain soldier course brick. Stores have recessed entries with square-tile floors. At second and third floors bands of windows left and right have soldier course sills and lintels. Attic displays fancy brickwork under low central raised flat feature. North side elevation, facing driveway, is solid brick at first floor. At second and third floors there are central paired windows. In rear (west) elevation paired and single 1-over-1s are left and right of fire escape. (Photograph 7)
- Vacant Parcel 420-003-003 (Photograph 7)
- C 1355-1357 Main Street (parcel 420-003-002) c. 1890 4-story yellow-brick-front 5-bay Italianate building. First floor altered. Second floor windows have radial round arches of quarry-finished gray stone springing from string course of same stone. At third and fourth floors, window sills are part of stone string course; lintels are stone, splayed, with keystones. Six large console brackets support wide deep roof line cornice and its crown molding. South side elevation, facing vacant parcel, has infilled windows at first floor, conventional windows at second, third, and fourth floors. (Photograph 7)
- C 1359-1361-1363 Main Street (parcel 420-003-001) 1902 4-story wedge- and U-shaped brick Italianate building with 1-bay chamfered corner at Main/Ann Streets. First floor has two stores, boarded up, on either side of central entrance to upper floors. Second, third, and fourth floors have 1-over-1 windows in rhythm, from east of 2-3-3-2-1 divided by narrow brick pilasters. Window sills extend to form string courses at all floors. Lintels are heavy quarry-finished brownstone blocks. Machicolated cornice. (Photograph 7)
- C 1391-1395-1397-1399-1403-1405 Main Street (parcel 420-001-003) 1910 1-story brick building held together despite alterations by unifying feature of its attic, which runs along Main Street and returns on High Street over several storefronts. Some original wooden pilasters of storefronts still in place. Corner of building at Main and High Streets is chamfered, with door to closed-up store in chamfer. Rear of 1405 Main Street is brick with infilled segmental windows. Other side and rear sections are stucco and cinder block. (Photograph 12)
- C 180 Pleasant Street (parcel 420-003-004) c. 1900? Jeffrey Dressler Arena of San Juan Center Sports, Inc. Range of brick and cinder block buildings in irregular cross shape located between rows of buildings facing Main Street and Ann Street. (Figures 2 and 3) Age, mass, brick materials, and segmental window lintel details are original and consistent with overall fabric of district contextually. Sections of building projecting toward Pleasant Street and running parallel with Pleasant Street are two-story brick painted white with segmental window lintels of three tiers of headers. Section running north is 1-story brick with added second story of CMUs featuring long band of square windows at roof line to light interior, which is gymnasium, extending up to rear of 1313-1317 Main Street. The parcel continues as long driveway/right-of-way from Pleasant Street running north in rear of Main Street block buildings to re-entrance to Main Street west of 1337 Main Street. (Photographs 10, 11)

PROPERTY NAME  
United States Department of the Interior

**Downtown North Historic District, Hartford, CT**

Page 10  
National Register of Historic Places Registration Form

**8. Statement of Significance**

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 1855-1930

Significant Dates 1891  
1896

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

Cultural Affiliation NA

Architect/Builder See below

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## 8. Significance

### Summary

The Downtown North Historic District is significant historically because it is a late-19th- and early-20th-century residential portion of Hartford's downtown. As the city gradually grew from its 17th-century riverfront origin, its downtown expanded to include in at its periphery an urban mixture of residential buildings with business and commercial buildings, as typified by the Downtown North Historic District. Church, schools, private homes, and businesses all are represented. The district is significant architecturally because its buildings convey a sense of the character of a residential neighborhood in historic downtown Hartford, displaying with integrity good examples of contemporary architectural styles, including Italian Villa, Gothic Revival, Italianate, Queen Anne, and Colonial Revival.

### History

As Hartford developed from the colonial era, its downtown character shifted from primarily residential to primarily commercial, but downtown continued to be a desirable place to live, in common with the non-residential activities. The Downtown North Historic District was a desirable part of the city. This circumstance is demonstrated by the fact that the area was densely built up. All parcels were occupied, as can be seen in the 1917 atlas page (Figure 4). The scale and density of the buildings were an extension of features found in center city. On the one hand the row of multi-story buildings along Main Street in the district closely resembled in mass and proportions the similar rows near the river, while at the same time residential and institutional buildings on High, Ann, and Ely Streets articulated strong residential forms and functions.

Residents of the district during its period of significance represented a variety of backgrounds and occupations. For instance, the Flatiron Building was owned by Mrs. Delaney. Elizabeth E. Walsh owned, and resided in, the Keney Tower Hotel, offering "rooms." A variety of occupations were associated with the neighborhood. Amos Weisner, who worked as an assembler in a factory, lived at 104 Ann Street; Horatio T. Green, a carpenter, at 110 Ann Street; Henry H. Jennings had his office and home at 112 Ann Street; Isabel Secor, a widow, lived at 105 Ann Street; Dr. Emil G. Reinert conducted his medical practice from his home at 109 Ann Street; Julia T. Quick boarded at 113 Ann Street.

The presence of a school in the district goes back to mid-19th century. The existing Second North District School, 249 High Street, replaced an 1854 building. A school building with the Henry Barnard<sup>2</sup> name on Main Street followed. The 1917 City Directory refers to the High Street school as "Henry Barnard School or Second North District School." Later directories give it the name Henry Barnard School Annex. The Henry Barnard School, on Main Street, is designated in the 1917 atlas as the Second North District School. Each school was known by the other's name at one time or another, but the Henry Barnard name

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<sup>2</sup>Henry Barnard (1811-1900) was Hartford's great nationally recognized educator, often thought of as being equivalent in stature in the field to Horace Mann (1796-1859).

gradually took over as the name of both. A second building constructed in 1900 at High Street to increase capacity was demolished, and on the present Main Street location, Henry Barnard School had a complex of several smaller buildings at the northeast corner of the site, approximately where the Hartford Street Youth Project building now stands. Barnard-Brown School<sup>3</sup> continues to function as an active, large elementary school.

During the district's period of significance two wholesale grocery firms, Keney Brothers and Loomis & Wilson Company, contributed an important commercial presence. The site of the Keney Brothers business and home is memorialized by the Keney Memorial Tower, while a partner in the firm, Ebenezer Roberts, built the Isham-Terry House. The business and associated nearby residences demonstrate the accepted mixed-use nature of the neighborhood. While the Keney buildings have been replaced by the Keney Tower, the Loomis & Wilson building continues standing.

Two other examples of upper-class residential presence in the district remain. Arthur G. Pomeroy, a wealthy tobacco grower, spared no expense in his High Victorian Gothic home which carries the heavily detailed features of the style to an extreme. Also still in place as a free-standing structure is the somewhat similar elaborate Queen Anne house at 1313-1317 Main Street, discernable behind its 1927 storefront.

What is now a solid commercial row along Main Street may replace earlier houses, as suggested by 1313-1317 Main Street. Also, the four double-bow front buildings may have been a late version of the ubiquitous Hartford Perfect Six with residential use at the first floor as well as above. Now the block is a solid row of storefronts. Upper floors, from the first, presumably are residential in purpose, although the Flatiron Building suggests the possibility of office use of the upper floors, at least in part. According to the 1917 atlas, Theodore Newton, contractor and builder, owned three of the Main Street double-bow fronts, 180 Pleasant Street/450,452, 460 Ann Street, and the driveway that runs to the north behind the buildings before curving to connect with Main Street, as well as a narrow connecting driveway at the east now incorporated as part of Pleasant Street, effectively encircling a large portion of the block. San Juan Center/San Jaun Sports, Inc., today occupies approximately the same position of prominence.

Among institutional buildings, Sacred Heart Church is the oldest. What motivated The German-American Roman Catholic congregation selected this location in a downtown residential neighborhood for their house of worship when the area was under active development and the congregation has been faithful to the location. The church exhibits a high state of integrity and historic preservation. Equally important, the church and Barnard-Brown School actively follow their original missions, continuing to contribute their historic positive influence in the district.

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<sup>3</sup>The institution was re-named Barnard-Brown School upon consolidation with Brown School when the latter was closed. Brown School was one of the city's first, located in the heart of downtown near the intersection of Morgan Street with Columbus Boulevard, where the large new city parking garage has been built in recent years.

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## Architecture

The variety of structures within the Downtown North Historic District includes a church, schools, single-family residences, multi-family residences, a hotel, and business and commercial buildings, a wide variety for an area of 19 acres. The architectural styles are those in contemporary favor at the time: Gothic Revival, Italianate, Queen Anne, Neo-Classical Revival, and Colonial Revival. Brick and brownstone are the principal materials. Probably the most outstanding design is the Second North District School which is a fine example of Melvin H. Hapgood's Aesthetic Movement training, sense of symmetrical design, and interest in unusual surfaces. Sacred Heart Church is well-designed in the Gothic Revival style but highly unusual for its combination of brownstone sanctuary with yellow brick front elevation. The Flatiron Building is perhaps the most thoroughly and carefully detailed of the commercial buildings, while the use of the Colonial Revival style for 1331-1337 Main Street, if the c.1890 date is correct, is well ahead of its times. The ambitious scope and fine materials of the Barnard-Brown School, realized at the end of the booming 1920s, reflect the financial optimism of the decade. The school is in an excellent state of historic preservation. The walls have an orange/brown brick wainscoting with molded top rail and coved surface where the wall meets the floor, throughout the building. Original ceilings are in place.

## Architects

The generally good quality of the architecture in the Downtown North Historic District is a factor of the large percentage of buildings which were architect-designed. Architects known to have work represented in the district include the following:

William G. Allen, 220 High Street, c. 1855. Little is known of this mid-19th century practitioner. He obviously was competent, as his house at 220 High Street is a good example of the Italianate style, well-proportioned and with proper details. One detail of interest is the high arched transom over the front door which is divided by tall vertical mullions. Michael O'Donohue used this same element decades later in the entrance to Church of the Sacred Heart, in 1892.

Frederick R. Cosmetic (1866-1942), Flatiron Building, 529-543 Ann Street/260 High Street, 1896. Comstock was a New York architect who had an office in Hartford only in 1897-98. The dates suggest that since the Flatiron Building is a substantial building this commission may have brought him from New York to Hartford. In Hartford he designed a house for G.W. Pomeroy, also in 1896, demolished, which was reported in the *American Architect & Building News* for December 5, 1896. In New York he is known for the Second Church of Christ Scientist on Central Park West.

Golden-Storrs & Company, 1313-1317 Main Street, 1927 alterations.  
Henry Barnard School gymnasium addition, 1930

Maurice H. Golden (1898-1976) was born in Odessa, Russia, and emigrated to the United States, arriving in Hartford by way of Winnipeg, Manitoba, Canada in 1919. He formed a partnership with a Mr. Storrs, about whom little is known, which lasted only a few months, although Golden continued to practice

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under the partnership name until 1958, primarily designing working class housing. Among his more prominent commissions were the State Police headquarters at 100 Washington Street (1938) and the John P. Neilsen & Sons Ford agency, nearby on Washington Street (1927). In 1958 he moved his office to West Hartford reorganized as the firm of Golden, Thornton & LaBau, a forerunner of Stecker, LaBau, Arneill, McManus (S/L/A/M), now the largest architectural office in central Connecticut.

James H. Grozier, 480-484 Ann Street, 1919. 480-484 Ann Street is Grozier's only known work, and there is no biographical information at hand on his life or career. 480-484 Ann Street is a competent exercise in the Colonial Revival style in vogue at the time.

Charles C. Haight (1841-1917), Keney Memorial Tower, 1306 Main Street, 1898. A New York native, Haight specialized in church and collegiate commissions, mostly in the High Victorian Gothic and Collegiate Gothic styles. A photograph of Tour Jacques, Paris, after which the Keney Tower is studied, is in the collection of the Avery Library, Columbia University, along with the presentation perspective for the Keney Tower. Yale University was a prime client of Haight's, using his designs for at least eight major structures.

Melvin H. Hapgood (1859-1899), Isham-Terry House, 211 High Street, 1883 alterations.  
Second North District School, 249 High Street, 1891.

Melvin Hapgood was educated in the Boston area where he studied at the Massachusetts Art Normal School under the direction of an English teacher who was steeped in the Aesthetic Movement as it then prevailed in London's South Kensington. Melvin was a skilled interior designer, re-doing the Isham-Terry House on High Street with stained glass of his own design in 1883. The detail of windows with small square panes and round "jewels" re-appears up the street in the school in 1891.

When he designed the school, Melvin Hapgood was a member of the firm of Cook, Hapgood and Company, which had a short life from 1890 to 1893. During these years the firm is known to have enjoyed at least three principal commissions. Two opportunities came in 1891, the Second North District School and the (New Britain) Erwin Home for Worthy and Indigent Women; the third major commission, in 1893, was the Middletown YMCA. Melvin designed each of these buildings as a whole, not just the ornamentation. He then entered into partnership with his cousin, Edward T. Hapgood (1866-1915), where he practiced until his early death from cancer in 1899. Examination of the copious materials on Melvin's lifework held by the Harriet Beecher Stowe Center Library supports the judgement that Melvin's early death at age 40 was a severe blow to Hartford Architecture.

Octavius J. Jordan (1825 - ?), Isham-Terry House, 211 High Street, c. 1854. Jordan was the first trained architect to reside in Hartford. The 1850 census lists him, age 25, birthplace London, his wife Margaret, and their son, nine months, birthplace New York. Jordan's ads cited his "several diplomas as evidence of his professional ability." Jordan's drawings at the Connecticut Historical Society for the Gilman House on Charter Oak Terrace are perhaps the earliest extant Hartford architectural drawings. He is known to have designed Harriet Beecher Stowe's first house, Oakholm, and attribution to Jordan of Colt's

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Armsmead is based on a newspaper article. Attribution of the Isham-Terry House to Jordan is based on the observation that no other contemporary Hartford designer is known.

Seneca M. Lincoln (1822-1885), Arthur G. Pomeroy House, 490 Ann Street, 1882. Lincoln came to Hartford at the end of the Civil War, initially practicing in the firm of Lincoln and (George Dutton) Rand. A drawing at the Old State House refers to the "Lincoln Plan," presumably a plan for converting the building into use as City Hall, as was carried out in the late 1870s. Seneca Lincoln is also credited with the Fenwick Hotel, Old Saybrook, and Rockville Opera House in Vernon.

Joseph E. Marchetti (1885-1977), Henry Barnard School, 1304 Main Street, 1927. Born in the province of Potenza, Italy, Marchetti came to Hartford at age 12. He practiced architecture in Hartford from 1912-1950, except for the years 1933-1939 when he removed to New Haven. His principal work was in small working-class Colonial Revival apartment houses known as "Yellow Bricks," which were successors to Hartford's ubiquitous 19th-century "Perfect Sixes." In a "Yellow Brick" the front elevation of a red brick building is yellow brick with diaper pattern panels and window outlines in deeper orange brick, soldier courses above and below the windows, which are double or triple 1-over-1s, and with stepped roof line parapets vaguely classical in inspiration. About 55 buildings designed by Marchetti in Hartford have been identified. Henry Barnard School was his largest and most prestigious commission by far.

Michael O'Donohue (1835-1912), Church of the Sacred Heart, 24 Ely Street, 1892. One account says that O'Donohue arrived in Hartford in 1872, but he is listed in the directories as a "church architect" only from 1890. Most of his work was in Catholic Churches in the Gothic Revival style. Included in his commissions are Church of our Lady of Sorrows School (1907), LaSalette Seminary, New Park Avenue (1894), Church of the Immaculate Conception, Park Street (1894), St. Anne's church, New Park Avenue (1894 - the edifice preceding the standing church building), St. Peter's Church, New Britain, and Ados Israel Synagogue, Market Street (1898).

Burton A. Sellew (1878-1932), Keney Tower Hotel, 269-273 High Street, 1914. Sellew was born in Glastonbury, Connecticut, the son of a builder. He is listed in the directories as an architect from 1900 (age 22) to his death from a heart attack at 54 in 1932. He was unbelievably prolific in working-class housing, along with Marchetti, but worked more in the Neo-Classical Revival style, featuring splayed lintels and heavy cornices in pleasant proportions. He did some non-residential work, including an automobile showroom for Capitol City Auto Co., agents for the Mitchell, at the northeast corner of Union Place and Allyn Street, still standing. The Keney Tower Hotel ranks among his largest and most prestigious commissions.

George A. Zunner, Sr. (1861-1936), Church of the Sacred Heart, 24 Ely Street, alterations 1917. George A. Zunner, Sr., was the most prolific architect in Hartford history, out-producing even Marchetti and Sellew, again mostly in working-class housing. A native of Hamburg, Germany, Zunner by age 28 (1889) was married and living in New York. After working on German buildings at the World's Colombian Exposition (1891-1893), he spent three years in Boston before coming to Hartford in 1896. His range of styles, larger than that of his contemporaries, included reference to the Arts and Crafts movement and to

PROPERTY NAME  
United States Department of the Interior

**Downtown North Historic District, Hartford, CT**

Page 16  
National Register of Historic Places Registration Form

Modern Architecture. Some of his drawings survive. Two other Zunner churches are the red brick Christ Evangelical Lutheran Church (1925) on Broad Street and Broadview Community Church (1929) on Oliver Street, both in the Gothic Revival style, Broadview using buff brick. While it is known that Zunner did a design for Scared Heart, exactly what he did is not known. Presumably, he added the yellow brick front elevation, yellow brick front elevations for apartment buildings being quite popular at the time.

**9. Major Bibliographical References**

Andrews, Gregory E., and Ransom, David F. *Structures and Styles: Guided Tours of Hartford Architecture*, Hartford: Connecticut Historical Society, 1988

*Atlas of the City of Hartford and the Town of West Hartford, Connecticut*. New York: Sanborn Map Company, 1917. Plate 6.

Close, F. Perry. *History of Hartford Streets*. Hartford: Connecticut Historical Society, 1969.

*Geer's Hartford City Directory*. Hartford: The Hartford Printing Company, 1917..

Kuckro, Anne Crofoot. *Hartford Architecture, Volume One: Downtown*. Hartford: Hartford Architecture Conservancy, 1978.

Ransom, David F. "Biographical Dictionary of Hartford Architects." *The Connecticut Historical Society Bulletin* 54(1989)1-2.

- 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: \_\_\_\_\_



PROPERTY NAME  
United States Department of the Interior

**Downtown North Historic District, Hartford, CT**

Page 17  
National Register of Historic Places Registration Form

**10. Geographical Data**

Acreage of Property 19

**UTM References**

Zone Easting Northing	Zone Easting Northing
A 18/693180/4627060	B 18/693260/4626840
C 18/693100/4626740	D 18/692900/4626710
E 18/692840/4626780	F 18/692740/4626820

Verbal Boundary Description      See District Map, Figure 1.

**Boundary Justification**      The boundary is drawn to encompass the buildings which remain standing between Interstate 84 and the intersection of High, Ann, Ely, Main, and North Main Streets with Albany Avenue and that portion of Main Street to the south historically associated with the intersection. The Clay Hill Historic District abuts to the north. Vacant parcel 420-003-012 at northwest corner of Pleasant and Main Streets is a commercial parking lot.

**11. Form Prepared By**

name/title David F. Ransom

organization Architectural Historian

date September 2003

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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**List of Photographs**

Photographs were taken in August and October 2003 by David F. Ransom.

**Photograph 1**

Second North District School  
249 High Street  
View northwest

**Photograph 2**

East side of Ann Street  
View northeast

**Photograph 3**

Doorway to Loomis-Wilson Company  
35-37 Atlantic Street  
View southwest

**Photograph 4**

Flatiron Building  
529-543 Ann Street  
View north

**Photograph 5**

Sacred Heart Church  
View northwest

**Photograph 6**

Barnard-Brown School  
1304 Main Street  
View northeast

**Photograph 7**

Main Street  
View southwest

**Photograph 8**

1313-1317 Main Street  
View west

**Photograph 9**

Main Street  
View northwest

**Photograph 10**

180 Pleasant Street  
View northwest

**Photograph 11**

180 Pleasant Street  
Interior

**Photograph 12**

Northwest corner of High  
and Main Streets  
View west

**List of Figures**

**Figure 1**

District Map and Photo Key

**Figure 2**

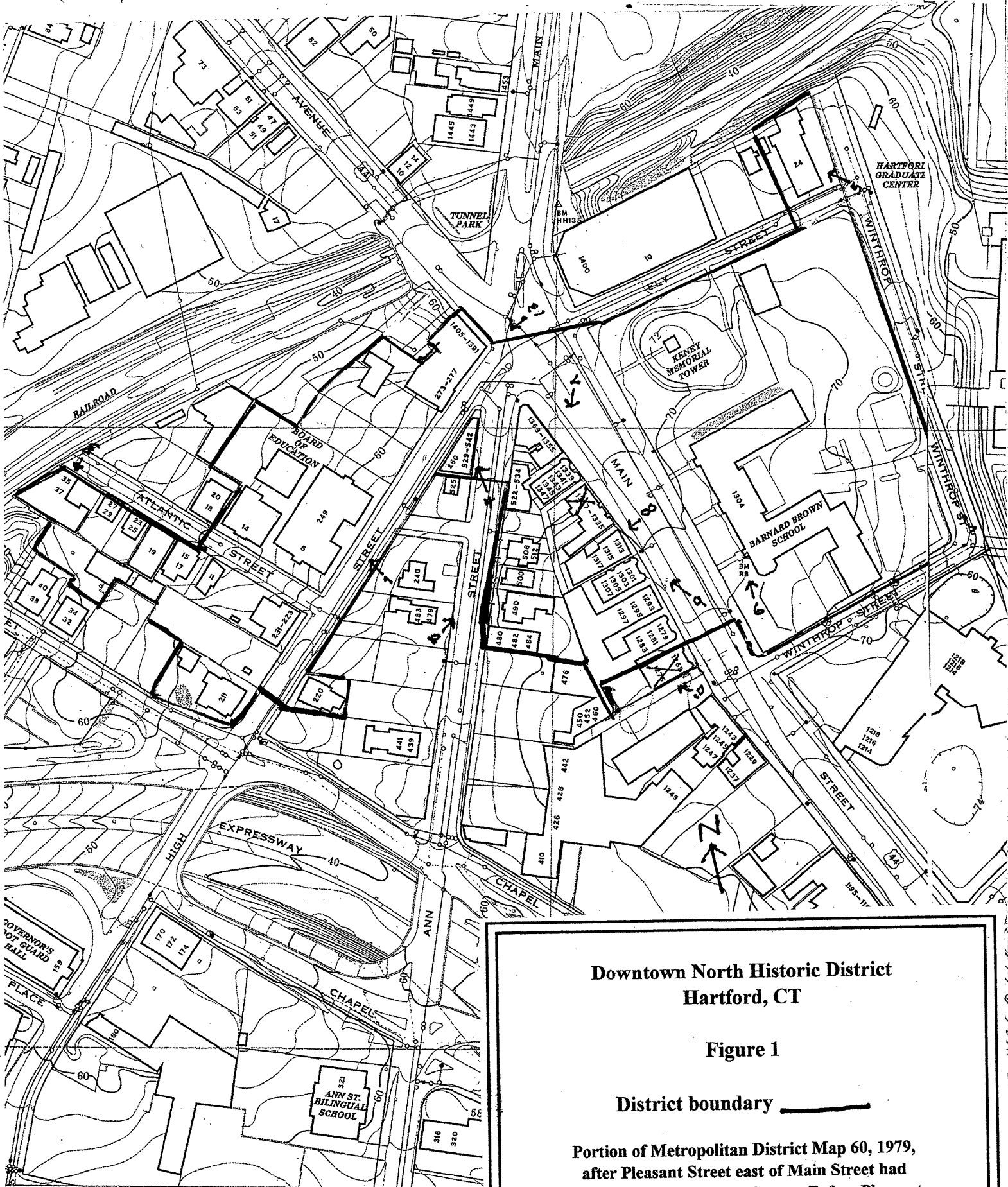
Portion of District Map  
Showing parcel numbers

**Figure 3**

180 Pleasant Street parcel

**Figure 4**

Sanborn 1917 Atlas, portion of Plate 6



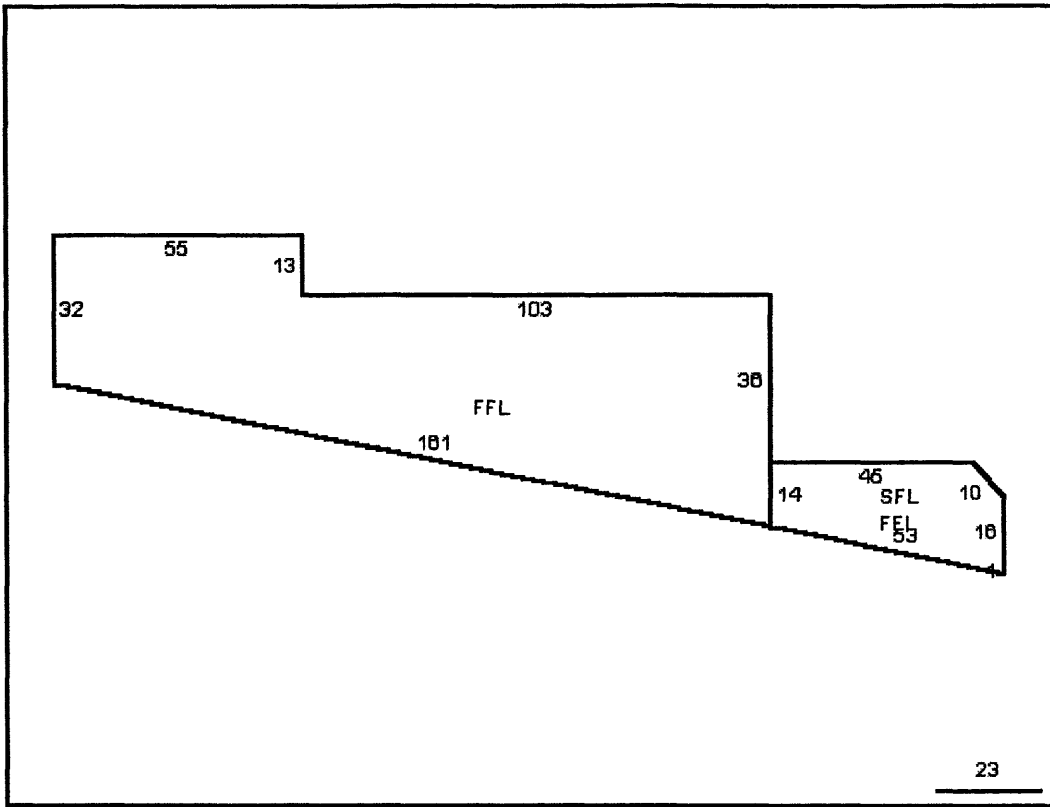
**Downtown North Historic District  
Hartford, CT**

**Figure 1**

**District boundary**

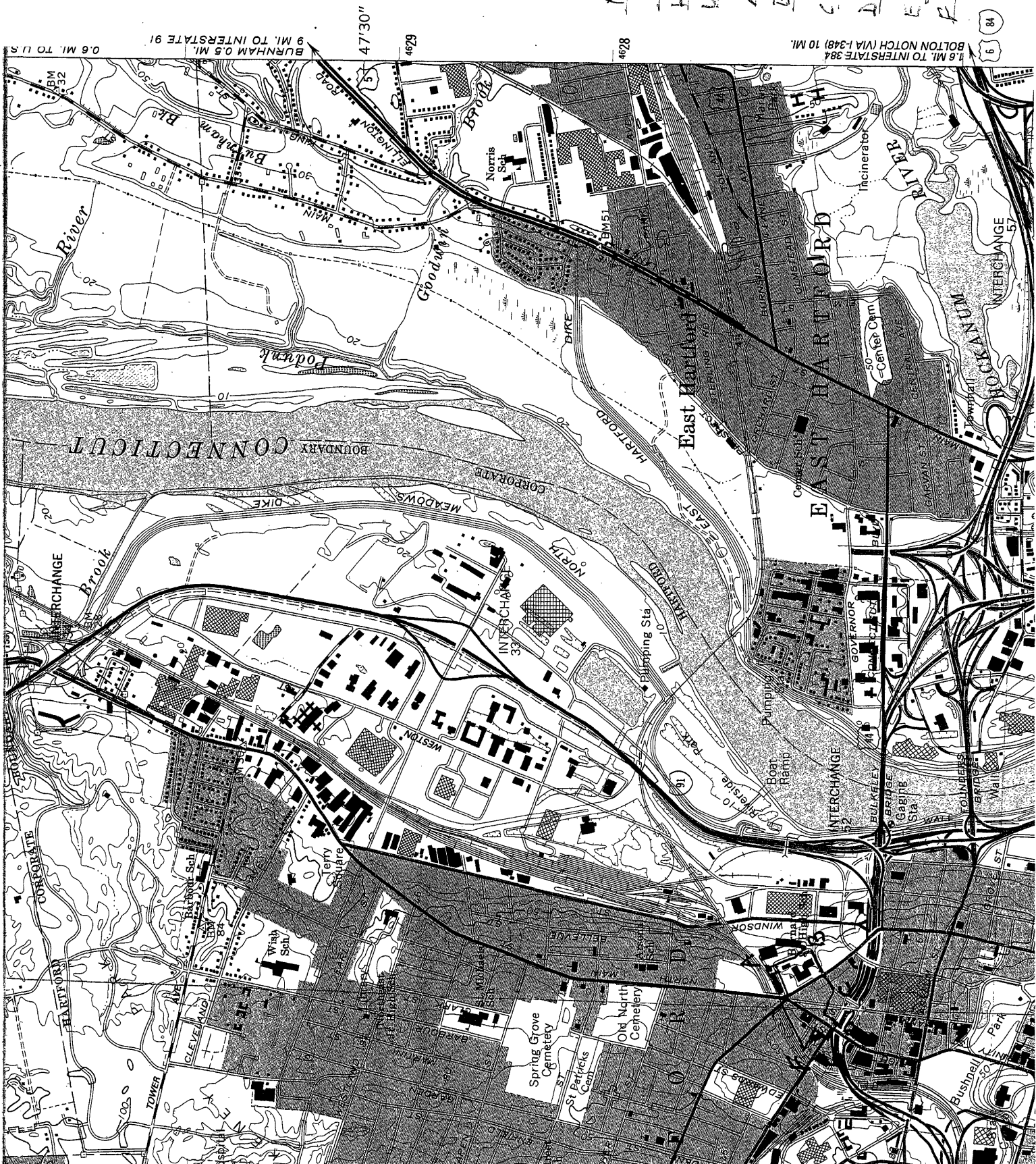
Portion of Metropolitan District Map 60, 1979,  
after Pleasant Street east of Main Street had  
been renamed Winthrop Street. Before Pleasant  
Street west of Main Street had been laid out.

**Scale 1" = 200'**



ParcelID: 420-003-004 Card: 1 of 1 Location: 0180 PLEASANT ST

**Downtown North Historic District**  
**Hartford, CT**  
  
**Figure 3**  
  
**180 Pleasant Street**



Near North Side  
 Historic District  
 HARTFORD, CT  
 UTM Refs  
 A 18 693180 462760  
 B 18 693260 4626850  
 C 18 693100 4626740  
 D 18 692900 4626710  
 E 18 692840 4626780  
 F 18 692780 4626820

0.6 MI. TO U.S.

BURNHAM 0.5 MI.  
 9 MI. TO INTERSTATE 91

6 MI. TO INTERSTATE 384  
 BOLTON NOTCH (VIA I-348) 10 MI.

6 84



**Downtown North Historic District  
Hartford, CT**

**Figure 4**

**Portion of Plate 6, 1917 Sanborn atlas**