

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 91001049

Listed: 08/26/91

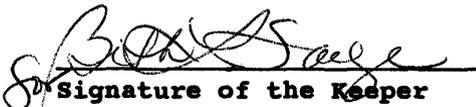
Garvan--Carroll Historic District  
Property Name

Hartford  
County

CT  
State

N/A  
Multiple Name

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

  
Signature of the Keeper

8/26/91  
Date of Action

Amended Items in Nomination:

**8. Statement of Significance: Area(s) and Criteria**

Community Planning and Development is justified under Criterion A.

This information was confirmed with John Herzan, National Register Coordinator, CTSHP, by telephone.

**DISTRIBUTION:**

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

1049

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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

1. Name of Property

historic name

other names/site number Garvan-Carroll Historic District

2. Location

street & number See continuation sheet  not for publication  
city, town East Hartford  vicinity  
state Connecticut code 09 county Hartford code 003 zip code 06108

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>182</u>	<u>4</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>      </u>	<u>      </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>      </u>	<u>      </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>      </u>	<u>      </u> objects
	<input type="checkbox"/> object	<u>182</u>	<u>4</u> Total

Name of related multiple property listing: Historic and Architectural Resources of East Hartford, Connecticut  
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
[Signature] 6/28/91  
Signature of certifying official Date  
Director, Connecticut Historical Commission  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)  
[Signature] 8/26/91  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

DOMESTIC/Single dwellings  
DOMESTIC/Multiple Dwellings  
DOMESTIC/Secondary Structures  
COMMERCE-TRADE/Specialty Store

Current Functions (enter categories from instructions)

DOMESTIC/Single Dwellings  
DOMESTIC/Multiple Dwellings  
DOMESTIC/Secondary Structures  
\_\_\_\_\_

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**7. Description**

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Architectural Classification  
(enter categories from instructions)

LATE VICTORIAN/Italianate, Queen Anne  
LATE 19TH AND EARLY 20TH CENTURY REVIVALS/  
Colonial Revival, Tudor Revival

Materials (enter categories from instructions)

foundation BRICK; STONE; CONCRETE  
walls WOOD/Shingle, clapboard, flushboard  
STUCCO  
roof ASPHALT  
other \_\_\_\_\_  
\_\_\_\_\_

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Describe present and historic physical appearance.

See continuation sheets

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East Hartford, CTSection number 2 Page 1GARVAN-CARROLL HISTORIC DISTRICT  
EAST HARTFORD, CONNECTICUT

## LIST OF PROPERTY ADDRESSES

Carroll Road: 15, 18, 19, 23, 24, 27, 28, 31, 32, 35, 38, 39, 40, 43, 46,  
47, 48, vacant lot-west half is now extension of 53, east  
half is now extension of 47, 53, 54, 55, 57, 58, 59, 60

Chapel Street: 23, 27, 31, 35, 39-41, 43-45, 47-49, 51-53, 55-57, 59-61,  
63-65, 67-69, 71-73, 75-77, 85-87, 89-91, 93-95, Map 13/  
Lot 102, 101-103, 105-107

Garvan Street: 18, 19, 23, 24, 27, 28, 31, 32, 33, 37, 38, 42, 43, 46, 47,  
50, 51, 52, 57, 58, 62, 63, 66, 67, 68, 71, 72, 76, 77, 80,  
83, 84, 85, 88, 89, 93, 96, 97, 101

South Prospect Street: 24, 36, 66, 82

Tower Road: 1, 2, 4-6, 5, 9, 10, 11, 13, 14, 17, 19, 20, 22, 28, 30, 33,  
34, 35, 37, 38, 41, 42, 45, 50

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Garvan-Carroll  
Historic District  
East Hartford, CT

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The Garvan-Carroll Historic District consists of a roughly square, four-block residential neighborhood located adjacent to the western edge of East Hartford's Main Street commercial area. The district encompasses approximately 25 acres of relatively level land and a total of 110 single and multi-family houses, and 76 outbuildings (73 garages, two carriage sheds, and one shed which appears to have originally been used as a bakery), almost all of which are one to three--story frame buildings erected between the early 1890s and early 1930s. All but two (98%) of the houses, and two (97%) of the outbuildings contribute to the historical and/or architectural significance of the district.

South Prospect Street is the district's only north/south street. East/west streets include Garvan and Chapel Streets, as well as Carroll and Tower Roads. Street setbacks for houses are basically uniform on each street, and, as a whole, range from about 15 to 25 feet. Lot frontages generally vary from about 50 to 75 feet, while lot depths range between 150 and 175 feet. There are only two vacant lots in the district (between 93-95 and 101-03 Chapel Street, and between 47 and 53 Carroll Road). There are no parks, although in 1943 a park was created adjacent to the district in former marshland along the west side of South Prospect Street, after the construction of nearby flood-control dikes by the U.S. Army Corps of Engineers.

Major residential architectural styles represented include Italianate, Queen Anne, Colonial Revival, Transitional Queen Anne/Colonial Revival, Bungalow, Tudor Revival, and Four Square. Popular late 19th/early 20th-century multi-family housetypes include triple deckers and stacked duplexes. The district also includes several fairly plain and utilitarian houses dating from the late Victorian era. Garages, many of which coordinate with the style and materials of the houses, and are usually set off slightly to one side of the houses, approximately 100 feet from the street, are accessed by narrow driveways. While a number of the district's frame buildings have had aluminum, vinyl, or asbestos sidings superimposed over original wood sidings, or some porch or window modifications, as a whole they continue to effectively convey the area's

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historic significance and character.

The styles on each of the four east-west streets (Garvan and Chapel streets and Carroll and Tower roads) reflect predominantly the particular decade that each street was opened. Thus Garvan Street, opened in 1892, displays many Queen Anne-style buildings from the 1890s. Lots on Garvan Street which were developed a decade or two later tend to contain large multi-family houses with Colonial Revival elements, a transitional style between the Queen Anne and the full Colonial Revival. Chapel Street, opened around 1910, contains an overwhelming majority of stacked duplexes with Colonial Revival elements. The east end of the street, developed later, displays four small bungalows. Bungalows also occupy two lots on Garvan Street which were not developed until the second decade of the 20th century.

The larger houses, the Queen Annes, Four-Squares, and stacked duplexes, were almost always constructed for multi-family use. By contrast, Carroll and Tower roads, opened in 1925, display simple single-family Colonial Revival and Tudor Revival styles, popular in the early 20th century. South Prospect Street, extended as needed to accommodate the advancing side streets, displays four houses, each in a different style from the late 19th and early 20th centuries.

The Queen Anne-style buildings in the district generally featured bulky and/or asymmetrical massing, use of materials of varying textures-- usually clapboard and wood shingle, decorative-paned windows, and, occasionally, a tower. The best example of the style on Garvan street (and one of the best in East Hartford) is the brick Michael Ahl house (93-95; Photographs 19, 20, and 21), which displays a three-story conical tower surmounted by a finial. The Marshall House, 28 Garvan Street (Photograph 5), also has a tower, square and somewhat shorter. Many houses retain Queen Anne-style decorative windows or wooden brackets and trim. Several of these houses (numbers 43, 58, 62, 68, 84, and 85--Photographs 8, 9, 10, and 15) employ only the asymmetrical massing of the Queen Anne style.

A transitional Queen Anne/Colonial Revival style characterizes many of the houses on Garvan and Chapel Streets. In these houses, massing typical of the Queen Anne style is embellished with detailing reminiscent of colonial, Georgian, or Federal-style architecture. The

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gable-to-street stacked duplex form employed on Garvan Street displays a fully or half-facade porch on the first floor and a half-facade porch on the second floor. These porches generally use round columns. The gable often displays a round-topped or tripartite window. The Four-Square houses generally display dormers in three of their four roof pitches (not the rear), and certain decorative elements (columns or brackets) associated with either the Queen Anne or the Colonial Revival style. Both types use a blend of siding textures, clapboard and wood shingle. (Photographs 2, 3, 4, 8, and 9).

Houses built in the 1920s and 1930s display a purer form of the Colonial Revival. The massing of these houses more closely imitates colonial-period massing. They are smaller single-family houses trimmed with conscious copies of colonial, Georgian, and Federal features. They are oriented ridge-to-street, generally having a three-bay facade. The Colonial Revival-style houses employ both gable and gambrel roofs. Where the gambrel roof is used, it supports a full-width dormer. Several of the gambrel-roofed houses display a curious variant, using a pent roof at the first story in imitation of the roofline created by the gambrel with its full-width dormer. A few of the Colonial Revival houses have cove-ceiling porches in imitation of this Federal-style feature. (Photograph 27)

Approximately one quarter of the houses on the streets developed in the 1920s display the Tudor Revival style. Their broad gable-to-street orientation and steep rooflines provide an interesting contrast to the Colonial Revival-style houses. In most cases, the Tudor Revival houses are sided with clapboard rather than stucco and half-timbering. (Photographs 23, 24, 26, and 30) Several houses in this neighborhood, both Colonial Revival and Tudor Revival, are covered in clapboard with an exposure of approximately eight inches.

One other significant style exists in this neighborhood, the Bungalow. Unlike most of the neighboring structures, these houses are only one story tall (plus attic). They display sweeping ridge-to-street roof pierced by central dormers. Exposed rafter ends and small brackets "support" the roof. (Photographs 1 and 2)

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An inventory of individual buildings and properties located in the district is provided on the following pages. Inventory items are arranged in format noted below.

St. #	Status (C=Contributing, NC=Noncontributing)	Brief Description	Photograph # (where applicable)
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## CARROLL ROAD (North Side)

- |    |          |   |
|----|----------|---|
| 18 | NC<br>NC | Plain mid-20th-century frame house. Built 1950.<br>Frame garage.    |
| 24 | C<br>C   | Frame Colonial Revival. Built ca. 1930.<br>Frame garage.            |
| 28 | C<br>C   | Frame Colonial Revival. Built 1925.<br>Frame garage.                |
| 32 | C<br>C   | Frame Colonial Revival. Built 1928.<br>Frame garage.                |
| 38 | C<br>C   | Frame Colonial Revival. Built 1928.<br>Frame garage.                |
| 40 | C<br>C   | Frame Colonial Revival. Built 1928.<br>Frame garage.                |
| 46 | C<br>C   | Frame Colonial Revival. Built ca. 1930.<br>Frame garage.            |
| 48 | C<br>C   | Frame Colonial Revival. Built 1928.<br>Frame garage.                |
| 54 | C<br>C   | Frame Colonial Revival. Built 1928. Photograph 27.<br>Frame garage. |
| 58 | C<br>C   | Frame Colonial Revival. Built 1926. Photograph 27.<br>Frame garage. |
| 60 | C        | Frame Colonial Revival. Built 1920.                                 |

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CARROLL ROAD (South Side)

- |    |    |  |
|----|----|--|
| 15 | C  | Frame Colonial Revival. Built 1930. Tudor Revival additions. |
| 19 | C  | Frame Colonial Revival. Built ca. 1930.                      |
| 23 | C  | Frame Colonial Revival. Built 1925.                          |
| 27 | C  | Frame Colonial Revival. Built 1928.                          |
|    | C  | Frame garage/workshop.                                       |
| 31 | C  | Frame Colonial Revival. Built ca. 1930.                      |
|    | C  | Frame garage.  |
| 35 | C  | Frame Colonial Revival. Built 1928.                          |
| 39 | C  | Frame Colonial Revival. Built 1924.                          |
|    | NC | Frame shed.  |
| 43 | C  | Frame Colonial Revival. Built 1926.                          |
|    | C  | Frame garage.  |
| 47 | C  | Frame Colonial Revival. Built ca. 1923.                      |
|    | C  | Frame garage.  |
| -- |    | Vacant lot.  |
| 53 | C  | Frame Four-Square. Built 1930.                               |
|    | C  | Frame garage.  |
| 55 | C  | Frame Colonial Revival. Built 1930.                          |
|    | C  | Frame garage.  |
| 57 | C  | Frame Colonial Revival. Built 1925.                          |
|    | C  | Frame garage.  |
| 59 | C  | Frame Tudor Revival. Built 1926.                             |

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CHAPEL STREET (South Side)

- 23 C H.L. Crosby House. Frame Bungalow. Built 1920.  
C Frame garage.
- 27 C Robert W. Beattie House. Frame Bungalow. Built 1920.
- 31 C James W. Hyatt House. Frame Bungalow. Built 1921.  
C Photographs 1 & 2.  
C Frame garage.
- 35 C B.F. Hennessey House. Frame Bungalow. Built ca. 1920.  
C Photographs 1 & 2.
- 39- C John J. McNamara House. Frame Queen Anne/Colonial  
41 stacked duplex. Built ca. 1910. Photographs 1 & 2.  
C Frame garage.
- 43- C John F. Sweeney House. Frame Queen Anne/Colonial  
45 Revival stacked duplex. Built ca. 1910. Photograph 2.
- 47- C George W. Darlin House. Frame Queen Anne/Colonial Revival  
49 stacked duplex. Built ca. 1910.  
C Frame garage.
- 51- C Frame Queen Anne/Colonial Revival stacked duplex. Built  
53 1922. Photograph 3.  
C Frame garage.
- 55- C Frame Queen Anne/Colonial Revival stacked duplex. Built  
57 1910. Photograph 3.  
C Frame garage.
- 59- C Frederick Neuman House. Frame Queen Anne/Colonial 61  
Revival stacked duplex. Built ca. 1913. Photograph 3.  
C Frame garage.

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CHAPEL STREET (South Side, cont.)

- 63- C E. Paul Heimer House. Frame Queen Anne/Colonial Revival  
65 duplex. Built ca. 1912. Photograph 3.  
C Frame garage.
- 67- C Frame Four-Square. Built 1924. Photograph 3.  
69 C Frame garage.
- 71- C Walter Sharp House. Frame Queen Anne/Colonial  
73 Revival stacked duplex. Built 1917. Photographs 3 & 4.
- 75- C Frame Queen Anne/Colonial Revival stacked duplex. Built  
77 1930. Photograph 4.  
C Frame garage.
- 85- C Frame Queen Anne/Colonial Revival stacked duplex. Built  
87 1912. Photograph 4.  
C Frame garage.
- 89- C Frame Queen Anne/Colonial Revival stacked duplex. Built  
91 1922. Photograph 4.  
C Frame garage.
- 93- C James H. Gunn House. Frame Queen Anne/Colonial Revival  
95 stacked duplex. Built 1912.  
C Frame garage.  
C Frame garage/shed.
- Vacant lot.
- 101- C George S. Chapman House. Frame Queen Anne/Colonial  
103 Revival stacked duplex. Built ca. 1912.  
C Frame garage.
- 105- C Frame Queen Anne/Colonial Revival stacked duplex.  
107 Built 1912.  
C Frame garage.

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GARVAN STREET (North Side)

- 18 C Murray Newton House. Frame Queen Anne/Colonial Revival  
stacked duplex. Built 1905.  
C Frame garage.
- 24 C Murray Newton House. Frame Queen Anne/Colonial Revival  
stacked duplex. Built 1900.  
C Frame garage.
- 28 C Marshall House House. Frame Queen Anne. Built 1897.  
Photograph 5.  
C Frame carriage shed.
- 32 C Jennie Bauder House. Frame vernacular Victorian with  
Colonial Revival modifications. Built ca. 1893.  
Photograph 6.  
C Frame garage.
- 38 C Erastus Geer House. Frame Queen Anne. Built 1894.  
Photograph 6.  
C Frame garage.
- 42 C Pauline Heimer House. Frame Italianate. Built ca. 1850;  
moved from original site on Main Street in 1917.
- 46 C Waldo Driggs House. Frame Queen Anne. Built 1894.  
Photograph 7.
- 50 C Waldo Driggs House. Frame Colonial Revival. Built ca.  
1903.
- 52 C Waldo Driggs House. Frame Queen Anne/Colonial Revival  
stacked duplex. Built 1903.
- 58 C Walter Driggs House. Frame vernacular Victorian. Built  
1894.  
C Frame garage.

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GARVAN STREET (North Side, cont.)

- 62 C Leon LeCourt House. Frame vernacular Victorian. Built ca. 1901. Photographs 8 & 9.  
C Frame garage.
- 66 C William Flanigan House. Frame vernacular Victorian. Built 1902. Photographs 8 & 9.  
C Frame garage.
- 68 C Charles Reynolds House. Frame Queen Anne/Colonial Revival stacked duplex. Built 1894. Photographs 8 & 9.
- 72 C Frank Bokus House. Frame Queen Anne/Colonial Revival stacked duplex. Built ca. 1910. Photographs 8 & 9.  
C Frame garage.
- 76 C Neils Jessen House. Frame Four-Square. Built 1910. Photographs 8 & 9.
- 80 C Timothy Hyland House. Frame Queen Anne. Built 1899. Photograph 8.
- 84 C J. Eugene Stevens House. Frame vernacular Victorian. Built 1903.  
C Frame carriage shed. Photograph 10.
- 88 C Jarva Webster House. Frame Queen Anne/Colonial Revival stacked duplex. Built ca. 1905.
- 96 C S.O. Goodwin House. Frame Italianate. Built 1850. Photograph 21 (side view). Moved from original location Main Street in 1950.

GARVAN STREET (South Side)

- 19 C Ella Noble House. Frame Queen Anne. Built 1892. Photographs 11 & 12.  
C Frame bakery shop converted to barn/shed.

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GARVAN STREET (South Side)

- 23 C James J. Fogerty House. Frame Queen Anne. Built ca. 1893. Photographs 11, 12, & 13).
- 27 C Chloe Beaton House. Frame Colonial Revival. Built 1924.
- 31 C Carmine Tedesco House. Frame Bungalow. Built 1917. Photograph 14.
- 33 C Oliver Stenson House. Frame Queen Anne. Built 1892.  
C Frame garage.
- 37 C Frank Crosson House. Frame Queen Anne. Built 1892.  
C Frame garage.
- 43 C Charles B. Sanford House. Frame Queen Anne. Built 1894.  
C Photograph 15.  
C Frame garage.
- 47 C M.P. Sunderhauf House. Frame Bungalow. Built 1920.  
C Frame garage.
- 51 C Edward Heimer House. Frame Queen Anne. Built 1895. Photograph 16.
- 57 C George Damery House. Frame vernacular Victorian. Built ca. 1903.  
C Frame garage.
- 63 C Nancy Chapman House. Frame Four-Square. Built 1921.  
C Frame garage.
- 67 C Bruno Heimer House. Frame Colonial Revival triple  
decker. Built 1924.  
C Frame garage.
- 71 C Arthur Heimer House. Frame Four-Square. Built ca. 1910. Photograph 17 (bay window).

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GARVAN STREET (South Side, cont.)

- 77 C Maria Hills House. Frame Four-Square. Built 1910.  
C Frame garage.
- 83 C Herbert S. Bates House. Frame Four-Square. Built 1920.  
C Frame garage.
- 85 C Harry G. Lyon House. Frame Queen Anne/Colonial Revival  
C stacked duplex. Built ca. 1905.  
C Frame garage.
- 89 C Christopher Johnson House. Frame Queen Anne/Colonial  
C Revival stacked duplex. Built 1907.  
C Frame carriage shed.
- 93 C Michael Ahl House. Brick Queen Anne. Built 1895.  
C Photographs 19, 20, & 21).  
C Frame garage.
- 97 C Peter Thompson House. Frame Colonial Revival triple  
decker. Built ca. 1905. Photographs 19 & 21.
- 101 C Peter Thompson House. Frame Queen Anne/Colonial Revival  
stacked duplex. Built ca. 1910. Photograph 30 (rear  
view).

SOUTH PROSPECT STREET (East Side)

- 24 C Frame Colonial Revival. Built ca. 1930. Photograph 28.
- 36 C James Curtin House. Frame vernacular Victorian. Built  
1910.
- 66 C Frame Four-Square. Built ca. 1910. Photographs 29 &  
30.  
C Frame garage.

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SOUTH PROSPECT STREET (East Side, cont.)

82 C Frame Tudor Revival. Built ca. 1930.  
C Frame garage.

TOWER ROAD (North Side)

2 C Plain early 20th-century brick house. Built 1928.  
C Garage.

4- C Frame Queen Anne/Colonial Revival stacked duplex. Built  
6 1910.

10 C Frame Colonial Revival. Built 1925.  
C Frame garage.

14 C Frame Colonial Revival. Built 1929.  
C Frame garage.

20 C Frame Tudor Revival. Built 1926.  
C Frame garage.

22 C Frame Colonial Revival. Built 1925.  
C Frame garage.

28 C Frame Colonial Revival. Built 1926.  
C Frame garage.

30 C Frame Colonial Revival. Built 1925.  
C Frame garage.

34 C Frame Colonial Revival. Built 1925.  
C Frame garage.

38 C Frame Colonial Revival. Built 1925.  
C Frame garage.

42 C Frame Colonial Revival. Built 1926. Photograph 22.

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TOWER ROAD (North Side, cont.)

- 50 C Frame Tudor Revival. Built 1925. Photographs 22, 26,  
and 29.
- C Frame garage.

TOWER ROAD (South Side)

- 1 C Frame Colonial Revival. Built 1925.
- C Frame garage.
- 5 NC Plain mid 20th-century frame house. Built 1948.
- 9 C Carrie Smith House. Frame Tudor Revival. Built 1927.  
Photographs 23 & 24).
- 11 C Frame Colonial Revival. Built 1925. Photographs 23 &  
24.
- C Frame garage.
- 13 C Frame Colonial Revival. Built 1925. Photograph 24.
- 17 C Frame Colonial Revival. Built 1928.
- C Frame garage.
- 21 C Frame Colonial Revival. Built 1928.
- C Frame garage.
- 33 C Frame Tudor Revival. Built 1929. Photograph 25.
- 35 C Frame Tudor Revival. Built 1929. Photograph 25.
- C Frame garage.
- 37 C Frame Colonial Revival. Built 1928.
- C Frame garage.

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TOWER ROAD (South Side, cont.)

- |    |   |   |
|----|---|---|
| 41 | C | Frame Colonial Revival. Built 1927.                                   |
|    | C | Frame garage.   |
| 45 | C | Frame Tudor Revival. Built 1928. Photographs 26 & 30<br>(rear views). |
|    | C | Frame garage.   |

**8. Statement of Significance**

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

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

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

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1892 - 1930  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder

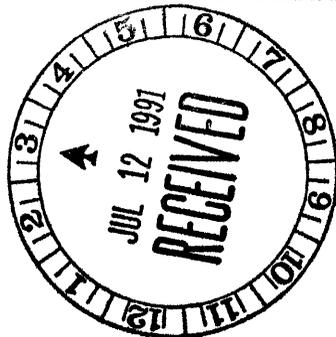
N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

See continuation sheets

See continuation sheet

9. Major Bibliographical References



See continuation sheet

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository: East Hartford Public Library

10. Geographical Data

Acreage of property Approximately 25

UTM References

A 18 | 69 15 | 76 10 | 4 16 | 26 15 | 20  
 Zone Easting Northing

C 18 | 69 15 | 34 10 | 4 16 | 26 12 | 00

B 18 | 6 95 | 6 60 | 4 16 | 26 12 | 40  
 Zone Easting Northing

D 18 | 6 95 | 36 10 | 4 16 | 26 14 | 80

See continuation sheet

Verbal Boundary Description

The district's boundaries are delineated on the attached map of the district entitled "Fig.1."

See continuation sheet

Boundary Justification

The boundaries of the district are drawn to include the maximum number of resources that contribute to the significance of the district as a residential neighborhood which developed between 1892 and the onset of the Second World War. The district is bordered to the east by East Hartford's Main Street commercial district, to the west by open parkland, (see continuation sheet)

See continuation sheet

11. Form Prepared By

name/title Doris D. Sherrow, East Hartford Town Historian (edited by P. Loether, CT Hist. Comm.)

organization Town of East Hartford date 3/8/91

street & number Town Hall, 740 Main Street telephone (203) 289-2781

city or town East Hartford state Connecticut zip code 06108

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Garvan-Carroll  
Historic District,  
East Hartford, CT

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The Garvan-Carroll Historic District is historically significant as a good, cohesive example of several contiguous residential subdivisions which developed during the late 19th/early 20th-century "streetcar suburb" era adjacent to East Hartford's commercial center (Criterion A). The district is architecturally significant because it remains dominated by virtually unbroken streetscapes of substantially intact single and multi-family houses which, as a group, reflect a variety of popular residential architectural forms and styles of that era (Criterion C). The district also includes two mid 19th-century Italianate-style houses built prior to the area's period of significance. Both of these houses (42 and 96 Garvan Street) were moved into the district from their original sites on nearby Main Street (1917 and 1950, respectively). However, both houses remain relatively good local examples of their style and period, and contribute to the area's historic character as visually compatible streetscape components (Criterion Exception B).

**Historical Significance**

The Garvan-Carroll Historic District forms one of East Hartford's most intact and cohesive remaining examples of late 19th/early 20th-century residential neighborhoods. Like other similar East Hartford neighborhoods, the district's development between the 1890s and the early 1930s was fostered by the consistent demand for new housing resulting from steady growth in the size of the town's population. In general, the town's population growth resulted, in turn, from the

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Historic District,  
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concurrent expansion and prosperity experienced by its manufacturing and commercial agricultural enterprises, as well as the dramatic late 19th-century emergence of East Hartford as a significant railroad center. However, a significant part of this population growth must also be attributed to East Hartford's emerging role as a residential suburb for downtown Hartford, a process initially stimulated both by the removal of tolls on the old Connecticut River bridge in 1889 and, even more importantly, the opening of the first electric trolley line between the two communities in 1892.

Development of the district was initiated by real estate speculator Patrick Garvan in 1892. Garvan, who had acquired a sizable tract of former farmland in the central portion of the district from the estate of Sidney Pitkin in the late 1870s, laid out the street which now bears his name and subdivided the land along both its sides into a regular pattern of modest-sized rectangular lots for sale and development as building sites. The level of planning involved in Garvan's subdivision was somewhat rudimentary, even by the standards of the day. He laid out rows of contiguous lots ranging from 45 to 65 feet in width on both sides of the new (Garvan) street. Those on the south side of Garvan Street had depths uniformly set at 165 feet. Similar, though somewhat more irregular, depths characterized lots on the northern side of the street. While buyers were not restricted to the number of buildings that could be erected on a single lot, they were required to maintain frontage setbacks for buildings on the north and south sides of the street at 20 and 25 feet, respectively.

The first lots to be developed along Garvan Street during the 1890s were the easternmost, nearest Main Street, where today Queen Anne-style houses predominate. However, the most elaborate building of this style in the district (93-95 Garvan Street) was constructed during the street's initial phase of development at the western end of the street. The central portion of the street was developed during the next two decades; a number of Four Squares with Colonial Revival-style exterior details were built along this part of the street during this period. With the addition of one small Bungalow and one small Colonial Revival-style house in the 1920s, and the relocation of a mid-19th-century Italianate-style house from Main Street to 42 Garvan

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Street in 1917, Garvan Street's development was essentially complete. The only other significant changes to the street's built environment occurred in 1950, when the ca. 1850 S.O. Goodwin House, one of the town's best surviving examples of an Italianate-style house, was moved from its original Main Street site to its present lot at 96 Garvan Street.

Garvan Street was initially populated by a variety of prosperous middle-income merchants and shopkeepers, as well as employees of the "Street Railway." Some of these residents worked in Hartford; others worked for one of the town's various local businesses or shops. One 1890s resident, Howard Noble, was a local baker, whose bakery appears to have occupied the small shed which still stands behind his former house at 19 Garvan Street. Erastus Geer, the long-time publisher of the Hartford City Directory, lived at 38 Garvan Street for many years during this period. By 1915, the local city directory listed Garvan Street as home for two paperhangers, a baker, two housepainters, and a photographer, as well as several machinists, bookkeepers, and stenographers. As the years passed, a higher and higher proportion of the street's residents commuted to work in Hartford on a regular basis.

Chapel Street was developed around 1910. The west half of the tract had been the property of Dominick Flynn, and the east half belonged to the First Congregational Church. Many of its deeds specify to their respective purchasers what sort of house was to be constructed. The Flynn heirs demanded two-tenement houses, and the church required a house worth at least \$4,000 to be built within a year.

The houses constructed from 39-41 through 105-107, with the exception of the Four Square at 67-69, are extremely similar gable-to-street stacked duplexes with full-fronted verandas on the first story topped by single-bay porches on one side of the second-story facade. (At the time of its development, the north side of Chapel Street seems to have been similar to the south side; the north side has lost much of its integrity and of is not included in the proposed district.) Like Garvan Street, Chapel Street housed middle-class people working in either Hartford or East Hartford. The 1925 city directory shows a barber, a street railway conductor, a druggist, several clerks, teachers, bookkeepers and insurance agents, and an optometrist.

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South Prospect Street (Prospect Street Extension) was put through from Connecticut Boulevard south to Garvan Street at this time. The simple intersecting-gable house at 36 South Prospect Street was built about 1910 on acreage at the rear of numbers 80, 84, 88-90, and 96 Garvan Street, land which would have been unsaleable without this extension of Prospect Street.

Patrick Garvan's wife was the former Mary A. Carroll. Garvan had worked in a paperstock business with her older brother, Edward J. Carroll, then trained her younger brother, Joseph, in carpentry. (note 1) Both Garvan and Joseph Carroll were successful builders in East Hartford. In the early part of the century, Garvan's Carroll nieces and nephews bought up the estates of James Bruton and John B. Smith, to the south of Garvan's tract. They combined the land, subdivided it, and filed a map of the entire tract with the town clerk, indicating 59 proposed house lots along two streets (Map 30, East Hartford Town Clerk's Office). The streets were to be called Tower and Carroll roads. They were connected by a further extension of South Prospect Street and a small north-south street called Carroll Court.

The Carrolls appear to have sold these lots to a variety of homeowners who then built (or had built for them) their own houses on the land. This was the same plan of development that Garvan had followed on Garvan Street. Surprisingly, there is considerable similarity of style in the houses built on Carroll and Tower roads. Later subdivisions generally showed this type of similarity because the developer built the house on the lot, then sold houses and land. In the case of Carrolls' subdivision, the similarity may be accounted for by a common builder after the land was purchased, quite possibly a member of the Carroll family itself.

The Carrolls' lots were uniformly divided and numbered, so that a parcel of several lots could be identified in the deed as (e.g.) "being lots 35, 36 and 37." The building line on Tower Road was only 15 feet, but the houses intended in the later 1920s were much less likely to use deep porches like the Queen Anne and stacked duplex styles had. (EHLR 82:436) There is some suggestion that porches were allowed to intrude beyond the building line. The deeds for Chapel Road from the Flynn

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heirs (the west half of the street) actually acknowledge this fact, specifying that the "front wall" of the building should be 30 feet back from the street, excluding "steps, verandas, windows, and porticos." Chapel Street deeds from the Flynn heirs also restricted the purchaser to the construction of "no building other than a two-tenement dwelling house." (EHLR 51:173, 311) The deeds from the Congregational Church (the east end of Chapel Street) required a 15-foot building line, mentioning no exceptions for steps or verandas, and a dwelling house worth at least \$4,000 to be built within a year. (EHLR 47:431, 450)

There had been three other local side street subdivisions planned and sold off by the time Joseph O. Goodwin wrote his history of East Hartford in 1879 - Woodbridge and Central avenues and Ranney Street - but this type of development did not immediately appeal to the public. (note 2) In the early 1890s the population of the town grew by 44 percent. At this time, several more side streets of suburban houses were opened up. Garvan Street represents one of the most nearly intact of these streets. One reason for this growth of suburban development was the discontinuation of the toll on the bridge to Hartford in 1889. East Hartford had battled with Hartford over the toll on the only bridge to Hartford since its construction in 1811. In the mid-1800s land owners in the areas which would become West Hartford had effectively campaigned for the continuance of the toll so that their land would be more appealing to Hartford workers than East Hartford land across the expensive bridge. (Note 3) Court battles raged throughout the 19th century, at one point resulting in a \$12,000 fine for East Hartford.

In 1889 the trolley, called the "Street Railway," was approved by the town and the first tracks laid. Service began the following year. In 1891 the town voted against the electric trolley cars, but they came to town anyway in 1892. That was the year that Garvan divided up the Pitkin parcel to create Garvan Street. The trolley facilitated travel to Hartford, as evidenced by the number of clerks and insurance workers who settled on these street over the next several decades.

A further indication of the impact of transportation on the development of the area can be seen in the garages behind most of the houses in the

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proposed district. The earliest surviving garages are carriage sheds, located behind numbers 28, built in 1897, 84, built in 1903, 19, built in 1892, and 89, built in 1907. At the turn of the century, horses and carriages were the method of transportation. The bulk of the garages behind the other houses in the proposed district were early 20th-century types, often with hip roofs, and sometimes with swinging doors rather than the later overhead doors. Few of them seem later than 1940.

**Architectural Significance**

The Garvan-Carroll Historic District continues to effectively reflect both its late 19th-century genesis as a streetcar suburb and its gradual development during the early decades of the 20th century as an automobile-oriented suburban residential neighborhood. Today, it forms one of the best and most intact representatives of this pattern of residential development found in East Hartford, featuring an unusually high proportion of buildings which meet the historic district registration requirements for one or more of the following associated property types related to the following historic contexts, which are identified and discussed in the the Multiple Resource Documentation Form entitled "Historic and Architectural Resources of East Hartford, Connecticut:"

**Associated Historic Context I. B.:** East Hartford's Industrial and Commercial Development Period -- 1880 to 1945.

**Associated Property Types:**

II. B. 1.: Italianate-Style Houses

**Associated Historic Context I. C.:** Maturation and Diversification of East Hartford -- 1880 to 1945

**Associated Property Types:**

II. C. 1.: Vernacular Victorian Houses  
II. C. 2.: Queen Anne-Style Houses

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- II. C. 3.: Colonial Revival-style Houses
- II. C. 4.: Transitional Queen Anne/Colonial  
Revival-Style Houses
- II. C. 5.: Stacked Duplexes
- II. C. 6.: Triple Deckers
- II. C. 7.: Bungalows
- II. C. 8.: Tudor Revival-Style Houses
- II. C. 9.: Four Square Houses
- II. C. 10.: Vernacular Early 20th Century Houses
- II. C. 11.: Outbuildings - Residential Properties

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## End Notes

- (1) Bibliographical Record of Hartford County, Connecticut. J.B. Beers and Company, Chicago: 1901.
- (2) Joseph O. Goodwin, East Hartford: Its History and Traditions. Case, Lockwood and Brainard Company, Hartford: 1879
- (3) American Enterprise Souvenir, 1908. Unpaginated article entitled "Toll Bridge History," (fourth page in East Hartford section).

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Boundary Justification (cont.)

to the south by commercial architecture and a limited-access highway, and to the north by the Meadow Hill Elderly Housing project, and a late 19th/early 20th-century group of residential buildings which have been altered to the point that they no longer retain historic integrity.

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The following is an identification list of black-and-white photographs included as an attachment to this registration form. Please note that the following information items apply to each photograph included in the list.

- 1) ... Garvan-Carroll Historic District
- 2) East Hartford, Connecticut
- 3) Photograph by Doris D. Sherrow
- 4) August, 1990
- 5) Negative filed with the Connecticut Historical Commission, 59 South Propsect Street, Hartford, Connecticut 06106

- - - - -

- 1) L-R: 31, 35, 39-41 Chapel Street
- 6) View from N/NW
- 7) Photograph 1
  
- 1) L-R: 27, 31, 35, 39-41, 43-45 Chapel Street
- 6) View from NW
- 7) Photograph 2
  
- 1) L-R: 51-53, 55-57, 59-61, 63-65, 67-69, 71-73 Chapel Street
- 6) View from NW
- 7) Photograph 3
  
- 1) L-R: 71-73, 75-77, 85-87, 89-91 Chapel Street
- 6) View from NW
- 7) Photograph 4
  
- 1) 28 Garvan Street
- 6) View from S
- 7) Photograph 5
  
- 1) L-R: 38, 32 Garvan Street
- 6) View from SW
- 7) Photograph 6

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- 1) 46 Garvan Street
- 6) View from S
- 7) Photograph 7
  
- 1) R-L: 62, 66, 68, 72, 76, 80 Garvan Street
- 2) View from SE
- 3) Photograph 8
  
- 1) L-R: 76, 72, 68, 66, 62 Garvan Street
- 6) View from SW
- 7) Photograph 9
  
- 1) 84 Garvan Street (carriage shed)
- 6) View from S
- 7) Photograph 10
  
- 1) L-R: 9 (not in district), 19, 23 Garvan Street
- 6) View from NE
- 7) Photograph 11
  
- 1) L-R: 23, 19 Garvan Street
- 6) View from NW
- 7) Photograph 12
  
- 1) 23 Garvan Street
- 6) View from N
- 7) Photograph 13
  
- 1) 31 Garvan Street
- 6) View from N
- 7) Photograph 14
  
- 1) 43 Garvan Street
- 6) View from N
- 7) Photograph 15
  
- 1) 51 Garvan Street
- 6) View from N
- 7) Photograph 16

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- 1) 71 Garvan Street (side view - stained-glass window bay)
- 6) View from W/NW
- 7) Photograph 17

- 1) 89 Garvan Street (carriage shed)
- 6) View from N
- 7) Photograph 18

- 1) R-L: 97-99, 93-95 Garvan Street
- 6) View from NW
- 7) Photograph 19

- 1) 93-95 Garvan Street
- 6) View from N
- 7) Photograph 20

- 1) L-R: 76 (side view), 93-95, 97-99 Garvan Street
- 6) View from N/NW
- 7) Photograph 21

- 1) L-R: 38, 42, 50 Tower Road
- 6) View from SW
- 7) Photograph 22

- 1) L-R: 9, 11 Tower Road
- 6) View from N\NW
- 7) Photograph 23

- 1) L-R: 9, 11, 13 Tower Road
- 6) View from NE
- 7) Photograph 24

- 1) L-R: 19, 33, 35 Tower Road
- 6) View from NE
- 7) Photograph 25

- 1) L-R: 50, 45 Tower Road
- 6) View from SW
- 7) Photograph 26

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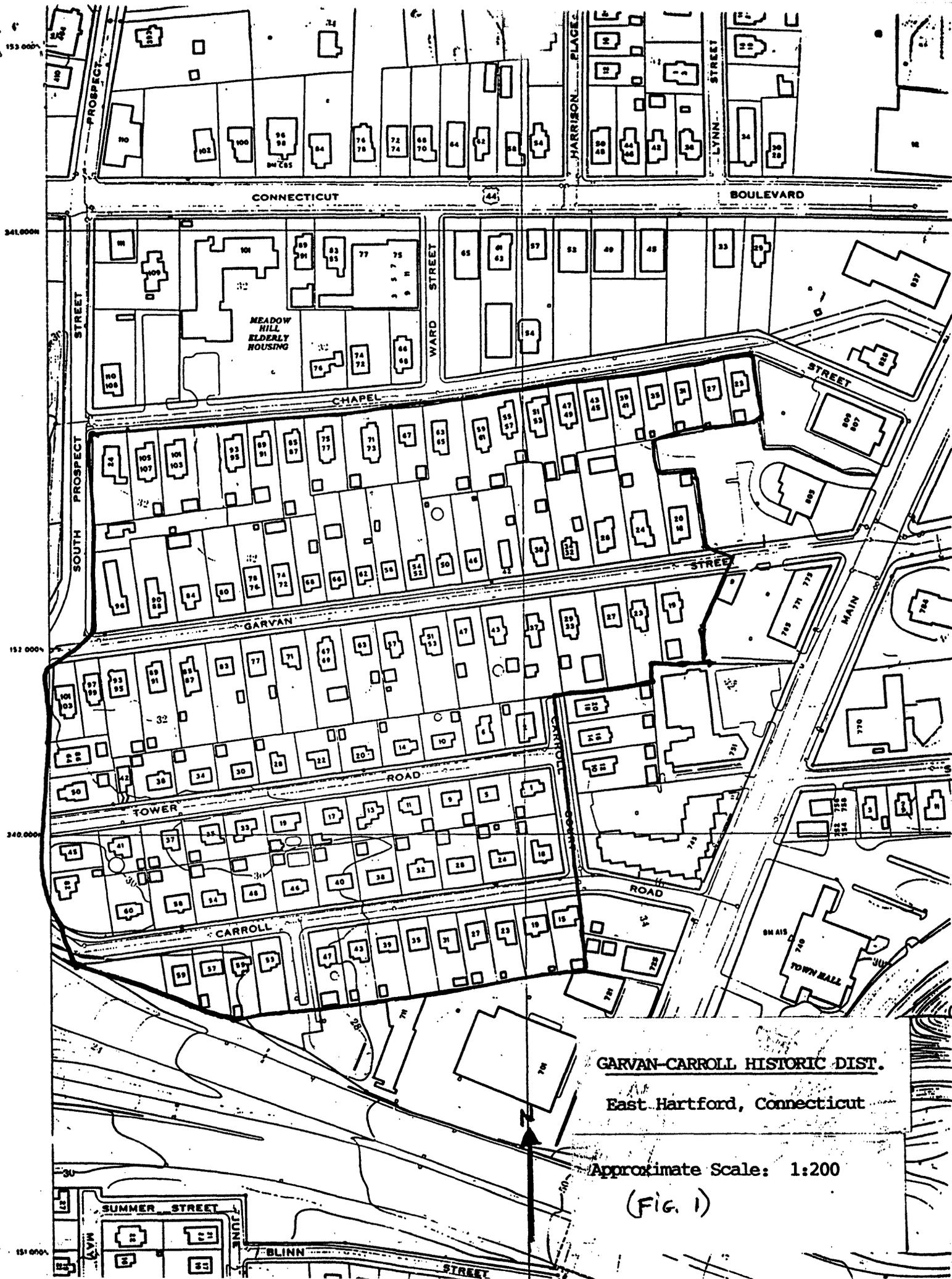
Garvan-Carroll  
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- 1) L-R: 58, 54, 48, 46, 40, 38, 32 Carroll Road
- 6) View from SW
- 7) Photograph 27
  
- 1) 24 South Prospect Street
- 6) View from W/SW
- 7) Photograph 28
  
- 1) L-R: 101-103 Garvan Street, 66 South Prospect Street, 50 Tower Road.
- 6) View from SW
- 7) Photograph 29

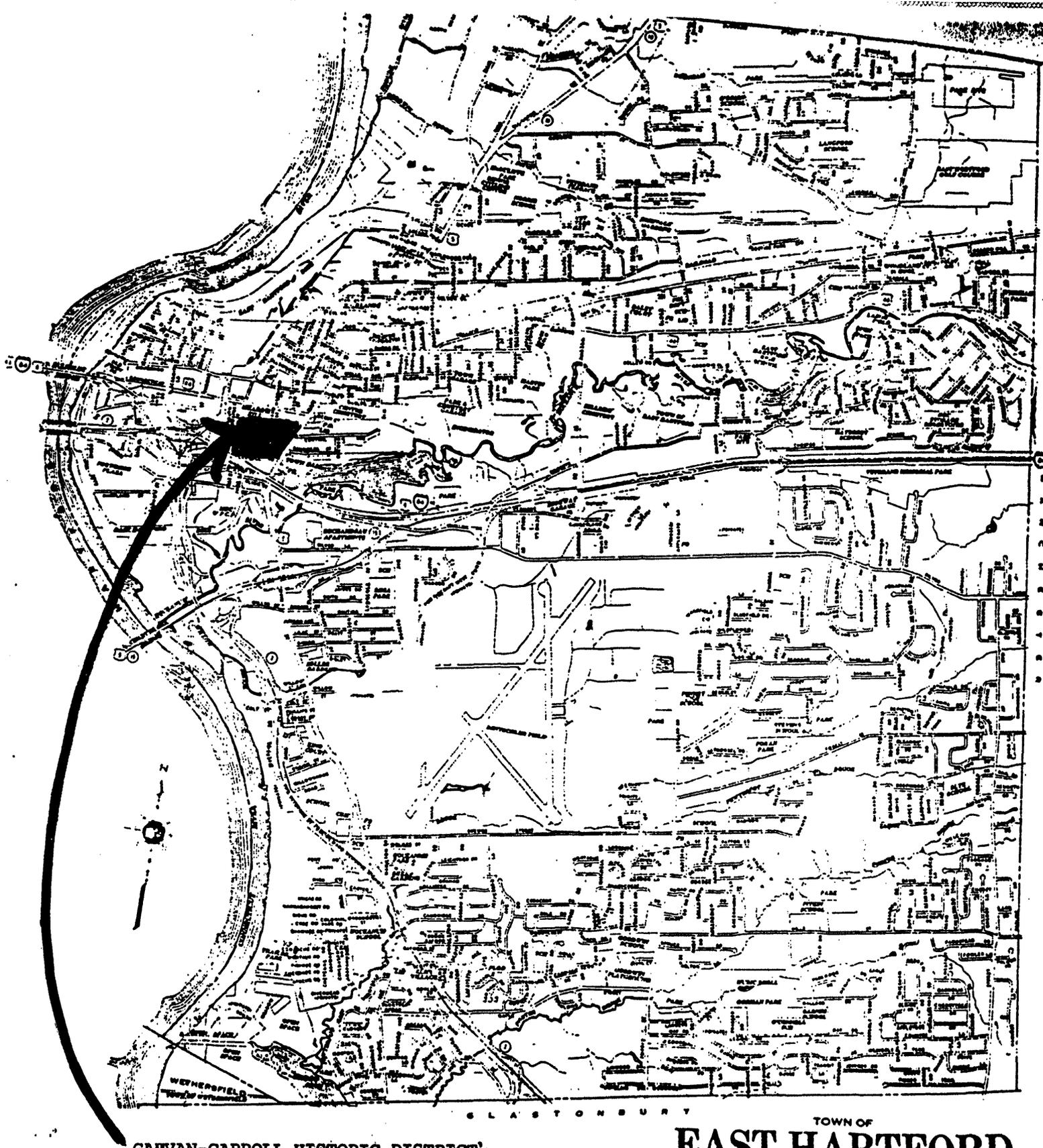


GARVAN-CARROLL HISTORIC DIST.

East Hartford, Connecticut

Approximate Scale: 1:200

(Fig. 1)



GARVAN-CARROLL HISTORIC DISTRICT

TOWN OF  
**EAST HARTFORD**  
CONNECTICUT

1978

(FIG. 2)

