

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Multiple Property Documentation Form



JUN 19 1991

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REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

**A. Name of Multiple Property Listing**

Historic and Architectural Resources in East Hartford, Connecticut

**B. Associated Historic Contexts**

Settlement and Early Development -- 1640 to 1800

Industrial and Commercial Development -- 1800 to 1880

Maturation and Diversification -- 1880 to 1945

**C. Geographical Data**

Town limits of East Hartford, Connecticut

Nominations Submitted With This Cover:

Garvan-Carroll Historic District

See continuation sheet

**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Signature of certifying official

Director, Connecticut Historical Commission

State or Federal agency and bureau

6/28/91

Date

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register

Date

8/26/91

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I. Introduction

The Town of East Hartford, Connecticut (population 52,450), encompasses 18.742 squares miles of land located on the eastern bank of the Connecticut River directly opposite the state's capital city of Hartford. The town, which formed part of the neighboring municipality of Hartford until 1783, is one of the state's oldest Connecticut River communities.

Topographically, East Hartford is bounded on the west by a broad floodplain. Rising above this floodplain are fertile lowlands which extend eastward into a range of low hills at the western edge of the state's eastern uplands region. The town is roughly bisected north/south by the Hockanum River, which flows generally westward to its confluence with the Connecticut River. East Hartford's watershed also includes a scattering of ponds as well as several smaller streams, brooks, and swamps. Prominent local geological features included a thick subterranean sandstone ledge which extends through the area on a roughly north-south axis about a mile and a half east of the Connecticut River.

East Hartford encompasses five properties which were listed on the National Register of Historic Places prior to the compilation of this document. These properties are: the Makens Bement House (built 1761 -- 307 Burnside Avenue); the Gilman-Hayden House (built 1784 -- 1871 Main Street); the Selden Brewer House (built 1827 -- 165 Main Street); the First Congregational Church (built 1836 -- 837 Main Street) and Parsonage (built 1850 -- 829 Main Street); and Saint John's Episcopal Church and Rectory (built between 1867 and 1869 -- 1160 Main Street).

Based on data generated by a comprehensive townwide historical and architectural resources survey of East Hartford completed in 1988, the historical development of the town can be divided into the following three chronologically based associated historic contexts: settlement and development (1640-1800), industrial and commercial development (1800-1880), and maturation and diversification (1880-1945).

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in East Hartford, CTSection number   E   Page   3  I. A. Settlement and Early Development -- 1640 to 1800

At the time of the arrival of the first English colonists in this part of the Connecticut River valley in the 1630s, East Hartford was occupied by the Podunk Indians, who apparently used the area on a regular basis for fishing, hunting, and growing corn and beans. During the second half of the seventeenth century, the Podunks, like most Connecticut Indian tribes, gradually sold, bartered, or lost their land rights to the English. While the history of this exchange was not particularly warlike, it was often advantageous to the English at the expense of the Indians. Some Podunk tribesmen from East Hartford and South Windsor joined King Philip's Narragansett war against the English in 1675; only a small number returned to live along the area's Hockanum River. By the time of the Revolution, the Podunks had essentially ceased to exist as a recognizable tribal entity.

East Hartford's land had readily attracted English settlement in the seventeenth century. Rising gently eastward from a broad floodplain dominated by lush natural meadows bordering the region's most navigable inland tidal river, the area stretched into low hills coursed by the Hockanum River, a significant Connecticut River tributary, portions of which were well-suited for development as a waterpower source. Most of East Hartford's arable soil was not only highly fertile, it was also relatively free of the rocks and stones found in the soils of many other New England communities. Timber, riverside pasturage, fish, and game were abundant.

As in most inland New England communities during the seventeenth and eighteenth centuries, the economic mainstay of East Hartford was farming, supplemented by the gradual development and operation of early waterpowered industries, which in the case of East Hartford, eventually became relatively extensive in number and diverse in products. Exploiting the abundant white and yellow pine forests in the area, and the power provided by the Hockanum River, the first mill in East Hartford was a sawmill built in 1645/46 by John Crow and his father-in-law, William Goodwin. Within ten years, a corn or gristmill was added to the site after additional purchases of land from John Talcott. A second sawmill was built just east of the other mill by John Bidwell and Joseph Bull between 1655 and 1657.

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William Pitkin II built the first fulling mill in 1686 on the Hockanum River just beyond the lower mill site, near the present location of East Hartford High School. By 1706, two mills were in operation there. Iron work was carried on at "The Forge" in 1747 by Colonel Joseph Pitkin with the permission of the General Court, until the British Parliament closed down the operation because it competed with English factories. In 1775, the Pitkins began producing gunpowder for George Washington's men during the American Revolution. By the late 1770s, there were a total of four dams on the Hockanum River at "Pitkin Falls" supplying waterpower for a fulling mill, a powder mill, a foundry for mill screws and other castings, and a forge for producing anchors and iron bars, as well as a nail-slitting mill.

Paper production quickly became one of the most important early industries in the town. In 1775, Ebenezer Watson, publisher of The Connecticut Courant, and Austin Ledyard set up the first paper mills in the area in Orford Parish, part of East Hartford later set off as the present Town of Manchester in 1823. This paper mill provided the Continental Army with writing paper during the Revolution, in addition to supplying the Courant with 8,000 sheets weekly. In 1783-4, General Shubael Griswold and Amarian Miller had a paper mill with a fulling annex and sawmill just below the site of the present Burnside Bridge.

By 1774, some 2,000 of Hartford's 5,000 inhabitants lived on the east side of the river -- among them one of most politically powerful families in Connecticut, the Pitkins. While Pitkin mills on the Hockanum (including the powder mill noted above) were an important component of the local economy, it was in politics that the prosperous Pitkins made their chief contributions. Pitkin men filled virtually every kind of office from church committeeman and selectman of Hartford to militia captain, judge, and legislator; William Pitkin became governor of Connecticut in 1766.

Today, the few remaining landmarks of pre-1800 East Hartford include old gravestones in Center Cemetery, the Huguenot House of 1761, and a scattering of houses. Among the latter are the ca. 1720 Joseph Porter House (236 High Street), the ca. 1727 Joseph Burnham House (300 King Street), the ca. 1750 Col William Pitkin IV House (23 Springside Avenue), the 1786 Abraham Clark House (104 Silver Lane), the ca. 1770 Captain Moses Forbs [sic] House (104 Silver Lane), the 1756 Timothy Forbes House 135

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Forbes Street and the George Gilman House (1871 Main Street). One of the more elaborate of several surviving early houses built by members of the Pitkin family is the 2 and 1/2-story, gambrel-roofed Squire Elisha Pitkin House, which stood near the head of Pitkin Street prior to its relocation in Guilford, Connecticut, in 1952.

**II. B. Industrial and Commercial Development -- 1800 to 1880**

East Hartford matured gradually in the early half of the nineteenth century. Hartford and East Hartford were physically linked by a massive wooden covered bridge in 1818. Fondly known as "The Ark" to many local inhabitants, the bridge spanned approximately 1000 feet across the Connecticut River, and was barely wide enough for two lanes of traffic. Although the major road networks expanded, and while the town enjoyed some industrial growth, it retained its essentially rural character, unlike Hartford, which became increasingly urban during this era.

Even before the end of the nineteenth century's second decade, mills along the Hockanum River had begun to increase in size, type, and complexity. An 1819 gazetteer listed:

seven paper-mills constantly running, with a double set of workmen, -- several with two engines; eight or ten powder mills; two cotton and one woolen factory; two glass works, where vast quantities of bottles are made and sent into various parts of the country for sale; a hat factory, with water power and patent processes, making abundant low-priced hats for the southern [slave] markets; and also tanneries, clothiers' works, hatteries, four carding machines, six or eight grist-mills, and various other mechanical establishments and employments.  
(Goodwin, 160)

While these figures included Manchester, a major Connecticut nineteenth century industrial community which became a separate town 1823, the continued growth and development of new and more modern factories along the Hockanum continued to impact the town's development during this period.

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The most significant influence on the town's nineteenth-century development, however, proved to be the emergence and rapid growth of commercial tobacco farming. The original tobacco grown in East Hartford was the "shoe-string" variety. It has a long, narrow, lance-shaped leaf. Soon the farmers of the area began to experiment with new seed-leaf strains developed in Pennsylvania. By the last half of the century, the dominant strain in this region of Connecticut, which became known as the state's "Tobacco Valley," was Connecticut broadleaf. When ready for harvest, it stood only a little above waist-high. (The much taller, more stately shade-grown variety which still dots the landscape in scattered plots today appeared much later.) The choicest broadleaf was utilized for fine cigar wrappers -- it produced excellent results when used to wrap Havana cigars -- while the more inferior leaves served as binders and fillers.

The tobacco era, which extended well into the twentieth century, was the "Golden Age" for East Hartford. The tobacco fields of many prominent East Hartford families stood at the present location of United Technologies' Pratt and Whitney complex at 400 South Main Street. Many of the surviving older residences on Silver Lane are the remains of tobacco farm homesteads. While some growers had sizeable holdings encompassing 100 acres or more, others, like Domenick Flynn, whose house still stands at 109 Connecticut Boulevard, grew only 4 1/2 acres.

Despite the overall success of tobacco as a cash crop during this era as a whole, times were hard for many growers in the early years. To supplement their incomes over the long winter months, some turned to the manufacture of boots and shoes. Leatherwork in the mid-nineteenth century was carried on in the Willowbrook district by members of several prominent families--Ensigns, Treats, and Brewers among them. At the start, the work was done in cellars during winter. These small enterprises soon spread to workshops which were busy through the year--except during harvest time. Fox family schooners carried leather goods to New York on the Connecticut River between 1860-75. In the next few decades, as tobacco became the dominant force in East Hartford's economy, most of these enterprises gradually faded away. Only a few scattered shops related to these smaller enterprises remained in town by the early twentieth century. Today, one former harness shop building survives behind the house at 398 Silver Lane.

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The successful development of both modern industrial and commercial tobacco production in East Hartford was undoubtedly facilitated by the advent of the railroad through the area in the antebellum era. As in many of the state's towns and cities, the railroad also stimulated the first of what were to be several significant changes in ethnic makeup of the community as a whole during the latter nineteenth and early twentieth centuries.

Until the late antebellum era, the ethnic background of the most of East Hartford's residents was English or, to a lesser extent, Scottish. However, during the construction of the Hartford, Providence & Fishkill railroad line through the town in 1849, many Irish, driven from their homeland by repeated famines, came to East Hartford as railroad laborers. Initially, a number of these laborers lived in a shantytown where Park Street is today. Eventually, many Irish families -- the Morans, Carneys, and Reardons among them -- settled permanently and prospered during the ensuing decades.

After the Civil War, the population of East Hartford stood at roughly 3000, a figure which only increased by 800 in the next 18 years. Despite this fact, several forward-looking businessmen began to speculate in town land sales, purchasing numerous tracts of former farmland adjacent to or near the town's infant commercial shopping district along Main Street near the junction of Burnside Avenue. Gradually, they laid out new streets through these tracts, which were then subdivided and sold, laying the foundations for the emergence of East Hartford's first "suburban" residential neighborhoods during the final decades of the century. Present streets and residential areas that reflect this genesis include Garvan and Carroll Streets, and Central, Bissell, and Wells Avenues.

### II. C. Maturation and Diversification -- 1880 to 1945

Late nineteenth-century transportation improvements, which included an extensive expansion of the town's railroad facilities during the 1880s, the elimination of tolls on the bridge to nearby downtown Hartford in 1889, followed by the construction of the far safer and more commodious concrete-arch Morgan G. Buckley Bridge (still extant) 15



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years later, and the advent of the trolley in 1892, not only benefited the town's industrial and commercial interests. They also spurred the development of existing and new speculative residential subdivisions into a number of "streetcar suburbs." By the early 20th century, these areas had emerged as sizable middle-income residential neighborhoods dominated by an assemblage of moderately sized, modestly fashionable single and multi-family houses served by centralized sewage and water systems, and featuring modern conveniences such as electric lights and telephones.

During the 1880s and 1890s, East Hartford grew rapidly in virtually all aspects: housing stock doubled; both the number of residents and number of streets increased by 50%; and stores and manufacturing interests increased four-fold. However, agriculture was still the dominant force behind the economy as tobacco production reached its peak. The continuing economic importance of this cash crop is clearly reflected in the fact that by 1900, 20% of the buildings on the town's grand list consisted of tobacco barns. In the 1920s, East Hartford ranked fourth in Hartford County in tobacco acreage, behind Suffield, South Windsor, and East Windsor. By 1922, the American Sumatra Company, which held \$320,000 worth of property in East Hartford, was the town's largest property owner and taxpayer, providing hundreds of local jobs. (A portion of this firm's former Tolland Street facilities survives today.)

Tobacco farming not only directly provided permanent and seasonal jobs; beginning in the late nineteenth century, it also spawned a number of significant local ancillary enterprises, such as packing, warehouse, and distribution services. For example, the local buyer for the New York City tobacconist firm E. Rosewald and Brothers was E. O. Goodwin, which operated the largest warehouse in town on Goodwin Lane next to the old Center School. From the first crop it handled in 1871 to the turn of the century, this firm paid out over \$2,000,000 to local growers and was a great source of employment for area residents. Another prominent buyer was Sutter Brothers whose local agent, the firm A.E. Hunting, maintained warehouses on Clark Street, Burnside Avenue and Ranney Street.

By the end of the 1920s, economic expansion as well as the growth of

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East Hartford's population, which was further fostered by the influx of new immigrant families, had resulted in many changes in the town. In 1910, the existing 11 school districts were consolidated into one. In 1929, the town government was transformed from the town meeting model to the town council form. This period also produced the first plumbing and building codes, and zoning ordinances and city planning were addressed for the first time. Between 1910 and 1930, when the population doubled to 17,000, the grand list of taxable properties increased by seven times. The town budget, meanwhile, grew by almost nine times.

Alteration in the landscape was frequent and proved to have lasting consequences, forming the basis for much of the town's present physical fabric. In 1919, the Fire District purchased 24 acres in recognition of recreation needs in the Burnside area, and by 1921, the first East Hartford park and playground had been established. The 18\_\_\_ Raymond Library building was extensively remodelled and refurbished in 1926. In a similar fashion, Wells Hall, which had proven inadequate in terms of accommodating the expanding services and activities of town, was enlarged in 1924. The old high school had burned in 1915, and in 1917, the new high school (now Center School) on Chapman Street was completed. However, rapid growth was probably best reflected by changes taking place along several of the town's major arteries. In 1916, the East Hartford Bank and Trust opened an office in a new building on Main Street, while the late 1920s business boom that produced the automobile showrooms on Connecticut Boulevard brought 12 new businesses to Main Street in 1927. Main Street was given a more "modern" commercial appearance through the removal of the rows of stately elms which had lined both its sides in the downtown area during the previous century.

Herbert S. Swan, who served as the town's chief consultant on implementation of the newly promulgated zoning ordinances, also supplied a town plan in 1927. With regard to zoning, he warned against narrow streets, small building lots with expensive buildings too close to the street (making street widening difficult), and commercial expansion without attention to the pattern of development as a whole. However, any thought of growth management was soon precluded by the onset of the Depression, and Swan's proposed planning solution went unrealized.

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Like virtually all Connecticut communities, East Hartford was fairly hard hit by the effects of the Depression. Two indicators of relative prosperity, the amount invested in new construction and size of the tobacco crop, suffered dramatic decreases. In 1929, the amount invested in building was \$3.5 million. In 1930, it dropped to \$350 thousand. By 1933, it had sunk to \$134 thousand, and did not top the million dollar mark again until 1939. Significant construction which did occur during this era was often publicly sponsored -- the present East Hartford Town Hall and Post Office buildings both date from this era. Tobacco planting, which entered the 1930's still reigning as East Hartford's major economic activity, would never again recover. The 1932 crop was cut by one-third over the previous year's, and the 1933 crop was one-half the size of the 1932 crop. After 1939, tobacco had little impact on the town economy, and the Depression had brought a substantial decrease in demand for its production. While the 1920s had seen a 300% growth in the grand list of taxable properties, the 1930s, in contrast, produced only a 20% growth.

The arrival of the aircraft manufacturer Pratt and Whitney presaged an important new industrial heyday for East Hartford. In 1931, after buying up adjacent tobacco properties (aided by town rezoning), the firm dedicated its Rentshler Field. However, initially Pratt and Whitney's arrival had little effect on East Hartford's depressed local economy. This was probably due to the fact that many of the firm's 3000 workers commuted to work from homes near the firm's former location in Hartford, rather than moving to East Hartford. Few other industries commenced operation in those years; a notable exception was the Burnham and Brady Candy Company, which opened its Burnside Avenue facilities with only 15 employees.

Compounding the effects of the Depression, the years 1936 and 1938 were years of unprecedented flood disasters, which proved to have a permanent effect on the physical relationship between East Hartford and the Connecticut River. The 1936 flood was of record proportions and covered one-third of the town, destroying numerous structures and causing a total \$1.4 million in local damage. The 1938 hurricane produced similar crests of the Connecticut with similar results. The economic havoc wrought by these floods resulted in the completion of the flood control dike system which now forms a permanent feature of the

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town's river frontage.

The 1940s brought a 58% growth in the East Hartford population, from 18,604 in 1940 to 29,399 in 1950, largely a result of employment related to World War II. Workers from all parts of the country came to East Hartford, as Pratt and Whitney's facilities grew to employ 40,000 during the war. A 1941 estimate called for 3000 rooms in the community to house the new workers, and patriotic appeals were made by town leaders. Residents complied, opening their homes to defense workers.

The physical reflections of this wartime development were apparent on a vast scale. Tobacco production declined rapidly as more and more available acreage was utilized for other, more profitable purposes, particularly the expansion of Pratt and Whitney's facilities, the construction of the town's first large housing developments and, somewhat later, the laying out of sizable residential subdivisions in formerly rural areas. The Mayberry Village project in the town's Laurel Park section, first occupied in February 1942, was soon followed by other similar developments. The defense boom of the World War II era also spurred the construction of two new blocks of stores on the east side of Main Street.

As the grand list and town services budget doubled, industry rapidly eclipsed declining agricultural interests as the dominant economic force in town life. Industrial and non-agricultural commercial property values surpassed farming and residential land values for the first time in 1947. By the early 1950s tobacco land in cultivation had dropped to 1000 acres, roughly one-third of the peak of 2,815 acres reached in the 1920s. By the early 1950s, East Hartford, like many towns in the upper Connecticut River valley, stood poised on the edge of a new era dominated by modern suburban residential development and interstate highway construction.

**End Notes:**

1. This and substantial portions of the following text are drawn directly from the historical overview text authored by Mary Goodwin, Donald Harrington, and Charles R. Wolfe entitled "History of the Development of the Town of East Hartford, With Special Attention to Structures Included in the East Hartford Historic Preservation Survey, 1980."

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**Associated Property Type II. B. 1.: Italianate-Style Houses of East Hartford's Industrial and Commercial Development Period -- 1800 to 1880.**

**Description:** East Hartford's surviving Italianate-style houses generally date from about 1850 to 1885. Most are relatively modest 2 1/2-story frame structures with gable-to-street roofs; simple two or three-bay-wide rectangular main blocks often appended by smaller though similar wings and/or porches which are decoratively detailed with chamfered columns; broad eaves set above prominent frieze panels; eave brackets; and, in some cases, prominent window cornices. The original siding material for wood frame versions is invariably clapboard; a number of houses currently carry later sidings superimposed over original siding material. Original window sash arrangement is generally double hung, 6/6 and/or 2/2 pane with flat or, in some cases, round-arch frames/casings. Foundation materials include brick and/or stone. While original interior floor plan arrangements vary, the predominant layout for most houses is the three-bay side-hall plan. Good local examples of the various local versions of the Italianate style are provided by the First Congregational Church Parsonage (built 1850 -- 829 Main Street), the S.O. Goodwin House (built ca. 1860 -- moved to 96 Garvan Street in 1950), the Dudley Fox House (built 1853 -- 177 Naubuc Avenue), and the Burnham House (built 1878 -- 1953-57 Main Street).

**Significance:** As in many parts of Connecticut, one of the most popular picturesque styles to emerge in East Hartford during this era was the Italianate style. Though relatively modest in both scale and appearance, the town's essentially intact, surviving representatives of this style form an important local collection of various interpretations of this style as applied to middle-income housing forms of the mid-19th century.

**Registration Requirements:** To qualify for listing as a contributing structure within a National Register historic district, these houses must retain enough stylistic and structural integrity to convey their historic mid-19th-century appearance and association. Many of the

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buildings which are included in this property type have undergone some degree of exterior alteration, such as the superimposition of later siding materials, and porch and/or window modifications. Such buildings shall be considered to contribute to a district's significance so long as they relate directly to the theme of significance for the district, and maintain their basic historic exterior integrity of design, massing, and siting within the context of the district's streetscapes as a whole.

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**Associated Property Type II. C. 1: Vernacular Victorian Houses of the  
Maturation and Diversification Period -- 1880 to 1945.**

**Description:** This property type includes any frame or masonry houses dating from 1880 to about 1910 which, as originally constructed or historically altered, were intended for residential use, and which possess little or no stylistically significant exterior characteristics. As a group, the exteriors of buildings of this property type will generally range from one to two and three stories in height, and display simple and regular massing, construction materials, fenestration patterns, and siting characteristics.

**Significance:** This property type is significant because it documents the relatively basic and utilitarian forms of residential architecture built on a scattered basis in many local residential neighborhoods, as well as in outlying rural areas in East Hartford during the late 19th/early 20th centuries.

**Registration Requirements:** To be listed as a contributing structure in a National Register historic district, a house representing this property type must, at a minimum, contribute to the historic character of the district's streetscapes by retaining its basic fenestration pattern, and massing, and siting characteristics, as well as its structural integrity.

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**Associated Property Type II. C. 2.: Queen Anne-Style Houses of East Hartford's Maturation and Diversification Period -- 1880 to 1945.**

**Description:** Dating from the decades around the turn of the 20th century, East Hartford's Queen Anne-style houses are generally small-to-moderate sized 2 1/2-story brick and/or frame structures, sometimes featuring projecting or appended towers. Many of these houses feature irregular floor plans, window bays, and/or relatively irregular massing characteristics. Roof types vary considerably, ranging from the simple gable, dormered gable hip, pyramidal, and catslide forms, to combinations thereof. Frame versions are invariably sided with clapboards and/or wood shingles (sometimes trimmed at the ends to form decorative shapes). Masonry versions may feature decorative terra-cotta or brick and/or stone trim. Historically, most buildings of this type featured 2/2 and/or 1/1 pane window sash and some measure of scroll-sawn and/or turned wooden details, particularly around the roof eaves and porches. The following properties provide a good variety of local examples of this property type: 23, 43, 46, and 93-95 Garvan Street.

**Significance:** As in the country as a whole, the Queen Anne style was one of the most popular late 19th-century architectural modes used in the construction of single as well as multi-family housing in East Hartford. Many of East Hartford's surviving individual examples and groupings of this property type continue to demonstrate the important influence which the ready availability of late 19th/early 20th century mass-produced architectural details had on the design and construction of even many of the smaller and more modest middle-income residences of the era.

**Registration Requirements:** To be eligible for listing as a contributing structure in a National Register historic district, buildings of this property type must relate to the historical and/or architectural significance of the district as a whole; they must also retain enough structural integrity and historic massing, materials, fenestration, and siting characteristics to be clearly associated with their style and period within the context of the district's streetscapes.



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**Associated Property Type II. C. 3.: Colonial Revival-Style Houses of East Hartford's Maturation and Diversification Period -- 1880 to 1945.**

**Description:** By the early 1910s, the Colonial Revival style had begun to emerge as East Hartford's most prevalent and popular mode of residential architecture. Major Colonial Revival-style details, such as Doric and Tuscan porch columns, fanlights, classically derived cornice details, and Palladian windows, were first incorporated into the exterior designs of multi-family housing in East Hartford such as triple deckers and stacked duplexes as early as the 1890s. By the early 1920s, many of what are now accepted as standard forms of East Hartford's typically modest middle-income Colonial Revival-style residences were in full flower. These include many now relatively well-preserved Four Squares as well as masonry or frame houses with rectangular main blocks, often appended by small single-story side or rear wings. Most of these houses range from one and one-half to two and one-half stories in height and have gable, gambrel, or hip roofs (often topped by variously sized and shaped dormers); three to five-bay wide facades; central-hall or side-hall plans; wide exposure clapboard and/or plain or decoratively coursed wood shingle sidings (frame houses); and 6/6, 6/1, or 1/1 pane window sash. Particularly good local examples of this property type include the house now standing at 24 South Prospect Street, and the contiguous row of houses at 32 through 58 Carroll Road (all of which date from the late 1920s/early 1930s), and the Lewis B. Comstock House at 1622 Main Street (built 1917).

**Significance:** This property type is significant as one of the most pervasive and dominant types of residential architecture built in East Hartford's emerging residential neighborhoods throughout this period.

**Registration Requirements:** In order to qualify for listing as a contributing structure within a National Register historic district, buildings of this property type must be directly associated with the historical and architectural significance of a district, and must maintain enough of their original massing, materials, fenestration, exterior detail, and siting characteristics to maintain a strong association with their style and period of construction within the context of the district's streetscapes.

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**Associated Property Type II. C. 4.: Transitional Queen Anne/Colonial Revival-Style Houses of East Hartford's Maturation and Diversification Era -- 1880 to 1945.**

**Description:** As its name implies, this property type includes frame and masonry houses which incorporate elements typically associated with both the Queen Anne and Colonial Revival styles of residential architecture. Examples of this property type generally date from the mid 1890s through the early 1920s. The exteriors of some buildings of this type include a mixture of details associated with both styles. However, most examples located in East Hartford reflect a far more typical combination: the application of Colonial Revival-style detailing to an exterior featuring the scale as well as some of the more prominent massing characteristics more commonly associated with the Queen Anne style. Good, relatively intact local examples of this property type are located along both sides of East Hartford's Garvan Street.

**Significance:** This property type is significant because it reflects a common melding of the Queen Anne and Colonial Revival styles, which was particularly popular and prevalent in triple deckers and stacked duplexes built in East Hartford around the turn of the 20th century.

**Registration Requirements:** To qualify for listing as a contributing structure in a National Register historic district, a building representing this property type must retain enough of its historic massing, fenestration, exterior details, and structural integrity to effectively convey its historic appearance within the context of the district's streetscapes.

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**Associated Property Type II, C. 5.: Stacked Duplexes of East Hartford's Maturation and Diversification Era -- 1880 to 1945.**

**Description:** In its purest form, a stacked duplex is a large 2 and 1/2-story rectangular, freestanding frame or masonry structure topped by a simple but relatively tall and broad gable roof, which contains first and second-story apartment units that have essentially identical floor plans. As actually built in Connecticut communities such as East Hartford, this property type also includes several variations on this basic theme. Some stacked duplexes have cross or el-shaped footprints and are topped by cross gable or intersecting gable roofs, while the front and/or side walls of others may feature slightly projecting one or two-story window bays. Original window sash on most buildings of this type are 2/2 and/or 1/1. Other original exterior features of frame buildings include two-story front and/or rear porches, wood shingle and/or clapboard sidings, and Queen Anne and/or Colonial Revival-style detailing. A number of examples of this property type are located along East Hartford's Garvan Street.

**Significance:** The stacked duplex is one of the dominant housing forms built in middle-income streetcar suburbs which developed in the outlying portions of the state's cities as well as in towns such as East Hartford around the turn of the century.

**Registration Requirements:** To be considered eligible for listing as a contributing structure in a National Register historic district, buildings of this type must be directly associated with the historic and/or architectural significance of the district. From the standpoint of integrity, they must retain enough of their original massing, fenestration, siting characteristics, and structural stability to convey their historic character within the context of the district's streetscapes.

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**Associated Property Type II. C. 6.: Triple Deckers of East Hartford's  
Maturation and Diversification Period -- 1880 to 1945.**

**Description:** In its purest form, a triple decker is a relatively narrow freestanding three-story frame or masonry building featuring a simple rectangular overall plan and side-hall entry. As originally built in East Hartford and other Connecticut communities,, most triple deckers also feature full three-story front and rear porches, common front and rear access stairways, a slightly pitched shed roof, and virtually identical ranges of 2/2 and/or 1/1 windows, as well as virtually identical apartment layouts on all three floor levels. Typical variations on this basic theme include: triple deckers with projecting full-height front and/or side window bays, third stories set within broad gambrel roofs, as well as the "perfect six" version -- essentially two side-by-side triple deckers built as a single, integrated structure and often sharing a common three-story central access corridor. The exteriors of triple deckers usually feature some measure of Queen Anne and/or Colonial Revival-style detailing. An example of the gambrel-roofed variant of this property type is located at 67 Garvan Street.

**Significance:** The triple decker is significant as an important and relatively popular housing form built in residential neighborhoods which developed in East Hartford and similar communities, as well as in Connecticut's larger cities around the turn of the 20th century.

**Registration Requirements:** To be considered eligible for listing as a contributing structure in a National Register historic district, buildings of this type must be directly associated with the historic and/or architectural significance of the district. From the standpoint of integrity, they must retain enough of their original massing, materials, fenestration, siting characteristics, and structural integrity to convey their historic character within the context of the district's streetscapes.

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**Associated Property Type II. C. 7.: Bungalows of East Hartford's  
Maturation and Diversification Period -- 1880 to 1945.**

**Description:** Bungalows appear to have first been erected in East Hartford during the first decade of the 20th century. The earliest surviving local examples of this property type appear to have been built around 1909 at 2 Ridgewood Road, and 531 and 1683 Main Street. These were followed by numerous additional, though generally less elaborate, examples in the ensuing decades (e.g. - 1237 Silver Lane, and 23 through 35 Chapel Street). Most of these East Hartford Bungalows are small to moderately sized one or 1 and 1/2- story frame buildings with gable roofs, the front pitches of which often sweep down and outward from the ridge over a full-width front porch. Original exterior sidings on these versions are usually wood shingle or clapboard, although stucco can also serve as an exterior wall finish surface. Roof eaves often feature exposed rafter ends. Most are plain, although some feature a modest level of Colonial Revival-style detailing, particularly with respect to porch treatments. A number of these Bungalows exhibit non-historic alterations, such as the superimposition of modern siding materials, or porch and window modifications.

**Significance:** East Hartford's relatively intact surviving Bungalows are significant as local representatives of a popular early 20th-century house form spawned by the late 19th/early 20th-century Arts and Crafts movement. The Bungalow also occupies an important stylistic and visual niche in most local residential neighborhoods which initially developed as streetcar suburbs around the turn of the century.

**Registration Requirements:** In order to qualify for listing as a contributing structure in a National Register historic district, buildings representing this property type must relate directly to the historical and architectural significance of the district, and maintain enough structural integrity, massing, materials, fenestration, and siting characteristics to clearly reflect their style and period of construction within the context of the district as a whole.

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### Associated Property Type II. C. 8.: Tudor Revival-Style Houses of East Hartford's Maturation and Diversification Period -- 1880 to 1945.

Description: As it appears in East Hartford, the Tudor Revival-style is characterized by a main block featuring relatively regular massing topped by a gable roof characterized by steep roof angles, sometimes topped by large and/or small dormers. Most date from the mid 1920s and 1930s, and are two and one-half story frame buildings featuring exterior walls finished with wide-exposure clapboards or stucco accented by half-timbering motifs. Some have facades or sidewalls featuring slightly projecting first-story window bays or entry porches. Typically, original window sash include 6/1 or other multiple/single pane configurations. Good substantially intact local examples of this property type include the houses located at 19, 33, 35, and 45 Tower Road.

Significance: This property type is significant as one of several middle-income forms of housing commonly built in East Hartford's expanding suburban residential neighborhoods in the early decades of the 20th century.

Registration Requirements: In order to qualify as a contributing structure within a National Register historic district, building's representing this property type must be directly associated with the historical and/or architectural significance of the district. Buildings must be essentially intact structurally, and must maintain enough of their original massing, fenestration, materials and details, and siting characteristics to maintain a strong association with their style and period within the context of the district's streetscapes.

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**Associated Property Type II. C. 9.: Four-Square Houses of East Hartford's Maturation and Diversification Period -- 1880 to 1945.**

**Description:** As its name implies, the most readily apparent architectural feature of this property type is simply blocky shape. As in other Connecticut communities, the Four-Square house first began to appear in East Hartford's residential neighborhoods around the turn of the century. They continued to be moderately popular as a house form in both the town's residential neighborhoods and more outlying rural districts up to and beyond World War II. A Four-Square house is essentially a frame or masonry residence, two or two and one-half stories tall, topped by a hip roof (usually dormered) with broad projecting eaves, and fronted by a partial or full-width single-story front porch. Variants on this theme may feature additions to the basic massing of the form, such as slightly projecting one or two-story front or side window bays, or elaborate applied decorative detail elements (usually Colonial Revival-style), but the basic plain boxlike character and typically regular fenestration patterns endemic to the type remain dominant features.

**Significance:** This property type is significant as a form of residential architecture which, in conjunction with stacked duplexes, and triple deckers, often dominates residential neighborhoods which developed as streetcar suburbs in many of the state's present cities, and in towns like East Hartford between the 1890s and 1920s.

**Registration Requirements:** To qualify for listing as a contributing structure within a National Register historic district, buildings representing this property type must directly relate to the historic and/or architectural significance of the district as a whole. They must also retain basic integrity of structure, massing, fenestration, and siting within the context of the district's streetscapes.

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**Associated Property Type II. C. 10.: Vernacular Early 20th Century Houses of the Maturation and Diversification Period -- 1880 to 1945.**

**Description:** This property type includes any frame or masonry houses dating from about 1910 to 1945 which, as originally constructed or historically altered, were intended for residential use, and which possess little or no stylistically significant exterior characteristics. As a group, the exteriors of buildings of this property type will generally range from one to two or three stories in height, and display simple and regular massing, construction, materials, fenestration patterns and siting characteristics.

**Significance:** This property type is significant because it documents the relatively basic and utilitarian forms of housing built on a scattered basis in many local residential neighborhoods as well as in outlying rural areas in East Hartford during the pre-World War One to pre-World War II era.

**Registration Requirements:** To be listed as a contributing structure in a National Register historic district, a house representing this property type must, at a minimum, contribute to the historic character of the district's streetscapes by retaining its basic fenestration pattern and massing and siting characteristics, as well as its structural integrity.



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**Associated Property Type II. C. 11.: Outbuildings (Residential Properties) of East Hartford's Maturation and Diversification Period -- 1880 to 1945.**

**Description:** Buildings included in this property type are masonry or frame garages, carriage houses, sheds, or small shops located on the rear of properties. Garages generally date from the last four decades of the period, while carriage houses, sheds, and shops usually pre-date World War I.

**Significance:** Because they are secondary structures, buildings representing this property type normally derive their primary significance from their association with the site's primary structure(s), although garages as a whole also are also significant because they help to document the growing importance of the automobile in early 20th-century suburban neighborhoods.

**Registration Requirements:** To qualify for listing as contributing structures in a National Register historic district, buildings included in this property type must have structural integrity, and must have retained the principal characteristics of their type and form.

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**G. Summary of Identification and Evaluation Methods**

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Discuss the methods used in developing the multiple property listing.

See continuation sheet

See continuation sheet

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**H. Major Bibliographical References**

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See continuation sheets

See continuation sheet

Primary location of additional documentation:

- State historic preservation office  
 Other State agency  
 Federal agency

- Local government  
 University  
 Other

Specify repository: East Hartford Public Library

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**I. Form Prepared By**

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**Summary of Identification and Evaluation Methods**

The multiple property listing "Historical and Architectural Resources of East Hartford, Connecticut," is based on a comprehensive, intensive townwide survey of the town completed in 1988. The survey was funded by the Town of East Hartford and the East Hartford Historical Society, and by matching grants-in-aid provided by the U.S. Department of the Interior, National Park Service through the Connecticut Historical Commission. The survey compiled by consultants meeting the appropriate professional requirements of Connecticut Historical Commission and the National Park Service.

The historic contexts for this multiple property study are directly based on the major developmental eras identified in East Hartford's comprehensive townwide survey. The typology for significant property types for each context is based on three primary criteria: function, style, and association. Requirements for integrity/registration were established through a comparative field analysis of each property type.

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