

8700 03

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

*Keep*  
*(over)*

Bridgeport Downtown North Historic District  
(Downtown Bridgeport MRA)  
Fairfield County  
CONNECTICUT

JUL 20 1987

Working No. \_\_\_\_\_  
Fed. Reg. Date: \_\_\_\_\_  
Date Due: 8/20/87 - 9/3/87  
Action: RETURN 9-3-87  
\_\_\_\_\_ REJECT \_\_\_\_\_  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
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4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

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

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

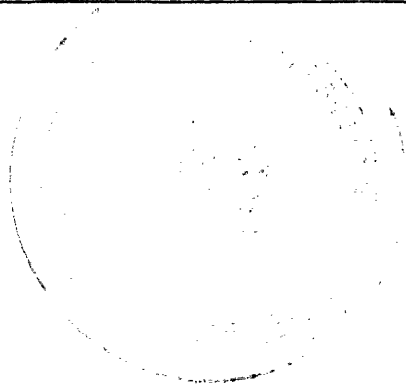
OCT 13 1987

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect  
Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other



9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property \_\_\_\_\_  
Quadrangle name \_\_\_\_\_  
UTM References \_\_\_\_\_

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_ national \_\_\_ state \_\_\_ local

State Historic Preservation Officer signature

title date

X 13. Other

- Maps
- Photographs
- Other

*It US Post Office is under federal ownership,  
Please provide copy of notification or comments  
from Federal Representative in Wash. D.C. to ensure  
in object to listing. Note: Bridgeport Main Post Office was  
already listed on NR, 3/17/86. Therefore  
we didn't notify Federal Representative.*

Questions concerning this nomination may be directed to

Signed *D. Boyer* Date *9-3-87* Phone: *John Herzog 10/6/87*

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**Bridgeport Downtown North Historic District**

Description

Located in the northeastern quadrant of Bridgeport's historic downtown area, the Bridgeport Downtown North Historic District encompasses a total of approximately 20 acres of land, 51 properties, and 49 major structures. Better than 74% (38) of these major structures remain substantially intact examples of commercial and municipal architecture dating from the 1860s through the 1930s and contribute to the architectural and/or historical significance of the district.

The district's southern boundary is visually defined by a virtually immediate transition which takes place between the historic architecture located within the district and the modern commercial and municipal construction which dominates most of the center of Bridgeport's downtown along the Fairfield-Avenue corridor. The western and northern boundaries are defined by a mixture of adjacent modern commercial construction and large, grade-level parking lots. The district's eastern boundary, which was drawn to exclude non-contributing properties along the western side of Water Street, reflects the existence of an elevated railroad trackbed which extends along the length of the eastern side of Water Street. This raised trackbed forms a highly prominent visual and physical barrier between structures located in the district and those located to its east.

Building heights in the district generally range between 2 and 13 stories. Brick, cut stone, cast stone, and reinforced concrete form the principal materials utilized in the construction of district buildings. However, the area also includes a handful of wood-frame buildings, as well as several buildings incorporating pressed-metal entablature fabric, cast-iron storefront fabric, and/or exterior details executed in terra cotta. With the exception of a few structures, such as the Fairfield County Courthouse at 172-92 Golden Hill Street and the Lorraine Hotel at 78 Chapel Street, most district buildings are sited very close to the street and each other, often forming virtually unbroken and, at times, imposing streetscapes.

Popular 19th- and early 20th-century architectural styles represented in the district range from relatively modest to more elaborate and, in several cases, high-style examples of the Italianate, Richardsonian Romanesque, late Gothic Revival, Colonial Revival, Neoclassical, and Art Deco modes. In terms of architectural integrity, the exteriors of most district buildings retain the bulk of their significant, historic, architectural features, and are in relatively good condition. For the most part, significant exterior alterations to buildings are limited to storefront, signage, and, in some

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Bridgeport Downtown North Historic District

Description (Cont.)

cases, window fabric. Only a half-dozen of the buildings in the district erected prior to 1937 have experienced unsympathetic, non-historic exterior modifications to the point where they no longer can be considered as contributing to the significance of the area.

The district encompasses a number of buildings which stand as individually distinctive examples of their type, style and/or period, many of which are known to have been designed by prominent architects of their respective eras. Examples of such structures include the Richardsonian Romanesque-style 1900 Bridgeport Boys Club at 227-41 Middle Street (photograph 20), the Italianate-style 1871/72 Newfield Building at 1180-88 Main Street (photograph 23), the monumentally scaled Art Deco-style 1934 U.S. Post Office at 140 Middle Street (photograph 24), and the Italianate-style 1872 Winghoffer Building at 79-81 Gold Street, which was the first building erected in Bridgeport to incorporate a full-front elevation wall of cast stone (photograph 21). Among the foremost of such structures are the only two district buildings to have been listed on the National Register prior to 1986 -- the Warren Briggs-designed Richardsonian Romanesque-style 1888 Fairfield County Courthouse at 172-192 Golden Hill Street; and the Art Deco-style Hotel Beach at 140 Fairfield Avenue, built in 1927/28 according to a design by Thomas, Martin, and Kirkpatrick (photograph 16).

An inventory of buildings and properties located within the Bridgeport Downtown North Historic District is provided on the ensuing pages in the following format:

**STREET NAME**

Street Number (C= contributing)  
or  
(NC= noncontributing)

\*\*Construction Date. Historic Name  
(Common Name). A: Architect. B:  
Builder. Number of stories; principal  
construction materials; architectural  
style. Miscellaneous information.

\*\*Information for each category is included only if data is available.

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Bridgeport Downtown North Historic District - Inventory List

**CHAPEL STREET**

- 78(C) 1914/1915. Lorraine Hotel (Hotel St. George). 6 stories; brick and cut stone; Colonial Revival.
- 89-105(C) 1926. Stratfield Hotel Parking Garage. A: Monks and Johnson. B: Pardy Construction Co. 2 stories; brick; early 20th-century commercial/industrial.

**ELM STREET**

- 84(C) 1925/1926. Conlin Company Warehouse. 1 story; brick; early 20th-century commercial.
- 90-94(C) 1923/1924. Radford B. Smith Company. 2 stories; brick and cut stone; Colonial Revival.

**FAIRFIELD AVENUE**

- 140(C)\* 1927/1928. Hotel Beach (Hotel Barnum). A: Thomas, Martin & Kirkpatrick. 13 stories; brick, reinforced concrete, and cast stone; Art Deco. Photograph 16.

**GOLD STREET**

- 79-81(C) 1872. Bernard Winghoffer Building. A: A Shaats, Esq. 5 stories; brick and cast stone; Italianate. Photograph 21.

**GOLDEN HILL STREET**

- 54(C) Ca. 1890. Charles Fox Building. 2 stories; wood frame; late 19th-century commercial.
- 145-53(C) Ca. 1920. F.B. Curtis Building. 2 stories; brick; early 20th-century commercial.
- 172-92(C)\* 1888. Fairfield County Courthouse (Court of Common Pleas). A: Warren Briggs. 3 1/2 stories; brick, granite, terra cotta, and brownstone; Richardsonian Romanesque.

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225(C) 1925. Golden Hill Apartments. A: Joseph W. Monthrop. B: William F. Chatlos. 6 stories; brick and cut stone; Colonial Revival.

**MAIN STREET**

1087-95(NC) 1945/1946. F.W. Woolworth Company. A: Earl S. Glover. B: J.R. Worcester & Co. 3 stories; tile and metal screen; Art Deco. Photograph 16.

1105(C) Ca. 1920. E.W. Harral Building (Contempo Women's Apparel). 3 stories, brick and cut stone; Colonial Revival. Photograph 17.

1111-27(C) 1904. Security Building. 8 stories; brick and cut stone; early 20th-century commercial. Photograph 17.

1120-26(C) 1912/1913. Hawley Hardware Company (Nathan's Men's Wear/Discount World). 3 stories; brick; Colonial Revival.

1128-36(NC) 1946. (Louis Gift Shop/Shaw Jewelers). 2 stories; brick and concrete; post-World War II commercial.

1131-37(C) 1900. E.E. Wheeler Building. 4 stories; brick and cut stone; Classical Revival. Photograph 17.

1138-44(C) 1905. A.C. and W.B. Wheeler Building (H.L. Green Company). 4 stories; brick and concrete; early 20th century commercial.

1148-50(C) 1919. F.E. Harvey Building (Downtown Pawn Shop). 2 stories; brick and cut stone; Classical Revival.

1149-53(NC) Ca. 1880. L.F. Curtis Building. 2 stories; brick; late 20th century commercial. Exterior heavily modified ca. 1965.

1152-62(NC) 1946. 2 stories; brick and concrete; post-World War II commercial.

1155-63(C) 1928. F.B. Curtis Building. 2 stories; brick and marble; Colonial Revival. Photograph 18.

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Bridgeport Downtown North Historic District - Inventory List (Cont.)

- 1179-95(C) 1924. Wheeler Medical Building (Connecticut Bank and Trust Company). 8 stories; brick and stone; early 20th-century commercial. Photograph 18.
- 1180-88(C) 1871/1872 southern third), 1907/1908 (northern two-thirds). Hubbell Block/Newfield Building (Newfield Building). 5 stories; brick and cut stone; Italianate. Photograph 23.
- 1192-94(NC) Ca. 1880. Kane Building. 4 stories; brick and aluminum; Italianate. Re-fronted ca. 1920. Exterior extensively altered ca. 1965.
- 1196-98(C) 1923/1924. Dillion Building. A: F.A. Cooper. B: William Muirhead and Son. 3 stories; brick and cut stone; Colonial Revival.
- 1200-10(NC) 1950. 2 stories; brick and stone; post-World War II commercial.
- 1207-17(NC) 1964. United Investors Building. 1 story; brick; late 20th century commercial. Photograph 18.
- 1218-20(NC) Vacant lot.
- 1214-16(NC) 1899. Columbia Tea Company. 2 stories; masonry; post-World War II commercial. Extant front dates from 1950.
- 1219-47(C) 1907/1908. Stratfield Hotel. 8 stories, brick and reinforced concrete; early 20th-century commercial. Remodelled with additions in 1964. Photographs 18 and 21.
- 1224-28(NC) Vacant lot.
- 1238-48(NC) 1955. Reliable Realty Building. 1 story; concrete block; post-World War II commercial.
- 1250-52(C) Ca. 1865. Sutter Building (Ethical Surgical Supply). 4 stories; brick and cut stone; Italianate.
- 1258-60(NC) Ca. 1900. Ballard Bakery (Ethical Pharmacy). 2 stories; brick; Italianate; Front extensively altered ca. 1965.

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Bridgeport Downtown North Historic District - Inventory List (Cont.)

MIDDLE STREET

- 109-11(C) Ca. 1895. Kearns Building (Middle Street Variety). 3 stories; brick and cut stone; late 19th-century commercial. Photograph 25.
- 115-17(C) Ca. 1920. Doolittle Tile Company. 3 stories; brick; early 20th-century commercial. Photograph 25.
- 119-25(C) Ca. 1915. C.H. Dillon Building (Gerstl's Restaurant). 4 stories; brick and cut stone; late Gothic Revival. Photograph 25.
- 127-47(C) 1915. W.B. and A.C. Wheeler Building (H.L. Green Company). A: Theodore C. Visscher. B: Hoggson Brothers. 2 stories; brick and cut stone; Colonial Revival. Photograph 25.
- 120(C) 1934. United States Post Office. A: Charles Wellington Walker. 2 stories; limestone; Art Deco. Photograph 24.
- 149-51(C) Ca. 1925. C.A. Misch Building. 2 stories; brick; Colonial Revival.
- 166-74(C) Ca. 1860. Charles Fox Building (Dolan's Corner Grill). 2 stories; frame and stuccoes masonry; Italianate.
- 181-207(C) 1892/1893. Peck and Lines Stables/Stratfield Garage (Jayson Building). 4 stories; brick and cut stone; late 19th-century commercial. Photograph 23.
- 190(C) Ca. 1875. Partridge-Donovan Building. 3 stories; brick and cut stone; early 20th-century commercial. Re-fronted ca. 1910.
- 209-11(NC) 1961. (Summit Women's Center). A: Fred Gilbert. B: Defence Construction Co. 3-stories; brick; post-World War II commercial.
- 227-47(C) 1900. Bridgeport Boy's Club. A: Warren Briggs. 3 1/2 stories; brick and brownstone; Richardsonian Romanesque. Photograph 20.



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Bridgeport Downtown North Historic District - Inventory List (Cont.)

- 240(C) 1928. Carp Realty Building. A: H. Koerner. B: E & F Construction Co. 2 stories; brick and concrete block; early 20th-century commercial.
- 254-62(C) 1885/1886. A.L. Winton Building (Teastone Cigar Factory). 3 stories; brick and cut stone; Italianate/Queen Anne. Photograph 22.
- 269(C) Ca. 1930. (United Way Parking). 1 story; wood frame; Spanish Colonial Revival.
- 274(C) 1876. No. 5 Engine House. 3 stories; brick and cut stone; Colonial Revival. Front and third story added in 1917. Photograph 22.
- 281-89(C) 1886. Julius Pfau Building (The Brass Guitar). 3 stories; brick and cut stone; Italianate. Photograph 19.
- 295(C) 1906. Logan Building (Casbar). 3 stories; brick and cut stone; Georgian Revival. Photograph 19.

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Bridgeport Downtown North Historic District

Significance

(Criterion C)

The district is significant because it encompasses one of two large groupings of structures which effectively illustrate the emergence of downtown Bridgeport as the commercial, financial, cultural, and social heart of one of Connecticut's foremost early 20th-century urban-industrial and regional-government centers. For example, the area's continuing expansion as an important regional center between the end of the Civil War and the early 20th-century is clearly marked by the progression of historic architectural styles exhibited by its various buildings. Structures such as the Italianate-style Newfield Building (1871/21) at 1180-88 Main Street (photographs 21 and 23), the Italianate/Queen Anne-style Winton Building (1885/86) at 245-62 Middle Street (photograph 22), the Richardsonian Romanesque-style Bridgeport Boys Club (1900) at 227-41 Middle Street (photograph 20), the Colonial Revival-style F.B. Curtis Building (1928) at 1155-59 Main Street (photograph 18), and the Art Deco-style U.S. Post Office (1934) at 140 Middle Street combine to provide a coherent, graphic record of the pre-World War II evolution of the district. Several individual district buildings also reflect key aspects of downtown Bridgeport's development prior to the onset of World War II. For example, downtown Bridgeport's highly important role as the seat of Fairfield County remains clearly marked by the massive grandeur of the Richardsonian Romanesque-style Fairfield County Courthouse (1888) at 172-92 Golden Hill Street.

The district is also significant because it encompasses a large number of substantially intact buildings which chart the development of a variety of popular 19th- and early 20th-century urban architectural styles, including the Italianate, Queen Anne, Richardsonian Romanesque, late Gothic Revival, Colonial Revival, Georgian Revival, Neoclassical, and Art Deco modes (photographs 16-25). A number of these buildings rank as particularly good and, in some cases, outstanding individual examples of several of these styles. For example, the 1871/72 Newfield Building at 1180-88 Main Street is a fine example of a relatively large brick and cut-stone commercial structure executed in the late Italianate-style (photograph 23). Full-

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Bridgeport Downtown North Historic District

Significance (Cont.)

blown versions of the early and late Richardsonian Romanesque-style are represented respectively by the 1888 Fairfield County Courthouse at 172-92 Golden Hill Street, and by the 1900 Bridgeport Boys Club at 227-41 Middle Street (photograph 20). Two outstanding examples of the Art-Deco style are the 1927/28 Hotel Barnum at 140 Fairfield Avenue (photograph 16) and the 1934 U.S. Post Office at 140 Middle Street (photograph 24). While in need of extensive rehabilitation, the 1872 Italianate style Winghoffer Building at 70-81 Gold Street holds a unique place in Bridgeport's building history; it was the first structure in the city to incorporate a front elevation faced completely in cast stone (photograph 21).

Finally, the district is architecturally significant because a number of its buildings stand as important examples of the work of late 19th- and/or early 20th-century architects. Foremost among these structures are the Warren Briggs-designed 1888 Fairfield County Courthouse at 172-92 Golden Hill Street and 1900 Bridgeport Boys Club at 227-41 Middle Street (photograph 20); the Hotel Barnum at 140 Fairfield Avenue, which was designed by the firm Thomas, Martin, and Kirkpatrick (photograph 16); and Charles Wellington Walker's 1934 U.S. Post Office at 140 Middle Street (photograph 24).

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Bridgeport Downtown North Historic District

Acreage: approximately 20

Quadrangle Name/Scale: Bridgeport/1:24000

UTM Reference Points:

Point      Zone/Easting/Northing

- A.      18/651850/4560380
- B.      18/651960/4560180
- C.      18/651980/4560100
- D.      18/651830/4560060
- E.      18/651840/4560000
- F.      18/651780/4559980
- G.      18/651740/4560120
- H.      18/651700/4560110
- I.      18/651710/4560050
- J.      18/651670/4560040
- K.      18/651610/4560270
- L.      18/651650/4560290
- M.      18/651670/4560260
- N.      18/651810/4560290
- O.      18/651810/4560370

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Bridgeport Downtown North Historic District - Boundary Description

East - From the junction of the southern property line of 140 Middle Street and the western line of Water Street; proceed north along the western line of Water Street to the northern line of Golden Hill Street; then west along the northern line of Golden Hill Street to the eastern property line of 54 Golden Hill Street; then north along the eastern property line of 54 Golden Hill Street to the northern property line of 54 Golden Hill Street; then west along the northern property lines of 54 Golden Hill Street and 166-75 Middle Street to the eastern line of Middle Street; then north along the eastern line of Middle Street to the southern property line of 190 Middle Street; then east along the southern property line of 190 Middle Street to the eastern property line of 190 Middle Street; then north along the eastern property line of 190 Middle Street to the northern property line of 190 Middle Street; then west along the northern property line of 190 Middle Street to the eastern line of Middle Street; then north along the eastern line of Middle Street to the northern line of Gold Street; then east along the northern line of Gold Street to the eastern property line of 240 Middle Street; then north along the eastern property line of 240 Middle Street to the southern property line of 254-62 Middle Street; then east along the southern property line of 254-62 Middle Street to the western line of Water Street; then north along the western line of Water Street, continuing north across Middle Street to the southern line of Congress Street.

North - From the junction of the western line of Water Street and the southern line of Congress Street: proceed west along the northern line of Congress Street to the western property line of 295 Middle Street; then south along the western property lines of the lots fronting the western side of Middle Street (so as to include the buildings at 295, 281-89, and 269 Middle Street) to the northern property line of 227-41 Middle Street; then west along the northern property lines of 227-41 Middle Street and 1258-60 Main Street, continuing across Main Street and along the northern line of Chapel Street to the eastern property line of 78 Chapel Street; then north along the eastern property line of 78 Chapel Street to the southern line of Congress Street; then west along the southern line of Congress Street to the western property line of 78 Chapel Street.

West - From the junction of the southern line of Congress Street and the western property line of 78 Chapel Street; proceed south along the western property line of 78 Chapel Street, continuing across Chapel Street and south along the western property lines of 89-105 Chapel Street and 172-92 Golden Hill Street to the northern line of Golden Hill Street; then southwest across Golden Hill Street to the western property line of 225

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**Bridgeport Downtown North Historic District - Boundary Description (Cont.)**

Golden Hill Street; then south along the westernmost property lines of 225 Golden Hill Street and 90-94 Elm Street to the northern line of Elm Street; then east along the northern line of Elm Street to the eastern property line of 84 Elm Street; then north along the eastern property lines of 84 Elm Street and 225 Golden Hill Street to the southern line of Golden Hill Street; then east along the southern line of Golden Hill Street to the western property line of 145-53 Golden Hill Street; then south along the western property lines of 145-45 Golden Hill Street and 1149-53 Main Street to the northern line of Elm Street; then southwest across Elm Street to the western property line of 1111-27 Main Street; then south along the western property line of 1111-27 Main Street to the northern property line of 140 Fairfield Avenue; then west along the northern property line of 140 Fairfield Avenue to the western property line of 140 Fairfield Avenue; then south along the western property line of 140 Fairfield Avenue to the northern line of Fairfield Avenue:

South - From the junction of the western property line of 140 Fairfield Avenue and the northern line of Fairfield Avenue: proceed east along the northern line of Fairfield Avenue to the eastern line of Main Street; then north along the eastern line of Main Street to the northern property line of 1090-1112 Fairfield Avenue; the east along the northern property line of 1090-1112 Fairfield Avenue, continuing across Middle Street and east along the southern property line of 140 Middle Street to the western line of Water Street.

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**Bridgeport Downtown North Historic District - Boundary Justification**

The boundaries of the Bridgeport Downtown North Historic District were delineated on the basis of the following four general criteria:

- a) The thematic unity of the district as a congregation of substantially intact structures originally designed for commercial and municipal uses which strongly reflects the development of the northern half of Bridgeport's central business district over the course of the 19th and early 20th centuries.
- b) Current physical characteristics of the district which visually distinguish the area within Bridgeport's central business district as a whole, including the historic architectural integrity of individual structures and extant sight lines.
- c) The exclusion of properties which do not contribute to the historical or architectural integrity of the district, wherever such exclusions were reasonable and practical.
- d) Conformance with the general National Park Service guideline that structures proposed for listing on the National Register as contributing to the historic or architectural significance of an historic district be a minimum of 50 years old.

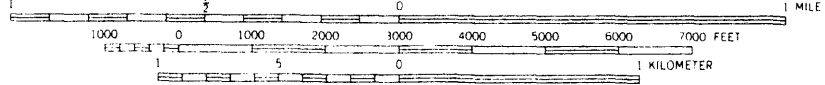
BRIDGEPORT DOWNTOWN NORTH HISTORIC DISTRICT



L O N G I S L A N D S O U

170'000 FEET 650 12'30" 651 652 653 10' 654

SCALE 1:24,000



\*  
 137' 240 MILS  
 1712' 121 MILS

CONTOUR INTERVAL 10 FEET  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER  
 THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
 CHARTLINE SHOWN REPRESENTS THE APPROXIMATE POSITION