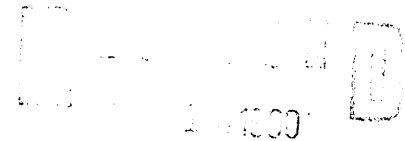


United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

NATIONAL  
REGISTER

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 Montauk Avenue Historic District

### 2. Location

street & number See continuation sheet.  not for publication  
city, town New London  vicinity  
state Connecticut code CT county New London code 011 zip code 06320

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>341</u>	<u>60</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>341</u>	<u>60</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

### 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 of certifying official John W. Shannahan 11/8/90  
State Historic Preservation Officer Date

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. 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:) \_\_\_\_\_

Delores Byrne 12/18/92  
Signature of the Keeper Date of Action

---

**6. Function or Use**

---

Historic Functions (enter categories from instructions)

DOMESTIC/single/multiple dwelling

---

DOMESTIC/secondary structure

---

EDUCATION/school

---

Current Functions (enter categories from instructions)

DOMESTIC/single/multiple dwelling

---

COMMERCE/business/professional

---

DOMESTIC secondary structure

---

COMMERCE/business/professional

---

---

**7. Description**

---

Architectural Classification

(enter categories from instructions)

LATE VICTORIAN/Italianate/Queen Anne/Stick  
Shingle

---

LATE 19TH and Early 20TH CENTURY REVIVALS/  
Colonial Revival/Classical Revival/Spanish  
Revival/Tudor Revival

---

Materials (enter categories from instructions)

foundation granite

---

walls weatherboard

---

shingle/stucco

---

roof asphalt

---

other \_\_\_\_\_

---

---

**Describe present and historic physical appearance.**

The Montauk Avenue Historic District is a planned residential development located to the south of the center of the City of New London, which was laid out at the the turn of the twentieth century. The district is roughly square in shape, approximately 1500 feet on a side, and contains a grid of three north-south streets connected by six cross streets. The principal streets are Montauk Avenue, which is the spine of the district, and Ocean Avenue, both broad north-south thoroughfares; the latter is also State Route 213. To the east is the Thames River estuary and New London Harbor, separated from the district by a city park and an industrial area.

The district contains a total of 401 resources, of which 341 (85%) are contributing. The historic contributing resources built during the period of significance of the district (1855-1940) include 235 single and multi-family dwellings, 101 associated outbuildings, two schools, one church, one fire station, and one commercial building. Of the 11% of the houses that are non-contributing, 8% is new residential infill in the district; the remaining 3% are older houses which have lost their architectural integrity because of extensive alterations.

The associated contributing outbuildings are mainly small detached garages built prior to 1940; three of these were originally built as stables or barns. The first group of garages was constructed about 1915. They generally are quite small square buildings with hipped roofs and are set at the very rear of the building lots. A slightly later group, built in the 1930s, are larger with gable roofs. Twenty-one percent of the outbuildings are non-contributing primarily because they were built after the period of significance of the district; a few lack structural or architectural integrity.

The historic appearance of the district has changed very little since 1940. Changes prior to that time reflect its historic transformation from rural farmland to an urban development. Before 1895, when development began there, most of the district, except for Willetts Avenue, the northernmost cross street, was undeveloped and known as Town Hill, a rural area located just outside the city limits. Of the twenty-two buildings that pre-date 1895, one is the 1855 Greek Revival Town Hill School, and the remaining structures are residential buildings, nine of which are on Willetts Avenue. On the west side of Ocean Avenue, the partial remains of dry-laid stone walls from the nineteenth century are joined to, or incorporated in, a mortared stone wall that runs along the sidewalk almost the full length of the long block between Fowler Court and Longview Street.

In the second phase of the district, streets were laid out, farms were divided into smaller residential lots for development, and the area became part of the city. Lots on

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Montauk Avenue Historic District, New London, Connecticut

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Location

- Alger Place: 10, 14, 15, 18, 19, 21, 22-24, 26-28, 27, 31, 32-34, 35, 37, 38, 40, 41-43, 46, 47, 50, 51, 55.
- Alger Street: 6-8-10, 13, 14, 17, 18-20, 19-21, 22-24.
- Avery Court: 13, 14, 17, 18, 21, 22, 23-25, 24, 26, 29, 30, 31, 32, 33, 34, 37.
- Bellevue Place: 12, 16-18, 17-19, 20-22, 24-26, 27, 29, 31, 35, 36, 39, 40, 42, 43, 46, 51, 56, 58.
- Faire Harbour Place: 27, 41, 57, 59, 63, 67, 69, 75, 81.
- Fowler Court: 11, 12, 14, 17, 19, 23.
- Montauk Avenue: 223, 227, 231, 235, 236, 245, 248, 249, 250, 252, 255, 256-258, 257, 260, 263, 267, 268-270, 271, 275, 276, 280, 285, 286, 290-292, 291, 293, 297, 301, 302, 310, 313, 314, 315, 318-320, 319-321, 322, 325, 327-329, 328, 334, 341.
- Ocean Avenue: 185, 196-198, 201, 202, 207, 208, 216, 217, 225, 226, 229, 231, 239, 242, 248, 251, 254, 260-262, 266, 267, 272, 273, 280-282, 284, 286, 288, 289, 292, 293, 300, 307, 308, 311, 314, 317, 320, 322, 323, 327, 331, 333, 335, 349, 351, 353, 361, 367, 369, 371, 391, 393, 395, 397-399.
- Perry Street: 11, 14, 15, 16, 21, 22, 23, 25-27-29, 26, 30, 31, 32, 33-35, 36-38, 37-39, 40-42, 43, 44, 47, 48.
- Riverview Avenue: 12, 25, 31, 35, 41, 43, 47, 48, 51, 52, 58, 59, 62, 63, 66, 69, 73, 77, 85, 87, 88-90, 94, 97, 100, 101, 102-104, 106-108, 105-107, 112, 113, 114, 115, 117, 118-120, 119, 121, 130.
- Willetts Avenue: 100, 103-105, 104, 106, 107-109, 110, 111-113, 114, 115-117, 118, 119, 121, 122, 123, 124, 125-127-129, 148, 151, 152, 156, 157, 160, 163, 164, 165, 166, 171, 172, 174, 175-177, 179-181, 180, 182-184, 183-185, 186, 187.

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the side streets of the district are generally smaller than those on the main thoroughfares, except in the case of three connecting streets that run between Montauk and Ocean avenues: Alger, Bellevue, and Faire Harbour places. These three cross streets have wider deep lots and small landscaped parks as their focus. The parks are elliptical in shape and now contain mature trees. They serve to divide the street and create a one-way traffic pattern on either side.

There has been substantial intrusion into the original street plan only at the southern end of the district, an area excluded from the nomination. The south side of Faire Harbour Place is occupied by the Lawrence Memorial Hospital. The hospital is being enlarged and the few remaining houses on that side have been scheduled for demolition. A number of houses within the district in this area have been converted for use as doctors' offices, or are owned and used by the hospital.

Houses in the district range from one- and-one-half to two- and-one-half stories. Although all the institutional buildings in the district are of masonry construction (two schools and a church of brick, and a fire station of rose and gray granite), all but two of the houses are constructed of wood and the majority rest on locally quarried granite foundations. Wood shingles are a common wall sheathing in the district, as they are in many shore communities, but clapboard, stucco, and artificial sidings are also used.

The few buildings that predate the development of the area as a streetcar suburb are built in several styles of the Victorian period, including Greek Revival, Italianate, Stick, and Queen Anne. A group of these houses can be found on the south side of Willetts Avenue (Inventory #s 391, 393, 396; Photograph #1). One 1870 house is a replica of an eighteenth-century Cape destroyed by fire (Inventory #205).

The vast majority of the houses postdate 1895 and are freely interpreted vernacular versions of the Queen Anne and early twentieth-century revivals. The stylistic range extends from large architect-designed houses to modest houses and cottages with little or no detail, built in an extensive variety of types and forms. Transitional combination styles, such as Queen Anne/Classical Revival or Colonial Revival combined with Four Square, predominate, but there are also several examples of Tudor and Spanish revivals. The larger and generally more stylish houses are found on the two main thoroughfares, especially on corner lots. Some of these were designed by architects who lived and worked in the district, served as architectural references for the smaller examples of vernacular architecture in the district.

Quite often the Queen Anne is combined with Classical-Revival elements and forms in the larger houses. The William Darrow House built in 1905 at the head of the district on Ocean Avenue is a unique combination of these styles (Inventory #189; Photograph #2). Built with a projecting pedimented pavilion, it utilizes modillions, three-part windows,

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and unusual hipped-roof dormers with projecting round-arched window heads. Palladian windows are found in the gables of the end elevations. The rigid balance of the main block is interrupted by the asymmetry of the wrap-around Colonial Revival-style porch with a terne roof (now enclosed) on part of the facade and the south elevation. Another large house in the next block, the William Hopson House, utilizes similar classical motifs and a deep overhang of the main roof with modillions (Inventory # 199; Photograph #3). On the opposite side of the street is an unusual duplex of similar scale which also has projecting pavilions and pediments but is influenced by the Stick style (Inventory #191; Photograph #4). A more conventional house on Montauk Avenue employs the same architectural elements but has a standard cross-gable plan and offset pediments over the porch entrance and to the right of the gable peak of the facade (Inventory #138; Photograph #5). This house and its neighbor to the north display porches supported by delicate posts and spindle work. The massing and tower of the earlier 1897 Theodore Bodenwein House, also on Montauk Avenue, are typically Queen Anne but it too has several Classical Revival elements, such as the oval window and modillioned soffit (Inventory #165; Photograph #6). The John Darrow House across the street to the south is another Queen Anne that displays a tower and similar details (Inventory #151; Photograph #7). Smaller versions of this house type are common in the district and often utilize the same architectural forms and details. Two examples are found on Ocean Avenue (Inventory #s 161, 158; Photograph #8).

Several distinguished houses were influenced by other revival styles. The Tudor Revival style-house built by Dudley St. Clair Donnelly, an architect, is unique to the district (Inventory #96; Photograph #9). Its most distinctive feature is the simulation of thatching by the flow of sheathing over the dormers and the use of built-up rounded edges on the roofs of the main house, the outbuilding, and even on the free-standing gate. The porch and first story of the house are stuccoed, probably the original material. The Mediterranean or Spanish Colonial Revival influence is found in two other stuccoed houses in the district. One on Montauk Avenue embellishes the Four-Square plan and form with the curved parapets of the Spanish Colonial or Mediterranean style over the main entrance and the broad facade dormer (Inventory # 179; Photograph #10).

More commonly, the district's houses were designed by carpenter builders. The designs of these more modest houses appear to be derivative and based on features found in the larger houses, or taken from the style books of the period. These builders were responsible for infill along the main avenues as well as most of the houses on the side and cross streets of the district. Several common types are repeated on the same street, often used for rental housing. A row of simple vernacular gable-to-street cottages was built on the south side of lower Willetts Avenue in 1901-1902 (Inventory #s 354, 356, 357, 360, 363; Photograph #11). Another builder constructed a group of Colonial Revival-style bungalows at the south end of Riverview Avenue in 1915 (Inventory #s 344, 346, 349, 351, 353; Photograph #12). Occasionally the same house form and style is repeated intermittently in a block, such as the houses built on Perry Street in 1903 which are distinguished by their small Queen Anne-style turrets. This vernacular type is

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scattered through the district and examples can also be found on Alger Place and Montauk Avenue (Inventory #s 13, 165, 171; Photograph #s 13, 14). The Alger Place example is heavily influenced by the Shingle style, especially in its porch.

Two other vernacular style groups are found in the district. A small group of Shingle-style houses predominate on Perry Street and nearby on Montauk Avenue. Again, this style is freely interpreted and also shows influences of the Colonial Revival style in the porches and displays pediments common to the Classical Revival. The local hallmark of this style is the recessed window of the main gable framed by curved shingled walls (Inventory #s 270, 277, 283, 298, 300; Photograph #15). A few very small Queen Anne cottages are scattered throughout the district. Two of the best examples have retained their original architectural details and materials (Inventory #s 3, 42; Photograph #s 16, 17).

The last common type in the district is the Four Square. Variations include a steeply pitched hip roof that rises to a point instead of the more common shallow hipped roof with a short ridge. Often these houses have Colonial Revival-style porches, such as the groups at the both ends of Ocean Avenue or along Fowler Court (Inventory #s 193, 196, 252, 254, 111, 116, 117; Photograph #18). A 1907 elaborated version of this house form, with an extensive veranda and bracketed soffits, is boldly detailed with both Classical and Colonial Revival-style elements (Inventory #242; Photograph #19). Another large example is located at the corner of Montauk Avenue and Alger Street (Inventory #129; Photograph #20).

Several vernacular house types in the district are based on intersecting roof plans. The cross-gable version has a gable-to-street orientation with a front porch. Sometimes the cross gable is only simulated by a two-story side bay capped with a pediment. This type is usually unadorned, but two examples subtly influenced by the Queen Anne style on Riverview Avenue demonstrate how even minor variations can change the appearance of neighboring houses of the same plan (Inventory #s 337, 339; Photograph #21). A more fully realized and later example of this type is located at the north end of Riverview Avenue (Inventory #305; Photograph #22).

Another version of this cross plan utilizes broad gambrel roofs in a vernacular interpretation of the Colonial Revival style. Several examples are located on Alger Place (Inventory #s 15, 37; Photograph #13). The latter house has an unusual porch supported by battered posts in the Bungalow style. Gambrel-roofed Colonial Revivals also are interspersed with Four-Squares on the south side of Bellevue Place (Inventory #s 75, 77, 79, 81; Photograph # 23). There are only a few standard versions of the Colonial Revival style in the district. Two display the Georgian influence in their form, plan, and detail (Inventory #s 202, 110; Photograph #24). Only one other house is a straightforward revival of a colonial house form, a large gambrel on Faire Harbour Place (Inventory #101; Photograph #25).

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Another common type, often called the "homestead house" in the New London Historic Resource Inventory, is repeated all over the district and is a popular form throughout New London's suburbs. Listed in the inventory of the nomination as simply twentieth-century vernacular, it is a two- and-one-half story gable-to-street building with a full pediment or open gable peak. These houses often have a one-story hipped-roof facade porch in the single-family versions. Two-family examples may have a small open porch above and set to one side of the facade at the second story. Examples can be found on the north side of Willetts Avenue and on Ocean Avenue (Inventory #s 361, 364, 268; Photograph #s 27, 28). A group of larger houses of this type further west on Willetts Avenue above Montauk utilize a combination of forms in the roof of the main block, including hip, gable, and pediment (Inventory #s 401, 398, 395, 394; Photograph #29).

A complete listing of the contributing and non-contributing houses in the district follows. The names of architects and original owners are included, where known. Dates of construction of primary buildings were generally taken from survey forms or title searches done by the New London Landmarks, Inc. Dates of construction for most outbuildings were estimated in the field by the consultant.

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## INVENTORY OF CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Inv. #	Address	Name/Style/Date	C/NC	Photo #
1.	10 Alger Place	Queen Anne, c. 1900	C	
2.	10 "	garage, c. 1920	C	
3.	14 "	Queen Anne cottage, 1894	C	17
4.	15 "	Richard Miner House, Stick, 1898	C	
5.	18 "	Charlotte Rasmussen House 20th-c. vernacular, 1904	C	
6.	19 "	Frederic St. Clair House altered Stick/Colonial Revival 1893, stuccoed	C	
7.	19	garage, c. 1920	C	
8.	21 "	Charles Wellman House 20th-c. vernacular, 1894	C	
9.	21 "	garage, c. 1920	C	
10.	22-24 "	John Woods House Queen Anne/Colonial Revival, 1900	C	
11.	26-28 "	James Peckham House 20th-c. vernacular, 1906	C	
12.	26-28 "	garage, c. 1950	NC	
13.	27 "	Wheelock Glidden House Shingle, 1902	C	13
14.	27 "	garage, c.1920	C	
15.	31 "	Pliny Harwood House Gambrel Colonial Revival, 1905	C	13
16.	31 "	garage, c.1930	C	
17.	32-34 "	John Sutherland House Queen Anne/Colonial Revival, 1897	C	



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18.	32-34 Alger Place		garage, c. 1940	NC	
19.	35	"	Bessie Ockford House Four-Square, 1911	C	13
20.	35	"	garage, c. 1920	C	
21.	37	"	Victoria Case House Colonial Revival/Bungalow, 1919	C	13
22.	37	"	garage, c. 1920	C	
23.	38	"	William Gurney House Queen Anne/Colonial Revival, 1896	C	
24.	38	"	garage, c. 1930	C	
25.	40	"	Modern house, c. 1950	NC	
26.	41-43		John Janson House Queen Anne/Colonial Revival, 1910	C	13
27.	46	"	Lewis Browning House Queen Anne/Colonial Revival, 1894	C	
28.	47	"	Joseph Mendoza House 19th-c. vernacular 1894	C	
29.	50	"	Bliss Reed House Queen Anne, 1896	C	
30.	50	"	garage, c. 1930, deteriorated	NC	
31.	51	"	Gustav Newman Rental House 19th-c. vernacular, 1899	C	
32.	51	"	garage, c. 1930	C	
33.	55	"	Modern house, 1988	NC	
34.	6, 8, 10 Alger Street		Giosue Duca Rental Housing Colonial Revival triple-decker, 1920	C	26
35.	13	"	Ralph Denison House 20th-c. duplex, 1905	C	20

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36.	14 Alger Street		Alfred & Edith Barr House Four-Square double-decker, 1916-18	C	26
37.	17	"	Oliver Woodworth House Four-Square double-decker, 1905	C	20
38.	18-20	"	Thomas Wetmore House 20th-c. vern. duplex, 1905	C	
39.	19-21	"	Arthur Drum House 20th-c. vern. duplex, 1905	C	20
40.	19-21	"	garage, c. 1920	C	
41.	22-24	"	Thomas Wetmore Rental House 20th-c. vern. duplex, 1905	C	
42.	13 Avery Court		William Kellog House Stick, 1903	C	16
43.	13	"	garage, c. 1920, deteriorated	NC	
44.	14	"	Vesta Searle House Queen Anne cottage, 1910	C	
45.	14	"	garage, c. 1920	C	
46.	17	"	Orsemus Barns House Colonial Revival, 1910	C	
47.	18	"	Arthur M. Smith House Queen Anne/ Colonial Revival, 1903	C	
48.	21	"	B. Franklin Bradford House 20th-c. vernacular, 1908	C	
49.	22	"	Martin Pahler House Queen Anne cottage, 1908	C	
50.	23-25	"	Thomas Lasey House 20th-c. duplex, 1910	C	
51.	23-25	"	garage, c. 1930	C	
52.	24	"	David Wyatt House Colonial Revival, 1920	C	

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53.	26 Avery Court		Modern house, c. 1960	NC
54.	29	"	Alphonse Scarpa House Four Square, 1926	C
55.	29	"	garage, c. 1920	C
56.	30	"	Modern Cape, 1950	NC
57.	31	"	Modern house, c. 1950	NC
58.	31	"	garage, c. 1950	NC
59.	32	"	20th-c. vernacular, c. 1925	C
60.	32	"	garage, c. 1925	C
61.	33	"	Fred Danz House 20th-c. vern., 1926, altered	NC
62.	34	"	James Jarvis House Cape, c. 1935	C
63.	34	"	garage, c. 1935	C
64.	37	"	Modern house, 1962	NC
65.	37	"	garage, 1962	NC
66.	12 Bellevue Place		Bungalow, 1921	C
67.	12	"	garage, c. 1950	NC
68.	16-18	"	Michael McGrail House 20th-c. vernacular, 1929	C
69.	16-18	"	garage, 1950	NC
70.	17-19	"	Emaron Eaton House 20th-c. vernacular, 1913	C
71.	17-19	"	garage, c. 1930	C
72.	20-22	"	Michael McGrail House 20th-c. vernacular, 1917	C

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73.	24-26	Bellevue Place	Thomas F. Moran House Bungalow, 1928	C	
74.	24-26	"	garage, 1928	C	
75.	27	"	William Clark House Four-Square, 1917	C	
76.	27	"	garage, c. 1920	C	
77.	29	"	John James, Jr. House Four-Square/Craftsmen c. 1918	C	23
78.	29	"	garage, c. 1920	C	
79.	31	"	Edmund Haskell House Colonial Revival, 1913	C	
80.	31	"	garage, c. 1930	C	
81.	35	"	Willard Harris House Four-Square, 1908	C	23
82.	35	"	garage, c. 1920	C	
83.	36	"	J. Taylor Douglas House Mission Revival, 1914	C	
84.	36	"	garage, c. 1930	C	
85.	39	"	Henry Coit House Queen Anne, 1890	C	
86.	39	"	garage, c. 1920	C	
87.	40	"	William Starr House Four-Square, 1913	C	
88.	42	"	Patrick Quinn House Dutch Colonial Revival, 1918	C	
89.	42	"	garage, c. 1930	C	
90.	43	"	G. Wallace Wright House Four-Square, 1899	C	
91.	46	"	Modern House, c. 1955	NC	

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92.	46 Bellevue Place		garage, c. 1955	NC	
93.	51	"	James Ranage House Four-Square, 1905	C	
94.	56	"	George Bezanson House Queen Anne, c. 1909	C	
95.	56	"	garage, c. 1920	C	
96.	58	"	Dudley St. Clair Donnelly House D. S. Donnelly (arch.), Tudor Revival/Queen Anne, 1904	C	19
97.	58	"	Queen Anne/Tudor Revival garage, 1904	C	
98.	27 Faire Harbour Place		Richard Woodworth House Colonial Revival, 1918	C	
99.	41	"	Isaak Graun House Four-Square, 1926	C	
100.	41	"	garage, c. 1930	C	
101.	57	"	Walter A. Smith House Colonial Revival, 1922	C	25
102.	57	"	garage, c. 1950	NC	
103.	59	"	John K. Foran House Four-Square, 1916, addition on east	C	25
104.	63.	"	Harrison Whittemore House Colonial Revival, 1917	C	
105.	67	"	Stephen Sheehan House 20th-c. vernacular, 1918	C	
106.	67	"	garage, c. 1930	C	
107.	69	"	John Wilbur House 20th-c. vernacular, 1922	C	
108.	69	'	garage, c, 1922	C	

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109.	75 Faire Harbour Place		Anna Hoare House Bungalow/Craftsman influence, 1926	C	
110.	81	"	Michael Schwartz House Georgian Revival, 1926 attached garage, c. 1950	C	24
111.	11 Fowler Court		Four-Square, c.1920	C	
112.	12	"	Colonial Revival, c. 1900	C	
113.	12	"	Stables, c. 1900	C	
114.	14	"	20th-c. vernacular, c.1910	C	
115.	17	"	Four-Square, c.1920	C	
116.	19	"	Four-Square, c. 1920	C	
117.	19	"	garage, c. 1950	NC	
118.	23	"	20th-c. vernacular, c. 1920	C	
119.	223 Montauk Avenue		William M. Sanders House 20th-c. vernacular, 1921	C	
120.	223	"	garage, 1950	NC	
121.	227	"	A. C. Boardman House 20th-c. vernacular, 1921	C	
122.	231	"	Walter R. Miner House 20th-c. vernacular, 1900	C	
123.	231	"	garage, c. 1930	C	
124.	235	"	19th-c. vernacular, 1899	C	
125.	235	"	garage, c. 1930	C	
126.	236	"	Montauk Baptist Church Late Gothic Revival, 1915-1917	C	

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Montauk Avenue Historic District, New London, Connecticut

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127.	245	Montauk Avenue	James Greenfield House 20th-c. vernacular, 1900	C	
128.	245	"	garage, c. 1930	C	
129.	248	"	Frederick W. Lathrop House Four-Square, 1905	C	20
130.	249	"	Jesse A. Meader House 19th-c. vernacular, 1899	C	5
131.	249	"	garage, c. 1930	C	
132.	250	"	Blanche Leeds House Bungalow, 1915	C	
133.	250	"	garage, c. 1915	C	
134.	252	"	John E. Caulkins House 20th-c. vernacular, 1908	C	
135.	255	"	Frank W. Forbes House Queen Anne, 1899	C	5
136.	255	"	garage, c. 1950	NC	
137.	256-58	"	Emma A. Avery House 19th-c. vernacular, 1895	C	
138.	257	"	Margaret A. Elliot House Queen Anne, 1899	C	5
139.	260	"	Dr. Frederick W. Caulkins House 19th-c. vernacular, 1895	C	
140.	263	"	George Chaffee House Four-Square, 1900	C	
141.	263	"	garage, c. 1930	C	
142.	267	"	Queen Anne, 1899	C	
143.	267	"	garage, c. 1920	C	
144.	268-270	"	Modern, c. 1980	NC	

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145.	271 Montauk Avenue		Denison Brown House Four-Square, 1900	C	
146.	275	"	Queen Anne, 1920	C	
147.	275	"	garage, c. 1920	C	
148.	276	"	Four-Square, 1905	C	
149.	280	"	Giosue Duca House Classical Revival, stuccoed, 1919	C	
150.	280	"	garage, 1919	C	
151.	285	"	John E. Darrow House Queen Anne, 1900	C	17
152.	285	"	barn/garage, c. 1900	C	
153.	286	"	Ludwig Mana House Four-Square, 1915	C	
154.	286	"	garage, c. 1950	NC	
155.	290-292	"	Frank M. Ladd House Queen Anne, 1896	C	
156.	290-292	"	Queen Anne garage, c. 1920	C	
157.	291	"	Queen Anne/Col. Revival, c. 1900	C	
158.	293	"	Charles Cornell House Queen Anne/Col. Revival, 1903	C	8
159.	293	"	garage, c. 1930	C	
160.	293	"	shed, c. 1950	NC	
161.	297	"	Queen Anne, c. 1900	C	8
162.	297	"	garage, c. 1930	C	
163.	301	"	Charles Whaley House Shingle, 1900	C	
164.	301	"	garage, c. 1930	C	



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165.	302 Montauk Avenue		Theodore Bodenwein House Queen Anne/Col. Revival, 1897	C	6, 14
166.	302	"	garage, c. 1920	C	
167.	310	"	David M. Reagan House Four-Square, 1924	C	14
168.	310	"	garage, c. 1924	C	
169.	313	"	Frederick W. Leeds House Four-Square, 1905	C	
170.	313	"	garage, c. 1920	C	
171.	314	"	Charles Rider House Queen Anne, 1904	C	14
172.	314	"	garage, c. 1930	C	
173.	315	"	Augustino DiNoto House 20th-c. vernacular, c. 1920	C	
174.	315	"	garage, c. 1920	C	
175.	318-320	"	Frank Sellecks House Shingle, duplex, 1915	C	
176.	318-320	"	garage, c. 1930	C	
177.	319-321	"	Thomas F. Moran Rental House Bungalow, 1928	C	
178.	319-321	"	garage, c. 1930	C	
179.	322	"	Norman Ruddy House Spanish Colonial Revival, c. 1905	C	10
180.	322	"	garage, c. 1920	C	
181.	325	"	Bungalow, 1924, altered	NC	
182.	327-329	"	Levi Q. Raymond House 20th-c. vernacular, 1923	C	
183.	327-329	"	garage, c. 1925	C	

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184.	328 Montauk Avenue		John Comstock House Queen Anne/Colonial Revival, 1900	C	
185.	328	"	garage, c. 1930	C	
186.	334	"	James P. Murphy House James P. Sweeney (arch.), Four-Square, 1901	C	
187.	341	" (formerly 339)	John & Leo Reagan House Four-Square, 1923	C	
188.	341	"	garage, c. 1930	C	
189.	185 Ocean Avenue		William Darrow House Queen Anne/Classical Revival, 1905	C	2
190.	185	"	garage, c. 1920	C	
191.	196-198	"	John Hopson House Queen Anne, 1885	C	4
192.	196-198	"	garage, c. 1920	C	
193.	201	"	Julian Huntley House Four-Square, 1900	C	
194.	202	"	Charles W. Chapin 19th-c. vernacular, c. 1890, altered	NC	
195.	202	"	garage c. 1920	C	
196.	207	"	Thomas Hickey House Queen Anne/Four-Square, 1904	C	
197.	208	"	Modern house, 1986	NC	
198.	216	"	Lycurgus M. Sistare House Four-Square, 1903, altered	NC	
199.	217	"	William T. Hopson House Classical Revival/Queen Anne, 1897	C	3
200.	217	"	garage, c. 1950, shed-roofed	NC	
201.	225	"	Modern house, 1952	NC	
202.	226	"	P. Leroy Harwood House Georgian Colonial Revival, 1904	C	

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203.	229	Ocean Avenue	Modern house, 1956	NC
204.	231	"	Modern house, 1952	NC
205.	239	"	Douglas W. Gardner House Colonial (replacement), 1870	C
206.	239	"	garage, c. 1920	C
207.	242	"	Joseph Cavarly House Italiannate, 1860	C
208.	248	"	Modern house, 1951	NC
209.	248	"	garage, 1951	NC
210.	251	"	Modern house, 1946	NC
211.	251	"	garage, 1946	NC
212.	254	"	Henry Stearns House Queen Anne, 1899	C
213.	260-262	"	Henry Stearns Rental House Shingle/Colonial Revival, 1916	C
214.	266	"	George M. Denison House Colonial Revival/Queen Anne, 1904	C
215.	266	"	garage, c. 1930	C
216.	267	"	Fred Benvenuti House Dutch Colonial Revival, 1933	C
217.	267	"	garage, 1933	C
218.	272	"	Charles V. Sawter House Four-Square, 1904	C
219.	272	"	garage, c. 1950	NC
220.	273	"	William Savard House Dutch Colonial Revival, 1915	C
221.	273	"	garage, c. 1920	C
222.	280-282	"	Denison Brown House Four-Square, 1903	C

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223.	284	Ocean Avenue	James Duffy House J. S. Duffy (arch.) Dutch Colonial Revival, 1908	C	
224.	286	"	Colonial Revival cottage, c. 1900	C	
225.	288	"	George Field House Four-Square, 1903	C	
226.	289	"	Thomas Pimer House Italianate, 1865	C	
227.	289	"	garage, c. 1920	C	
228.	292	"	Charles B. Chase House Dutch Colonial Revival, 1913	C	
229.	292	"	garage, c. 1920	C	
230.	293	"	Harold G. Pine House Dutch Colonial Revival, 1919	C	
231.	293	"	garage, c. 1920	C	
232.	300	"	Joseph Gillette house Colonial Revival, 1907	C	
233.	300	"	garage, c. 1920	C	
234.	307	"	William Faitoute House Four-Square, 1910	C	
235.	307	"	garage, c. 1950	NC	
236.	308	"	Dudley St. Clair Donnelly House D. S. Donnelly (arch.) Four-Square/Classical Revival, 1897	C	
237.	308	"	garage, c. 1920	C	
238.	311	"	William A. Marvey House Colonial Revival/Queen Anne, 1909	C	19
239.	311	"	garage, c. 1920	C	
240.	314	"	Ralph H. Denison House Queen Anne/Colonial Revival, 1906	C	

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241.	314	"	garage, c. 1930	C	
242.	317	Ocean Avenue	Thomas Kehr House Four-Square/Classical Revival, 1907	C	19
243.	320	"	Daniel S. Marsh House Four-Square, 1919	C	
244.	320	"	garage, c. 1920	C	
245.	322	"	Michael Schwartz Rental House 20th-c. vernacular, 1927	C	
246.	322	"	garage, c. 1927	C	
247.	323	"	Modern house, 1949	NC	
248.	323	"	garage, 1940	C	
249.	327	" (also 4 Fowler)	20th-c. vernacular, c. 1900	C	
250.	327	"	garage, c. 1950	NC	
251.	331	"	Thomas Fowler House Colonial Revival, 1905	C	18
252.	333	"	Lawrence G. Beckwith House Four-Square, 1925	C	18
253.	333	"	garage, c. 1925	C	
254.	335	"	Christopher C. Green House Four-Square, 1925	C	18
255.	335	"	garage, c. 1925	C	
256.	349	"	William H. Hull House Italianate, 1880	C	18
257.	351	"	Henry C. Weaver House Bungalow, 1919	C	
258.	353	"	Paul Manavos House Colonial Revival, 1935	C	
259.	353	"	garage, 1935	C	

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260.	361 Ocean Avenue		William Golding House 20th-c. vernacular, 1926	C	
261.	361	"	garage, c. 1930	C	
262.	367	"	John Gagnon House Craftsman, 1918	C	
263.	369	"	E. Johnson/Ocean Avenue Florists 20th c. commercial with greenhouse, 1921	C	
264.	371	"	Town Hill District School Greek Revival, c. 1855-1910	C	28
265.	391	"	Colonial Revival, 1922	C	
266.	391	"	garage, c. 1922	C	
267.	393	"	Neo-Tudor Revival, 1945	NC	28
268.	395	"	Walter A. Smith House 20th-c. vernacular, 1916	C	28
269.	397-399	'	Elizabeth Ealahan House 20th-c. duplex, 1926	C	28
270.	11 Perry Street		George A. Edgertown House Shingle, 1905	C	15
271.	14	"	George L. Mix House Queen Anne, 1905	C	
272.	14	"	garage, c. 1920	C	
273.	15	"	Mrs. G. O. Wright House Colonial Revival, 1903	C	
274.	16	"	Mary Gurney House Colonial Revival, 1913	C	
275.	21	"	Modern house, 1951	NC	
276.	21	"	garage, 1951	NC	
277.	22	"	Manfred S. Copeland House Shingle, 1903	C	
278.	22	"	garage, c. 1920	C	

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279.	23 Perry Street	Ernest L. Whiton House Colonial Revival/Queen Anne cottage, 1905	C
280.	23 "	garage, c. 1930	C
281.	25, 27, 29 "	Carl G. Carstrom House Colonial Revival triplex, 1922	C
282.	25-29 "	garage, c. 1930	C
283.	26 "	Lorenzo Bentley House Shingle, 1901	C
284.	26 "	garage, c. 1920	C
285.	30 "	Colonial Revival, 1925	C
286.	30 "	garage, c. 1950	NC
287.	31 "	William Camp House Queen Anne, 1903	C
288.	31 "	garage, c. 1930	C
289.	32 "	Leon M. Colby House 20th-c. vernacular, 1905	C
290.	32 "	garage, c. 1950	NC
291.	33-35 "	Michael P. Shea House 20th-c. vernacular, 1906	C
292.	33-35 "	garage, c. 1930	C
293.	36-38 "	20th-c. duplex, 1915, stuccoed	C
294.	36-38 "	garage, c. 1930	C
295.	37-39 "	20th-c. vernacular duplex, altered, 1908	NC
296.	40-42 "	20th-c. vern. duplex, stuccoed, 1915	C
297.	40-42 "	garage, c. 1930	C
298.	43 "	George M. Chapin House Shingle, 1905	C

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299.	44 Perry Street		Georgiana F. Jeffery House Queen Anne, 1903	C	
300.	47	"	Henry L. Stearns House Shingle, altered, 1906	C	
301.	47	"	garage, c. 1930	C	
302.	48	"	Denison R. Brown House Queen Anne, 1903	C	
303.	12 Riverview Avenue		William Cadman House Bungalow, 1916	C	
304.	25	"	Governor Waller School Dudley St. Clair Donnelly (arch.) Colonial Revival, 1923	C	
305.	31	"	William F. Reeves House Queen Anne, 1912	C	22
306.	31	"	garage, c. 1920	C	
307.	35	"	Lawrence Goshen House Queen Anne, 1915	C	
308.	35	"	garage, c. 1950	NC	
309.	41	"	Charles Antis House/Store 20th-c. vernacular, 1931	C	
310.	41	"	garage, c. 1931	C	
311.	43	"	Wilson Searle House 20th-c. vernacular, 1928	C	
312.	47	"	Otto Eames House Colonial Revival, 1928	C	
313.	48	" "	Ockford Fire Station Payne & Keefe (arch.) Colonial Revival, c. 1940	C	
314.	51	"	Colonial Revival, 1907	C	
315.	52	"	Modern house, c. 1950	NC	
316.	58	"	Charles S. Gates House Four-Square, 1904, altered	C	



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317.	59 Riverview Avenue		Fred H. Harris House Queen Anne/Colonial Revival, 1917	C	
318.	62	"	William A. Cann, Jr., House Colonial Revival, 1908	C	
319.	63	'	Alfred Kuhn House 20th-c. vern., 1921, altered	NC	
320.	63	"	garage, c. 1930	C	
321.	66	"	Lawrence Decker House Colonial Revival, 1908	C	
322.	66	"	garage, 1960	NC	
323.	69	"	Modern house, c. 1950	NC	
324.	73	"	Marvin Ladd House Queen Anne, 1904	C	
325.	73	"	garage, c. 1930	C	
326.	77	"	Modern house, c. 1950	NC	
327.	77	"	garage, c. 1950	NC	
328.	85	"	William B. Hart House 20th-c. vernacular, 1919	C	
329.	85	"	garage, c. 1930	C	
330.	87	"	Clinton Caswell House 20th-c. vernacular, 1919	C	
331.	88-90	"	20th-c. vernacular duplex, 1917	C	21
332.	94	"	Patrick McMahon House Queen Anne, 1907	C	21
333.	97	"	Col. Revival double-decker, 1904	C	
334.	97	"	garage, c. 1950	NC	
335.	100	"	Ernest Decker House Colonial Revival, 1919	C	21

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336.	101 Riverview Avenue		Lawrence Decker Rental House Triple-decker, 1913	C	
337.	102-104	"	George H. Scott House Queen Anne duplex, 1904	C	21
338.	106-108	"	Charles F. Potter House Queen Anne duplex, 1903	C	21
339.	105-107	"	Queen Anne duplex, 1904	C	
340.	112	"	Sydney Spark House Queen Anne cottage, 1905, altered	NC	
341.	113	"	Frank H. Bray House Colonial Revival, 1914	C	12
342.	113	"	garage, c. 1930	C	
343.	114	"	Frank Smith House Four-Square, 1924	C	
344.	115	"	Walter Smith Rental House Colonial Revival, 1915	C	21
345.	115	"	garage, c. 1920	C	
346.	117	"	Raymond Burrows House Colonial Revival, 1915	C	
347.	117	"	garage, c. 1920	C	
348.	118-120	"	Edward Brown House 20th-c. vernacular, 1918	C	
349.	119	"	Walter Smith Rental House Colonial Revival, 1915	C	
350.	119	"	garage, c. 1920	C	
351.	121	"	Walter Smith Rental House Colonial Revival, 1915	C	
352.	121	"	garage, c. 1920	C	
353.	130	"	Walter Smith Rental House 20th-c. vernacular, 1918	C	

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354.	100 Willetts Avenue		20th-c. vernacular, 1902	C	11
355.	103-105	"	Peleg & George Williams 19th-c. duplex, 1897	C	
356.	104	"	20th-c. vern. cottage, 1901	C	11
357.	106	"	20th-c. vern. cottage, 1901	C	11
358.	106	"	garage, c. 1920	C	
359.	107-109	"	Wilis Waterman House 20th-c. duplex, 1901	C	
360.	110	"	20th-c. vern. cottage, 1901	C	11
361.	111-113	"	20th-c. vern. duplex, 1903	C	27
362.	111-113	"	garage, c. 1930	C	
363.	114	"	20th-c. vern. cottage, 1901	C	11
364.	115-117	"	20th-c. vern. duplex, c. 1905	C	27
365.	115-117	"	garage, c. 1950	NC	
366.	118	"	19th-c. double-decker, 1899	C	11
367.	118	"	garage, 1950	NC	
368.	119	"	19th-c. vernacular cottage, 1898	C	27
369.	121	"	Samuel Leadbetter House Samuel Leadbetter (arch.) Queen Anne cottage, 1898	C	27
370.	122	"	George N. Smith House 19th-c. vernacular, 1888	C	
371.	122	"	garage, c. 1930	C	
372.	123	"	20th-c. vernacular cottage, 1907	C	27
373.	124	"	Queen Anne cottage, 1900	C	
374.	125, 127, 129	"	Agostina DiNoto Triplex 20th-c. vernacular, 1919	C	

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375.	148 Willetts Avenue		20th-c. vernacular, c. 1905	C	
376.	151	"	20th-c. vernacular, 1929		
377.	152	"	Abby Latham House Italianate, 1885	C	
378.	156	"	Oliver A. Stern House 20th-c. vernacular, 1912	C	
379.	156	"	garage, c. 1930	C	
380.	157	"	George W. Kent House 20th-c. vernacular, 1900	C	
381.	160	"	20th-c. vern., 1902	C	
382.	160	"	garage, c. 1950	NC	
383.	163	"	Frank A. Rogers House Queen Anne, 1891	C	
384.	163	"	stable/garage, c. 1890	C	
385.	164	"	Peter Jeffreys House Queen Anne, 1889	C	
386.	164	"	garage, c. 1950	NC	
387.	165	"	20th-c. vern. duplex, c. 1900	C	29
388.	165	"	garage, c. 1930	C	
389.	166	"	Modern house, c. 1960	NC	
390.	171	"	William Mason House Victorian cottage, 1891	C	29
391.	172	"	William A. Fones House Queen Anne, 1890	C	1
392.	172	"	garage, c. 1920	C	
393.	174	"	Ulysses Keeney House 19th-c. vernacular, 1890	C	1
394.	175-177	"	20th-c. vernacular, 1904	C	29

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395.	179-181 Willetts Avenue		20th-c. vern, duplex, 1911	C	29
396.	180	"	Edwin Berquist House Queen Anne/Stick, 1889	C	1
397.	182-184	"	William M. Darrow House 20th-c. duplex, 1915	C	1
398.	183-185	"	20th-c. vern. duplex, 1915	C	29
399.	186	"	20th-c. vernacular, 1916	C	1
400.	187	"	Henry F. Whitcomb House 19th-c. vernacular, 1899	C	29
401.	187	"	garage, c. 1930	C	

**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  
SOCIAL HISTORY

Period of Significance

1855 - 1940  
1855 - 1940

Significant Dates

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

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

See Item #7 (Inventory List)

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

The Montauk Avenue Historic District is historically significant as a tangible illustration of the broad patterns of urbanization that transformed the major cities of Connecticut in the late nineteenth and early twentieth centuries. In its plan, layout, and function, it embodies the typical social and economic patterns found in the development of a streetcar suburb. The district is architecturally significant as an exceptionally cohesive well-preserved collection of vernacular residential architecture, primarily influenced by the Queen Anne, Classical Revival, and Colonial Revival styles.

Historical Significance

By the nineteenth century New London was the major port of the Eastern Coastal Slope of Connecticut with a well-established West Indies trade. Following the War of 1812, it developed as a whaling port, an industry which sustained the economy until the Civil War. In the decades following the war, as the city became an important industrial center and prospered as the marine and railroad hub for Eastern Connecticut, the original urban core expanded to accommodate population growth. Farmland outside the city limits was laid out for residential development and was made accessible by an electric trolley system in place by 1892. Some of the immigrants from eastern and southern Europe and the descendants of earlier Irish immigrants made their homes in these new suburbs, but most of the houses were built there by the emerging native-born middle class. The Montauk Avenue Historic District encompasses a major streetcar suburb to the south of the city, first laid out for development in 1895.

A number of developers were responsible for the Montauk Avenue Historic District. Most prominent among them were Frank B. Brandegee (1864-?) and Thomas M. Waller (1840-?), New London lawyers, civic leaders, and partners in real estate development. Waller was elected governor of Connecticut (1883-1885) after serving in several other political posts, including secretary of state of Connecticut and mayor of New London. He was also a major stockholder in the New London Horse Car Railroad, which first ran down Montauk Avenue from the city to beach resorts on Long Island Sound. In 1892 it was electrified, opening the district to development. These two developers laid out Faire Harbour and Bellevue places, surveyed the building lots, and set aside the land for the miniature parks on these streets. They also were primarily responsible for laying out Montauk Avenue and selling house lots along this street in the southern section of the

See continuation sheet

**9. Major Bibliographical References**

Beers, Soules, and Ellis. Plan of the City of New London. New London, Connecticut, 1868.  
Hayden, Phillip. "A Survey of Bellevue Place and Faire Harbour Place: Architectural and Historical Study of a Suburban Neighborhood." Unpublished student paper, Connecticut College.  
New London City Directories, 1897-1915.  
New London Historic Resource Inventory. New London Landmarks and Connecticut Historical Commission, 1980-1985.  
Walker, George H. Map of the City of New London. New London, Conn., 1884.

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

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

Specify repository:

New London Landmarks, New London, CT

**10. Geographical Data**

Acreage of property 62

UTM References

A            
Zone Easting Northing

B            
Zone Easting Northing

C

D

See continuation sheet

Verbal Boundary Description

The district boundaries are delineated on the attached district map drawn to scale from the 1954 Sanborn insurance maps of New London, Connecticut.

See continuation sheet

Boundary Justification

See continuation sheet

**11. Form Prepared By**

name/title Jan Cunningham, National Register Consultant, Reviewed by John Herzan, National  
organization Cunningham Associates Ltd. date 4/30/90 Register Coordinator  
street & number 37 Orange Road telephone (203) 4072  
city or town Middletown state CT zip code 06457

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district. By the time they turned over these developments to the city, water mains had already been installed, the roads were graded, and trees were planted in the parks. In typical fashion they imposed deed restrictions to preserve the "rural" atmosphere, a feature often touted to attract city dwellers to these new suburban neighborhoods. They included a uniform generous setback, no fencing between lots, a minimum lot size, and a minimum cost of \$3000 for the house. No commercial development was allowed. Like most of the developers of the district, Brandegee and Waller did not build houses on speculation but sold lots to individuals who engaged their own builders. In some cases houses were designed by local architects.

Other nineteenth-century developers of the district included John Tibbets, who laid out Alger Place in the Brandegee-Waller pattern. Walter Perry, an ice dealer, in association with Frederick Sherman, a carpenter/builder, and Benjamin A. Armstrong, president and treasurer of the Brainerd and Armstrong Company, a silk mill, were responsible for Perry Street, as well as some of the upper blocks of Ocean Avenue, formerly Town Hill Road, the only major street in place in the district prior to its development. John C. Geary and Ralph Wheeler laid out Riverview Avenue in the early twentieth century. It is not known who developed Avery Court, but it is laid out in a more urban pattern with closely sited houses on much smaller lots.

Construction in the district generally began in the northern portion and extended south, first taking place along Ocean and Montauk avenues and Alger Place. Even though Faire Harbour and Bellevue Places were laid out and ready for development in 1895, there was no construction on these streets until the twentieth century: Bellevue beginning in 1904 and Faire Harbour not until 1916. Roughly half of the houses were already in place on Willetts Avenue between Ocean and Montauk avenues prior to the planned development of the district, many owned by employees of the Brown Gin Company, founded in 1880 and believed to be the largest cotton gin in the country at that time. Although larger one-family houses predominated on Ocean and Montauk avenues, generally smaller houses are found on the side streets extending from Montauk to the east and along Riverview Avenue. More of this latter group are duplexes; by the 1920s a few double- and triple-decker tenement houses were constructed. Some houses were built on speculation and either sold or rented out, commonly with the owner living next door. Similarly, duplexes were owner-occupied. Very few houses were built by factory owners for their employees. They include some rental cottages built on Alger Place by the T. J. Palmer Company, a textile manufacturer, and a very simple house on Riverview Avenue which was listed as being owned by the president of Brown Gin Company rather than by the firm, but was obviously company housing (Inventory #s 1, 3, 348). Occasionally widows, such as Charlotte Rasmussen, who also lived on Alger Place, took in boarders who worked at the gin company (Inventory #5).

Most of New London's commercial and industrial base was represented in the wide range of occupations in this middle-class neighborhood: from owners of commercial and industrial businesses, to skilled and unskilled workers in the factories located along the harbor to the east of the district on Pequot Avenue. Of the 120 known occupations, which represents about half of the homeowners in the district, 8% were upper middle class,



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Montauk Avenue Historic District, New London, Connecticut

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including large factory owners and professionals, such as architects and lawyers; 60% were in middle-class occupations, such as supervisory positions in industry or business; and the remaining 32% were engaged in lower middle class or blue collar occupations, including the building trades, and skilled and unskilled factory laborers. The middle group had the most diverse range of occupations, with the majority in middle-management levels of industry; some were employed as foremen at the Brown Gin Company or D.E. Whiton Machine Company; others worked in marine-related occupations as captains of steamships and tugboats, or in other forms of transportation, as railroad and trolley superintendents and engineers. Roughly one-third (27) were owners or officers of small businesses and banks located in downtown New London.

Ocean Avenue, and to a lesser degree, Montauk Avenue, became the most fashionable address, with the larger and more stylish houses. Typically, corner lots there were the site of houses occupied by people such as bank directors, architects, and large business owners. They included the Colonial Revival-style house built for William T. Hopson, superintendent of the family business, Hopson and Chapin, manufacturers of hot water heaters (Inventory #199). On the opposite corner one block to the north is the house of John Hopson, a relative and president of the firm (Inventory #191). Surprisingly, the latter was built as a two-family dwelling, one of the few on the main streets of the district. Michael Schwartz, owner of a large downtown furniture store, built one of the few brick houses in the district in 1926 at the corner of Faire Harbour Place and Ocean Avenue (Inventory #110). The 1904 Colonial Revival-style home of P. Leroy Harwood, vice-president of the Mariner's Savings Bank, is located at the southeast corner of Ocean Avenue and Alger Place (Inventory #202). William Darrow, a partner in the firm of Darrow and Comstock, ship chandlers, built his 1905 house at the southwest corner of Ocean and Willetts avenues, an example of a transitional Queen Anne/Classical Revival (Inventory #189). John E. Darrow, possibly a relative in the same business, had built his Queen Anne house on Montauk Avenue in 1900 (Inventory #151). Theodore Bodenwein, president of Day Publishing Company, publishers of New London's major newspaper, built a large Queen Anne/Colonial Revival-style house on Montauk Avenue in 1897 (Inventory #165).

Several architects, many with Irish surnames, presumably descendants of immigrants who came to New London to build the railroad, designed houses in the district; some also lived there. Dudley St. Clair Donnelly designed his exceptional Tudor Revival house at the southwest corner of Bellevue Place and Ocean Avenue (Inventory #96). He is also known to have designed several other houses in the district as well as the Governor Waller School on Riverview Avenue (Inventory #304). His earlier house on the northeast corner of Bellevue Place and Ocean Avenue was built in 1897 as a Classical Revival/Four Square and was rented to the New London Town Clerk (Inventory #236). James S. Duffy, another architect who designed his Dutch Colonial Revival house on Ocean Avenue, also designed the New London Savings Bank (Inventory #223). James P. Sweeney designed his Four-Square house on lower Montauk Avenue and may have been responsible for several other houses of this style in that area (Inventory #186). Samuel Leadbetter, another district architect, designed several Queen Anne-style cottages on Willetts Avenue and may have lived in one of them (Inventory #s 368, 369).

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The development of the district also reflected to some degree the diversity of the New London immigrant population. In addition to the Irish-American architects, other upwardly-mobile Irish and a few Italians built homes there by the 1920s. For example, David Reagan, the owner of a dry-goods store, built a substantial Four-Square on Montauk Avenue in 1924 (Inventory #167). Giosue Duca, a successful mason, built an unusual Classical Revival house on Montauk Avenue and also owned rental property in the district, a triple-decker tenement on Alger Street. Ludwig Mana, an owner of a tobacco and cigar company, was his neighbor on Montauk Avenue, living in another Four-Square.

### Architectural Significance

The Montauk Avenue Historic District is an exceptionally well-preserved turn-of-the-century neighborhood. Its distinguishing characteristics, the original street plan the uniform setback, the deep lots, and the small urban parks, have been retained, conveying a distinct and readily identifiable historic character. Commercial development is limited to just one business and that has been in place since the 1920s. There has been a minimal amount of modern residential construction and it generally repeats the massing, scale, and site orientation of the earlier houses. Although some of the historic houses have been sheathed with modern artificial siding, most of them have retained their original form and detail and still contribute to the district.

The district is distinguished by a wide variety of type, form, and scale, but common architectural themes prevail and provide continuity and rhythm to the historic streetscapes. The repetition of similar forms and house types are typical of the period, evoking the distinctly early twentieth-century urban character of the district. The limited stylistic range has added to the district's unity, producing a body of relatively formal vernacular architecture. The major stylistic influences in the district, the Queen Anne and the Classical and Colonial revivals, were established by the larger houses found on the principal avenues and carried throughout the district. Many of the smaller houses are elaborated with modillions and pediments, echoing the dominate classical influence.

Most of the larger architect-designed buildings, which set the tone for the district, are clearly transitional houses and typical of the period. Although they are strongly influenced by the Classical and Colonial revivals, not only in their architectural detailing but in their massing as well, they incorporate some of the features of the late Queen Anne. Most have a symmetrically, almost rigidly balanced main block, which represents a rejection of the asymmetry and informal massing that characterized the earlier Victorian period. In fact, in some the incorporation of a wrap-around porch to one side of the main block, typical of the Queen Anne, creates a dynamic but unresolved tension in the design, most notably evident in the William Darrow House, and present to some degree in the William T. Hopson House (Inventory #s 189, 199; Photograph #s 2, 3).

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This formal massing and detailing even extends to one of the more typically informal styles of the period. As interpreted in the district, the Shingle style utilizes both the massing and style features found in the Classical Revival-style houses. Pediments and deep modillioned soffits are among the uncommon architectural details used in houses of this style on Perry Street (Inventory #s 270, 277, 283, 298; Photograph #15).

The few departures from the common architectural themes as represented by several individually significant houses in the district add considerable architectural interest and variety. These houses are unique to the district and notably did not produce any imitators. They include the well-preserved Norman Ruddy House, a distinctive combination of the Spanish Colonial Revival with the Four-Square form, and the Tudor Revival/Queen Anne designed and built by Dudley St. Clair Donnelly (Inventory #s 179, 96; Photograph #s 10, 19). Donnelly had already designed a more conventional Classical Revival Four-Square in the district before producing this significant house, which is distinguished by its unusual roof treatment and the stylistic integration of the house with the other structures on the property.

Of equal interest are the cottages in the district built in the Queen Anne style. These small architectural gems provide the grace notes that relieve the generally dominant formality of the rest of the district. The most notable and well-preserved examples of this type are located on Avery Court and Alger Place, but several others on lower Willetts Avenue have retained their form and simply detailed gable peaks (Inventory #s 3, 42, 368, 369). The Alger Place cottage is an unusually detailed example of workers' housing (Photograph #16).

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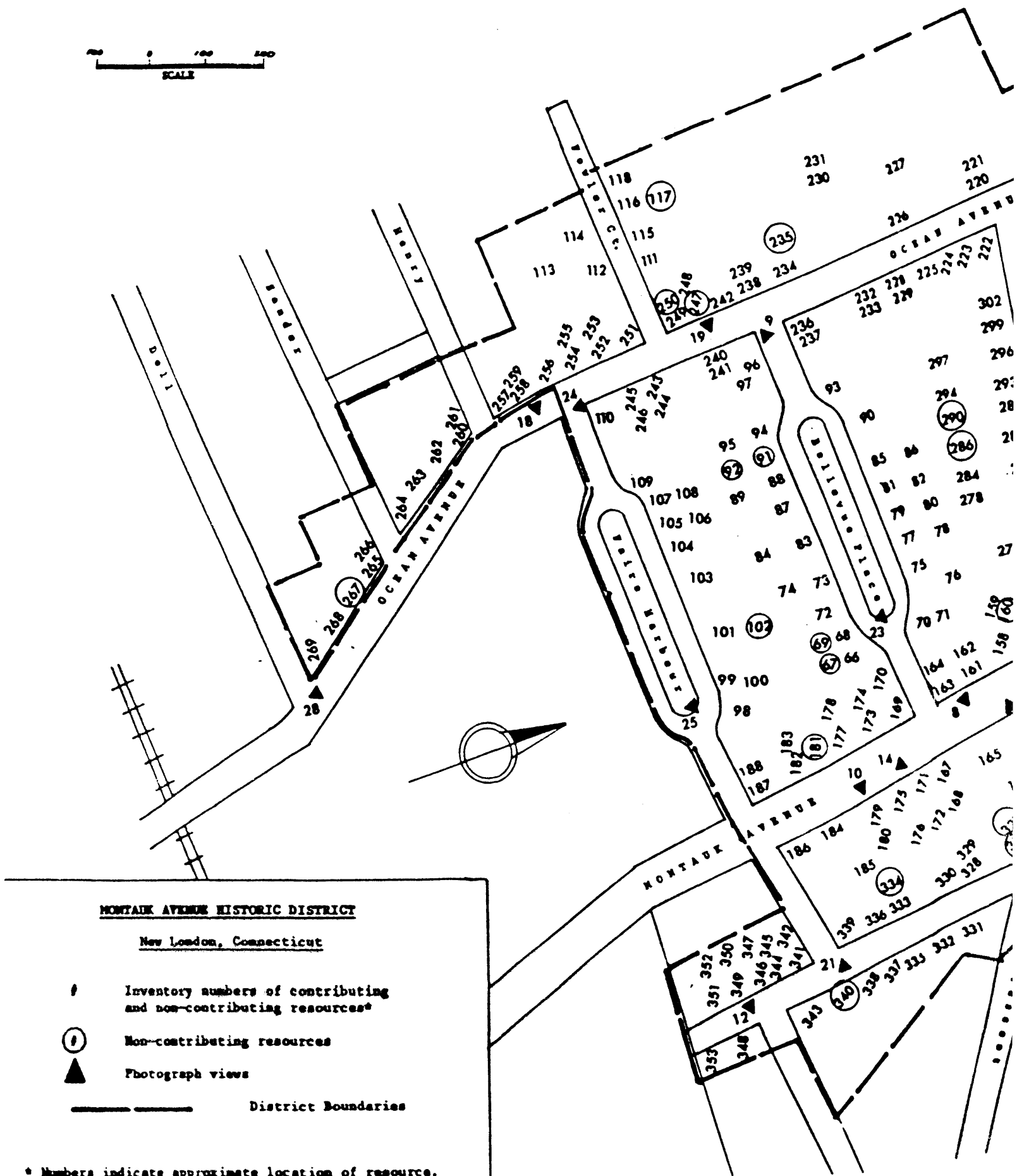
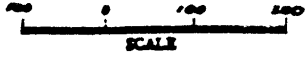
Montauk Avenue Historic District, New London, Connecticut

Section number 10 Page 1**UTMs:**

A	19 741870	4580530
B	19 741960	4580570
C	19 742270	4580550
D	19 742320	4580510
E	19 742360	4580230
F	19 742430	4580050
G	19 742300	4580060
H	19 742050	4579990
I	19 742200	4579810
J	19 742150	4579730
K	19 742030	4579930
L	19 741900	4580280

**Boundary Justification**

The Montauk Avenue Historic District boundaries were drawn to encompass the maximum number of contributing resources associated with the period of significance (1855-1940). On the east the district is bounded by a city park abutting the east side of Riverview Avenue and extending behind the properties on the east side of the street and ends on Willets Avenue so as to exclude non-contributing properties further east. On the south the district is bounded by the Lawrence Memorial Hospital property on the south side of Faire Harbour Place, by a parking lot at the south end of Riverview Avenue, and by a railroad overpass on Ocean Avenue. The streets extending west from Ocean Avenue were developed from the middle of the twentieth century to the present and therefore are excluded as being after the period of significance of the district. The sole exception is Fowler Street, where early twentieth-century resources have been included. On the north the boundaries were drawn so as to exclude non-contributing residential and commercial properties. On both Ocean and Montauk Avenues there is a large reduction in percentage of contributing historic properties north of the district boundaries; in addition, on Montauk Avenue the boundaries were drawn so as to exclude commercial properties at the intersection of Montauk Avenue and Willetts Avenue. The rest of the northern boundary is the rear property lines of the resources on the north side of Willetts Avenue.



**MONTAUK AVENUE HISTORIC DISTRICT**

New London, Connecticut

- Inventory numbers of contributing and non-contributing resources\*
- Non-contributing resources
- Photograph views
- District Boundaries

\* Numbers indicate approximate location of resource.



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List of Photographs

Montauk Avenue Historic District Photographer: Jan Cunningham, Cunningham Associates  
Negatives on file: Connecticut Historical Commission Date: April, 1990.

<u>Photo #</u>	<u>View</u>	<u>Facing</u>
1.	Streetscape: South side Willetts Avenue	southwest
2.	185 Ocean Avenue	west
3.	217 Ocean Avenue	southwest
4.	196-198 Ocean Avenue	northeast
5.	257, 255, 249 Ocean Avenue	northeast
6.	302 Montauk Avenue	southeast
7.	285 Montauk Avenue	southeast
8.	297, 293 Montauk Avenue	northwest
9.	58 Bellevue Place	southeast
10.	322 Montauk Avenue	east
11.	Streetscape: South side of Willetts Avenue	southwest
12.	117, 115, 113 Riverview Avenue	northwest
13.	27, 31, 35 Alger Place	northwest
14.	310, 314 Montauk Avenue	northeast
15.	11 Perry Street	northwest
16.	13 Avery Court	northeast
17.	14 Alger Place	southeast
18.	349-331 Ocean Avenue	northwest
19.	317 Ocean Avenue	northwest
20.	248 Montauk & south side Alger Street	southeast
21.	102-104, 106008 Riverview Avenue	northeast
22.	31 Riverview Avenue	southwest
23.	29, 31, 35 Bellevue Place	northwest
24.	81 Faire Harbour Place	northeast
25.	41, 57 Faire Harbour Place	northwest
26.	6-8-10, 14 Alger Street	northwest
27.	111 through 123 Willetts Avenue	northwest
28.	397-399, 395, 393 Ocean Avenue	northwest
29.	Streetscape: North side of Willetts Avenue	northeast