

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).**

### 1. Name of Property

Historic name N/A  
Other names/site number Fairfield Avenue Historic District

### 2. Location

street & number See "List of Properties" Section 7 continuation sheet(s).  not for publication  
city of town Hartford  vicinity  
State Connecticut code CT county Hartford code 003 zip code 06114

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:  
\_\_\_ national \_\_\_ statewide \_\_\_ local

\_\_\_\_\_  
Signature of certifying official/ Date  
\_\_\_\_\_  
Title State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of certifying official Date  
\_\_\_\_\_  
Title State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby, certify that this property is:

	Signature of the Keeper	Date of Action
<u>___</u> entered in the National Register	_____	_____
<u>___</u> determined eligible for the National Register	_____	_____
<u>___</u> determined not eligible for the National Register	_____	_____
<u>___</u> removed from the National Register	_____	_____
<u>___</u> other (explain:)	_____	_____

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal
- private

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- building(s)
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
195	5	buildings
1	0	sites
		structures
		Objects
		buildings
196	5	<b>Total</b>

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

- Domestic: Single Dwelling.
- Domestic: Multiple Dwelling.
- Domestic: Secondary Structure.
- Religion: Religious Facility
- Landscape: Park; City Park
- Commerce/Trade: Specialty Store

**Current Functions**  
(Enter categories from instructions)

- Domestic: Single Dwelling.
- Domestic: Multiple Dwelling.
- Domestic: Secondary Structure.
- Religion: Religious Facility
- Landscape: Park; City Park
- Commerce/Trade: Specialty Store

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- Late Victorian: Second Empire
- Late Victorian: Queen Anne
- Late Victorian: Shingle Style
- 20<sup>th</sup> Century Revival: Colonial Revival
- 20<sup>th</sup> Century Revival: Neo-Classical Revival
- 20<sup>th</sup> Century Revival: Tudor
- Early 20<sup>th</sup> Century American Movement: Prairie
- Early 20<sup>th</sup> Century American Movement: Craftsman
- Mixed: Minimal Traditional

**Materials**  
(Enter categories from instructions)

- foundation: Stone, Brick, Concrete
- walls: Wood, Brick, Stucco
- roof: Slate, Asphalt
- other:

Fairfield Avenue Historic District  
Name of Property

Hartford, CT  
County and State

Modern Movement: Ranch Style

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**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

See continuation sheet(s).

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**Narrative Description**

See continuation sheet(s).

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions)

- Architecture
- Community Development
- Social History

**Period of Significance**

1850-1960

**Significant Dates**

1850

1960

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

See continuation sheet(s)

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

See continuation sheet(s).

**Criteria Considerations (explanation, if necessary)**

See continuation sheet(s).

**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

See continuation sheet(s).

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**Narrative Statement of Significance** (provide at least **one** paragraph for each area of significance)

See continuation sheet(s).

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**Developmental history/additional historic context information** (if appropriate)

See continuation sheet(s).

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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

See continuation sheet(s).

**Previous documentation on file (NPS):**

\_\_\_ preliminary determination of individual listing (36 CFR 67 has been

**Primary location of additional data:**

\_\_\_ State Historic Preservation Office

Fairfield Avenue Historic District  
Name of Property

Hartford, CT  
County and State

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 # \_\_\_\_\_

Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

### 10. Geographical Data

**Acreage of Property** 42.8  
(do not include previously listed resource acreage)

#### UTM References

(Place additional UTM references on a continuation sheet)

A. 18      691894      4623740  
Zone      Easting      Northing

C. 18      691894      4623554  
Zone      Easting      Northing

B. 18      691964      4623713  
Zone      Easting      Northing

D. 18      691925      4622956  
Zone      Easting      Northing

Additional UTM References on continuation sheet.

**Verbal Boundary Description** (describe the boundaries of the property)

See continuation sheet(s).

**Boundary Justification** (explain why the boundaries were selected)

See continuation sheet(s).

### 11. Form Prepared By

name/title Lucas A. Karmazinas, Consultant

organization FuturePast Preservation

date 8/9/2010

street & number 34 Maplewood Avenue #3

telephone 860-429-7982

city or town West Hartford

state CT

zip code 06119

e-mail FuturePastPreservation@gmail.com

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

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**Photographs:**

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Fairfield Avenue Historic District

**City or Vicinity:** Hartford

**County:** Hartford

**State:** Connecticut

**Photographer:** Lucas A. Karmazinas

**Date Photographed:** 11/25/2009

**Description of Photograph(s) and number:** See continuation sheet(s).

**1 of 39.**

East (front) and south (side) elevations of 289 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing northwest.

**2 of 39.**

East (front) and south (side) elevations of 367 Fairfield Avenue, showing façade, roof, entry porch, and window details.  
Camera facing northwest.

**3 of 39.**

West (front) elevation of 160 Fairfield Avenue, showing façade, roof, entry porch, and window details.  
Camera facing southeast.

**4 of 39.**

East (front) and south (side) elevations of 147 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing northwest.

**5 of 39.**

West (front) and north (side) elevations of 328 Fairfield Avenue, showing façade, roof, tower, porch, and window details.  
Camera facing southeast.

**6 of 39.**

West (front) and north (side) elevations of 288 Fairfield Avenue, showing façade, roof, tower, porch, and window details.  
Camera facing southeast.

**7 of 39.**

East (front) and south (side) elevations of 263 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing northwest.

**8 of 39.**

East (front) and south (side) elevations of 347 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing northwest.

**9 of 39.**

East (front) and south (side) elevations of 249 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing northwest.

**10 of 39.**

West (front) and north (side) elevations of 78-80 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing southeast.

**11 of 39.**

West (front) and north (side) elevations of 68-70 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing southeast.

**12 of 39.**

West (front) and north (side) elevations of 72-74 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing southeast.

**13 of 39.**

West (front) and north (side) elevations of 335-337 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing southeast.

**14 of 39.**

West (front) and north (side) elevations of 92-94 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing southeast.

**15 of 39.**

East (front) and north (side) elevations of 443-445 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing southwest.

**16 of 39.**

Northwest (front) and southwest (side) elevations of 18-20 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing east.

**17 of 39.**

West (front) and north (side) elevations of 98-100 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing southeast.

**18 of 39.**

West (front) and north (side) elevations of 152-154 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing southeast.

**19 of 39.**

West (front) and north (side) elevations of 394-396 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing southeast.

**20 of 39.**

West (front) elevation of 316 Fairfield Avenue, showing façade, roof, entry, and window details.  
Camera facing east.

**21 of 39.**

West (front) elevation of 60 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing east.

**22 of 39.**

East (front) and north (side) elevations of 151-153 Fairfield Avenue, showing façade, roof, entry, and window details.  
Camera facing southwest.

**23 of 39.**

East (front) and south (side) elevations of 359-361 Fairfield Avenue, showing façade, roof, entry, and window details.  
Camera facing northwest.

**24 of 39.**

East (front) and south (side) elevations of 235 Fairfield Avenue, showing façade, roof, entry, and window details.  
Camera facing northwest.

**25 of 39.**

East (front) and south (side) elevations of 191-193 Fairfield Avenue, showing façade, roof, entry, and window details.  
Camera facing northwest.

**26 of 39.**

West (front) elevation of 260-262 Fairfield Avenue, showing façade, roof, porch, and window details.  
Camera facing east.



**27 of 39.**

West (front) and north (side) elevations of 376 and 380 Fairfield Avenue, showing façade, roof, porch, entry, and window details. Camera facing southeast.

**28 of 39.**

East (front) and south (side) elevations of 307 Fairfield Avenue, showing façade, roof, porch, and window details. Camera facing northwest.

**29 of 39.**

East (front) and south (side) elevations of 275 Fairfield Avenue, showing façade, roof, porch, and window details. Camera facing northwest.

**30 of 39.**

East (front) and south (side) elevations of 199 Fairfield Avenue, showing façade, roof, porch, and window details. Camera facing northwest.

**31 of 39.**

East (front) elevation of 203 Fairfield Avenue, showing façade, roof, porch, and window details. Camera facing west.

**32 of 39.**

West (front) elevation of 430 Fairfield Avenue, showing façade, roof, entry, and window details. Camera facing east.

**33 of 39.**

East (front) and north (side) elevations of 209 Fairfield Avenue, showing façade, roof, entry, and window details. Camera facing southwest.

**34 of 39.**

East (front) and south (side) elevations of 169 Fairfield Avenue, showing façade, roof, entry, and window details. Camera facing northwest.

**35 of 39.**

East (front) and south (side) elevations of 173 Fairfield Avenue, showing façade, roof, entry, and window details. Camera facing northwest.

**36 of 39.**

East (front) and south (side) elevations of 257-259 Fairfield Avenue, showing façade, roof, entry, and window details. Camera facing northwest.

**37 of 39.**

East (front) and south (side) elevations of 375 Fairfield Avenue, showing façade, roof, entry, and window details. Camera facing northwest.

**38 of 39.**

East (front) and south (side) elevations of 405 Fairfield Avenue, showing façade, roof, entry, and window details. Camera facing northwest.

**39 of 39.**

West (front) and north (side) elevations of 142 Fairfield Avenue, showing façade, roof, entry, and window details. Camera facing southeast.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**National Register of Historic Places Continuation Sheet**

Name of Property: Fairfield Avenue Historic District

County and State: Hartford, CT

Section number: 7 Page: 1

**Overview:**

The Fairfield Avenue Historic District consists of all the resources located along Fairfield Avenue, a broad thoroughfare in Hartford, Connecticut running north to south from New Britain Avenue to the city line bordering the town of Wethersfield, Connecticut. Fairfield Avenue divides three of Hartford's southern neighborhoods; the Barry Square and South End neighborhoods lying to the east, and the Southwest neighborhood sprawling to the west. Trinity College is located at the northern terminus of the district, while Cedar Hill Cemetery (453 Fairfield Avenue), which is individually listed on the National Register of Historic Places, delineates the southern boundary. The avenue, located on heights overlooking the eastern sections of the city and the Connecticut River beyond, is generally flat and includes one resource included as part of a National Register Multiple Property Listing, the Engine Company #15 fire station (8 Fairfield Avenue), and two resources individually listed on the Connecticut State Register of Historic Places, the Oliver H. Easton house (147 Fairfield Avenue) and the George A. Fairfield house (160 Fairfield Avenue).

The Fairfield Avenue Historic District is an assemblage of significant mid-to-late nineteenth- and twentieth-century buildings consisting of 127 primary resources, 122 of which are contributing. Of the district's contributing primary resources, 120 were built for residential use. The majority of these remain substantially intact and all retain their original function. Non-residential contributing resources include Hyland Park (2 Fairfield Avenue) and the Memorial Baptist Church (142 Fairfield Avenue), both of which continue to operate according to their original application. The district's contributing buildings date from 1850 to 1960, and illustrate an important period in Fairfield Avenue's development. The architectural forms represented in the district include many of those popular during the period of significance and these demonstrate the creative variations commonly found within the styles themselves. The majority of buildings are Colonial Revival designs, although examples of Greek Revival, Italianate, Second Empire, Queen Anne, Shingle, Tudor, Craftsman, Prairie, Bungalow, Neoclassical, and Ranch style architecture can be identified. As was typical of vernacular construction, many of the buildings borrow from one or more style, blending them into a lively and eclectic representation of the forms popular during the period. The result is a cohesive, yet aesthetically diverse, collection of historic resources.

The district's contributing primary resources are a mix of single- and multi-family homes. There are 42 single, and 78 multi-family residences. Ten of the multi-family homes are former single-family units that have been converted into multi-family apartment buildings or condominiums. All of the conversions have been completed in such a manner that they do not compromise the historic character of the building in question and these homes blend seamlessly into the neighborhood's housing stock. Approximately 96 of the contributing buildings are wood frame with either original or non-original wall cladding, 7 are wood frame faced with stucco, 11 are brick, 4 are brick and frame, 1 is brick and stucco, and 2 are frame and stucco. The homes within the district range from vernacular interpretations of popular architectural forms, to high-style examples designed by professional and notable regional architects. The latter include, among others; Isaac Almarin Allen, Jr. (1859-1953); Russell Barker (1873-1961); Julius Berenson (1890-1987); Jacob F. Moses (1884-1956); James J. Best; George L. Dunkelberger (1891-1960); Joseph Gelman (1892-1953); Oliver H. Easton (1812-

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**National Register of Historic Places Continuation Sheet**

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1894); Daniel A. Guerriero (1890-1980); William T. Marchant (1880-1948); George H. Matthews (1884-1935); Burton A. Sellw (1878-1932); and George A. Zunner (1861-1936).

The architectural characteristics of the buildings in the proposed Fairfield Avenue Historic District are demonstrative of those constructed in similar urban areas during the period in question. The earliest homes, those dating to the 1850s and 1860s, are typical of the rural farmhouses or elaborate estates often found several miles outside of increasingly developed and industrialized cities such as Hartford during the mid-nineteenth century. These are primarily single-family, 2- to 2 ½-story homes, designed in one of the number of styles popular at the time. By the turn of the century, and after several decades of relative stagnation, Hartford was in the midst of a building boom. Through the 1910s and 1920s the city expanded rapidly. As a result, this suburban neighborhood grew to consist largely of rectangular plan, 2 ½- to 3-story, multi-family residences, many with detailed single, or double-height porches. These were interspersed with smaller single-family homes, such as the increasingly popular Bungalow. Extant outbuildings – primarily garages – were constructed simultaneous to, or shortly after the homes, and are often architecturally similar. Built by local developers and contractors within a relatively concise span of time, many of the houses have similar massing and architectural details. This is often the case even among houses erected by different builders or designed by different architects, the result being an architecturally fluid and aesthetically unified streetscape.

The district's 5 non-contributing buildings all date from after 1960. The modern brick church at 433 Fairfield Avenue was built in 1968, while the service station at 424 Fairfield Avenue was erected in 1970. The recreational facility in Hyland Park was constructed in 1980. One home was built in 2001 and another in 2010. Both residences are single-family homes.

The proposed district runs the length of Fairfield Avenue, which is broken into a series of irregular blocks. This section of the city is not laid out according to a strict grid pattern, and as such, the streets intersecting Fairfield Avenue are not always symmetrically arranged. Most of the blocks along Fairfield Avenue are approximately the same size as those found on the streets to the east and west, and regardless of their non-uniform layout, are generally long, rectangular, and oriented along the street's north-south axis. Most of the homes share a similar setback from the street and are located on moderately sized lots of roughly one-fifth to one-third of an acre each. The lots at the south end of the street tend to be larger than those to the north, this mirrored by a slightly higher concentration of single-family residences. The scale of the homes in the district is generally uniform as most residences are between two and three stories in height, and three to four bays wide. The exceptions include the 1 ½-story bungalows and three-story triple-deckers periodically found along the street. Large mature trees and well-maintained landscaped yards frame the buildings within the district, further adding to their unified aesthetic.

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**National Register of Historic Places Continuation Sheet**

Name of Property: Fairfield Avenue Historic District

County and State: Hartford, CT

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**Boundary Justification:**

The Fairfield Avenue Historic District's cohesion in age, general scale, architectural qualities, and overall aesthetic set it apart from the surrounding streets, thus determining its boundaries and justifying the street's listing as an independent historic district. Fairfield Avenue was the first street west of Maple Avenue and south of New Britain Avenue to see considerable development. By the end of the 1910s over 50 homes stood on this boulevard running from historic Trinity College, south to the bucolic Cedar Hill Cemetery. Almost half of this development pre-dated 1910. Streets to the east, including Newbury, Harwich, Henry, Roxbury, Eastview, and Linnmoore Streets, as well as Grandview Terrace did not see notable development until the mid-1920s. Likewise, to the west, most of the Southwest neighborhood did not see development until after the initial build-up of Fairfield Avenue. In addition, the homes in the district tend to be sited on larger lots and with a greater setback than those on streets to the east and west. As a result, the district's distinct character and historical narrative make it unique among Hartford's southern neighborhoods, an architecturally and historically significant portion of the city.

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**National Register of Historic Places Continuation Sheet**

Name of Property: Fairfield Avenue Historic District

County and State: Hartford, CT

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**List of Properties Located within the Fairfield Avenue Historic District:**

Fairfield Avenue: #2 to #443, inclusive (excluding #8, previously listed on the National Register of Historic Places in the Multiple Properties Listing titled, "Firehouses of Hartford, Connecticut," approved March 2, 1989).

**Statistical Profile of the District:**

Major Contributing Resources: 122  
Secondary Contributing Resources: 74  
Vacant Lots: 0  
Non-contributing Resources: 5  
Total: 201

Use (current) of Primary Contributing Resources –

Residential: 120  
(single-family: 42)  
(multi-family: 78)  
Park or Open Space: 1  
Religious: 1  
Total: 122

Ages of Primary Contributing Structures (dates of construction) –

Pre – 1850: 0  
1850 – 1859: 1  
1860 – 1869: 3  
1870 – 1879: 0  
1880 – 1889: 0  
1890 – 1899: 5  
1900 – 1909: 13  
1910 – 1919: 35  
1920 – 1929: 49  
1930 – 1939: 4  
1940 – 1949: 2  
1950 – 1959: 9  
1960: 1

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National Register of Historic Places Continuation Sheet

Name of Property: Fairfield Avenue Historic District

County and State: Hartford, CT

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**Architectural Styles:**

The architectural styles represented in the Fairfield Avenue Historic District include Greek Revival, Italianate, Second Empire, Queen Anne, Shingle, Colonial Revival, Tudor, Bungaloid, Craftsman, Prairie, Neoclassical, Mixed, and Ranch designs. Most of the buildings date from 1890-1930 and these represent a thorough cross-section of the styles popular in this, Hartford's most prolific building period. Although a number of homes demonstrate influences based on clear architectural models, a sizeable percentage displays a combination of styles, the result being a structural aesthetic best classified as 'eclectic'. While these eclectic forms are very common, their use is not as frequent as that of the Colonial Revival; easily the most readily applied architectural style in the district.

Fairfield Avenue's earliest surviving building is the c. 1850 vernacular farmhouse at 289 Fairfield Avenue (Photograph 1). This 2 ½-story frame residence has a pitched roof with front-facing gable and cornice returns. The home's simple three-ranked façade is typical of Greek Revival farmhouses found throughout Hartford, and Connecticut, during the period it was constructed. This example however, lacks, or has since lost, the decorative features that would link it more directly to this style and make classifiable as anything other than vernacular. Despite the absence of Greek Revival details such as a classically-inspired door surround, decorative corner boards, or pedimented gable end, the home's age is clearly evident in its three-ranked design, gable-front orientation, and cornice returns.

Another of the district's early farmhouses is 367 Fairfield Avenue (Photograph 2), an Italianate residence built c. 1865. Italianate designs came to the United States as part of the Picturesque Movement, transmitted from England in the late 1830s. The style reached widespread audiences during the 1840s and 1850s through the published works of Andrew Jackson Downing and others and by the 1860s had come into its own. Although inspired by Italian farmhouses, domestic architects and builders developed rural, as well as urban models that rapidly gained popularity in this country. A simple, yet typical example of the style, 367 Fairfield Avenue is a 2-story, rectangular plan frame house with a widely overhanging, low-pitched, hipped roof; tall, narrow windows; and arched portico with widely overhanging flat roof. Although not as elaborate as many of Hartford's other Italianate homes, the building's historic character remains largely intact and its stylistic influences are unmistakable.

Aesthetically similar in several ways to Italianates, the French-inspired style known as "Second Empire" quickly became one of the most popular in Hartford in the years following the Civil War. Unlike its romantic predecessor, the Second Empire was a thoroughly modern imitative form based upon architectural designs popular in France during the reign of Napoleon III (1852-1870). Typified by its use of dual-pitched, or 'mansard', roofs and elaborate decorative elements such as eave brackets and window hoods, this model was extensively applied to residential and public construction throughout the city, and the nation, in the 1860s and 1870s. This included, notably, two of the most impressive homes on Fairfield Avenue. Hartford industrialist and the street's namesake, George A. Fairfield (1834-1908), had 160 Fairfield Avenue (Photograph 3) built as his rural residence in 1865. The house is a 2 ½-story, 3-ranked, painted brick home with projecting, towered central pavilion; wide, bracketed cornice; and patterned slate mansard

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roof. Typical of the style, the house has elaborate dormer surrounds and window hoods, as well as a dramatic entrance porch. An octagonal tower on the south side of the home adds to its impressive aesthetic. Similarly, 147 Fairfield Avenue (Photograph 4), designed as the personal residence of Hartford architect Oliver H. Easton (1812-1894) in 1869, is a 2 ½-story, frame house with wide, bracketed cornice; patterned slate mansard roof; and central tower with iron cresting. Also befitting the style, it has elaborate dormer surrounds and window hoods; a 1-story bay window with paired, arched windows; and detailed 1-story porches.

While the district's early homes are notable for the quality of their architectural detail and for their historical significance relative to the early development of Fairfield Avenue, the majority of construction on the street did not occur until around the turn of the century. As such, more prevalent architectural influences are those of later styles, specifically the Queen Anne and Colonial Revival. Despite the importance of the form to the character of the district's building stock, few Fairfield Avenue homes have dominant Queen Anne features. One example in this minority is 328 Fairfield Avenue (Photograph 5), built by Theodore Newton and Company for Fairfield Avenue resident and local developer, Freeman P. Seymour, in 1898. This home is a 2 ½-story, single-family frame residence with front-facing pitched roof and rear cross-gable. Typical of Queen Anne homes, it has an engaged, 3-story, octagonal corner tower on the façade; projecting, 2-story, octagonal bay on the north (side) elevation; and a 1-story, partial-width porch. These features, along with the application of wood shingles in various shapes and patterns, serve to break up the regularity of the wall surfaces, giving the home the textured appearance that is characteristic of this style.

A similar residence is 288 Fairfield Avenue (Photograph 6), designed and built by Hartford architect James J. Best in 1895. The 2 ½-story, frame house has a long slope, side-gabled roof extending over a 1-story porch. Features such as the recessed, second-floor porch and engaged corner tower with octagonal spire serve to break up the continuity of the building's surfaces and create a distinctive façade. Although the home is best classified as Queen Anne, it shares many features common among Shingle style houses, namely the plasticity of its exterior and minimal decorative detailing. The fact, however, that its original wall cladding has been replaced with vinyl siding confounds the already thin line between the latter architectural form and the Queen Anne.

By the turn of the century, a transition between popular architectural styles was reshaping the character of the American built environment. The movement away from Victorian forms, such as the Queen Anne, came slowly as architects, builders, and pattern book publishers borrowed freely from new styles, blending them with the old and improvising as they saw fit. During this shift the Colonial Revival found increasingly popularity, as is illustrated by the many homes in the district built in this period. General design changes included the simplification of texture and massing, and the increasing prevalence of regular plans and symmetrical façades. Decorative features such as towers and turrets disappeared, while porches and windows received classical detailing. An early example is 263 Fairfield Avenue (Photograph 7), built in 1898. The home's Queen Anne elements include a steeply-pitched, front-facing gable roof with lower cross gables; projecting 2-story bays; and 1-story, full-width, spindlework porch. These features are far simpler than those found on true Queen Anne homes and the dominant influence of the Colonial Revival is evident in the rectangularity of the house's plan and the overall subtlety of the aesthetic. These stylistic pressures likewise minimized the Queen Anne characteristics of

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347 Fairfield Avenue (1909, Photograph 8). This simple 2 ½-story frame house has a hipped roof with lower cross gables, projecting 2-story bays, cutaway bay window on the second story of the façade, and 1-story wrap-around porch.

249 Fairfield Avenue (Photograph 9), built in 1901, is a more elaborate example of an eclectic residence with appreciable Queen Anne features. The home's steeply-pitched roof and front-facing cross gable, as well as its sprawling wrap-around porch, are carryovers from the Queen Anne, while its dominant Palladian windows, dentil course, wide modillion cornice, and recessed second-story porch flanked by pilasters demonstrate the strong classical influences characteristic of the Colonial Revival style. Likewise, 78-80 Fairfield Avenue (1911, Photograph 10) is a highly stylized residence with Queen Anne massing and details – including lower cross gables placed over projecting 2-story rectangular bays, second-story cutaway bay, and 1-story, full-width porch with round corner porch extension – blended with Colonial Revival decorative elements, such as a wide trim band, pedimented gable with modillions, and dominant tripartite window.

Although 78-80 Fairfield Avenue possesses a number of identifiable Queen Anne features, these are clearly secondary to the home's Colonial Revival details. This is characteristic of a sizable group of similar homes built in the district during the 1910s and 1920s. While the decorative elements of 78-80 Fairfield Avenue are more elaborate than the average residence on Fairfield Avenue, its essential eclectic form is quite common. Houses of this pattern are variant manifestations of 2 ½-story, cross-gabled plans, with dominant front-facing gable or gambrel roofs. This form was extremely popular in Hartford during the early twentieth century as it allowed comfortable, multi-family units to be built on narrow urban lots. As such, local builders utilized it extensively, altering and modifying the design according to their abilities. The majority of these residences are of frame construction, originally clad in wood shingle siding (in many cases this has since been covered with non-original aluminum or synthetic siding). Full-width first, and smaller second-story porches can be found on almost all examples. These typically have classical details and supports, though vernacular forms are also common. Tripartite or Palladian windows, some with detailed arched or diamond pane glazing, are frequently located in the dominant gable or gambrel ends. Characteristic examples include 68-70 and 72-74 Fairfield Avenue (Photograph 11 and Photograph 12), built in 1921 and 1923, respectively. These are 2 ½-story frame residences with dominant front-facing gables. Each has a Palladian window in their gable end, gabled dormers with cornice returns, cutaway bays, and paired Doric supports on their multi-story porches. Although erected by different builders some two years apart, these two homes are remarkably similar illustrations of the eclectic application of the Colonial Revival.

A number of the district's homes combine the versatile 2 ½-story gable-front plan with eclectic mixes of Colonial Revival and other architectural details and decorative elements. 335-337 Fairfield Avenue (Photograph 13), built in 1914, has a dominant tripartite window with diamond pane glazing and a partial-width arched porch. 92-94 Fairfield Avenue (1918, Photograph 14), the personal residence of local builder William B. McKone, has two pairs of 6/1 double-hung sash windows and a diamond-shaped shingle pattern detail in the front-facing gable and a full-width, 2-story, pedimented, hipped roof porch with paired Doric supports. 443-445 Fairfield Avenue (Photograph 15), a nicely preserved example constructed by Hartford builder Oliver E. Stenson in 1924,



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retains its wood shingle wall cladding, wide trim band, cornice returns, tripartite windows, and full-width, 1-story porch with pedimented second-story porch above.

Part of the appeal of the 2 ½-story gable-front model was the additional space provided by dormered attic-story living spaces. Homeowners often resided on the upper stories of such residences while supplementing their income by renting out the first floor apartment. Also common, however, was the construction of 3-story versions of this format, each with three full apartments. Although less common on Fairfield Avenue than in working class sections of the city, several examples of these gable- or gambrel-front “triple-deckers” can be found in the district. One of the earliest, erected by the New Britain building firm of Carlson and Torell in 1911, is 18-20 Fairfield Avenue (Photograph 16). Architecturally similar to many of the district’s 2 ½-story gable-front homes, this 3-story residence possesses a gable-front design with paired windows in the gable end, projecting gabled dormers over three-story bays on the north and south (side) elevations, and a multi-story porch with paired Doric supports. Although this gable-front format was functional, it was not the most efficient use of space. A more common design among triple-deckers is that found at 98-100 Fairfield Avenue (1923, Photograph 17). Designed by prolific Hartford architect Burton A. Sellew, this home’s broad, front-facing gambrel roof provides for a full third story without requiring a large amount of additional building material, while the addition of large cross gambrels allows light to penetrate deep into the third floor apartment. As was common, a 3-story partial-width porch gives each unit an individual outdoor living space.

Unsurprisingly, gable- or gambrel-front designs are not the only manifestations of Colonial Revival homes found on Fairfield Avenue. A substantial number of residences in the district are 2 ½-story houses with broad hipped roofs. The majority of these were built during the 1920s and their well-established, yet simple Colonial Revival decorative elements include paired or tripartite windows and classical porch details. As many are multi-family units, cross gables or large dormers are often found on the upper story. 152-154 Fairfield Avenue (1922, Photograph 18) is typical as a multi-family, rectangular plan, 2 ½-story frame house with wood shingle siding. It has hipped dormers with paired windows and a partial-width, multi-story, hipped roof porch. 394-396 Fairfield Avenue (1922, Photograph 19) has a brick first story with wood frame above. Its large hipped dormers have tripartite windows, and its 1-story, full-width porch has a hipped roof and paired square supports. 316 Fairfield Avenue (Photograph 20) is a highly detailed and well-preserved single-family example. Constructed by the Hartford architectural and building firm of Smith and DesChamps in 1910, this fine Adamesque, 2 ½-story frame residence has horizontal board siding, wide trim band, modillions, and hipped dormers. There is a pedimented portico with paired Doric supports, wide trim band, and modillions. Tripartite windows, each with a sweeping wood sill and lipped lintel, flank the entry porch and a Palladian window with wood keystone and curvilinear sill can be found on the second story of the facade. Sidelights flank the entry. Another fine single-family example is 60 Fairfield Avenue (1916, Photograph 21). This 2 ½-story frame house has a number of characteristic Colonial Revival details applied to a foursquare plan. These include a large Palladian window above the entry and broad 1-story porch with paired Doric supports and upper-porch balustrade. The widely overhanging roof and exposed rafter tails are illustrative of the Craftsman style, popular during the early decades of the twentieth century.

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A distinctive variation of the aforementioned 2 ½-story, hipped-roof, multi-family Colonial Revival is ubiquitous across Hartford and West Hartford, as well as throughout the district. This is typified by the addition of a small, 2-story, cross gable wing to an otherwise rectangular plan, 2 ½-story residence with an offset double entry. The first home built on Fairfield Avenue according to this layout, 236-238 Fairfield Avenue, was designed by prolific Hartford architect George A. Zunner in 1921. Zunner is also credited for one of the finest examples in the district, 359-361 Fairfield Avenue (1924, Photograph 23). This yellow-brick residence has all of the characteristic features of the form yet is unique for its slate roof, slate-clad dormer, concrete sills, flat brick lintel, and curved portico with copper roof cladding and bracket supports. Another fine example is 151-153 Fairfield Avenue (Photograph 22), built in 1925 by Hartford contractor Newton P. Clark. Clark erected a number of Fairfield Avenue residences in this multi-family format identifiable by their 2 ½-story rectangular plan with hipped roof, hipped dormers, offset double entry, simple entry porch, and small 2-story cross gable wing.

The district's last category of Colonial Revival homes are those with side-gabled or gambrel roofs. These are manifest in a variety of plans but are typically 2- to 2 ½-story residences with rectangular footprints. A rather formal example is 235 Fairfield Avenue (Photograph 24), constructed by Hartford builder Louis W. Slocum in 1914. This 2-story, 3-ranked frame house has a side-gabled roof, paired windows on the first story of the façade, a gabled portico with curved underside and Doric supports, and sidelight flanked entry. There is a 1-story porch on the south (west) elevation with Doric supports and a hipped roof. 191-193 Fairfield Avenue (1909, Photograph 25) is a detailed side-gambrel example designed by architect Henry W. Lamond (dates unknown). This 2 ½-story frame residence has wood shingle siding, tripartite windows on the first and second stories of the façade, a wide trim band, and gabled dormers with cornice returns and Palladian windows. The gambrel ends have paired windows and modillions. 260-262 Fairfield Avenue (1911, E. W. Gustafson, Photograph 26) shares many of these details yet has a 1-story, full-width porch with paired Doric supports and hipped roof; and a second-floor, partial-width, hipped roof porch above.

The district also contains a number of side-gambrel homes that share their essential form with numerous others built throughout the area and the country in the early decades of the twentieth century. Two examples, 376 and 380 Fairfield Avenue (Photograph 27), were designed by East Hartford architect S. Weir (dates unknown) and constructed by local builder George W. Evans in 1922. Typical of the many residences built in this "Dutch Colonial" style these 2-story frame homes have side-gambreled roofs with full-width shed dormers. Although exterior details – such as porches and entries – vary slightly between examples, these two houses demonstrate two common designs. 376 Fairfield Avenue has a gabled portico with curved underside and bracket supports, while 380 Fairfield Avenue has a 1-story, partial-width, shed roof porch with square supports. Both homes have paired double-hung sash windows in their front-facing dormers.

The popularity of the Colonial Revival was unmatched during the first four decades of the twentieth century. While the majority of the district's homes embraced this celebration of early American architecture, this did not mean that other styles were not represented. A number of houses along Fairfield Avenue are characteristic of Bungalow designs, a form particularly popular for smaller homes during this period. One of the earliest, 307 Fairfield Avenue (Photograph 28), was erected by Hartford builder

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Archibald McIntyre in 1911. Built as his personal residence, this 1 ½-story frame house is typical for the broad, side-gabled roof with hipped dormer extending over a full-width, 1-story porch. The porch at 275 Fairfield Avenue (1919, Photograph 29) is framed in a similar manner, however in this case by a shallow hipped roof. The porch has large brownstone supports and there is a small eyebrow dormer on the façade. While most of the district's bungalows possess limited decorative elements, 199 Fairfield Avenue (1919, Photograph 30), a 2-story example designed by Burton A. Sellew, has exposed rafter tails and brackets in the eaves. These features, common on Craftsman-style homes, serve to enliven this otherwise simple design. The full effect of such details is perhaps best illustrated on its neighbor, 203 Fairfield Avenue (Photograph 31), erected by Hartford builder Christian P. Potholm in 1914. The finest example of the Craftsman style in the district, this 1 ½-story frame home has a front-facing, widely overhanging pitched roof with exposed rafter tails and a 1-story porch with front-facing gable roof. Whimsical decorative details, including the scroll-sawn woodwork and triangular braces, illustrate elaborations typical of the style.

Like the bungalow, the Prairie style – or Prairie School – saw a brief period of popularity between 1900 and 1920. Inspired by the work of Frank Lloyd Wright and other Chicago-area architects, this indigenous form emphasized horizontality and a sympathetic relationship to the environment. Characteristic homes are 2-story in height, with low-pitched, widely overhanging hipped roofs, 1-story wings, and 1-story porches with massive square supports. The style is relatively uncommon in Hartford, however a fine example can be found in the district. 430 Fairfield Avenue (Photograph 32) was designed by Hartford architect George H. Matthews and built by William Brennan in 1922. This 2-story, stucco-faced home displays a number of typical Prairie features, including multi-level roof; broad, flat chimney; and horizontal rows of tall windows. Although the home lacks a formal porch, the massive piers and hipped roof framing the façade's tripartite window create a similar effect.

The Tudor Revival, in comparison, is better represented than the Prairie School in both Hartford, and the district. A number of homes can be found on Fairfield Avenue which demonstrate a variety of aspects of this style nationally popular between 1890 and 1940. The earliest, 209 Fairfield Avenue (1922, George H. Cooper, Photograph 33), is a subtle manifestation of the form. This frame residence has a steeply pitched, cross-hipped and gable roof with variable eave heights; a front-facing gable with long-slope, pitched roof and narrow arched window in the gable end; two grouped casements on the first story of the façade; and a pedimented portico. More formal examples include 169 and 173 Fairfield Avenue (Photograph 34 and Photograph 35), both designed by George A. Zunner and built by Carlson and Torrell in 1925. These stucco-faced homes demonstrate a number of characteristic Tudor Revival features, including long-slope roofs; variable eave heights; patterned brickwork; half-timbering; tall, narrow windows; and detailed porticos. Zunner made the latter his home after its completion late in 1925. Several Fairfield Avenue homes also combined Tudor Revival details with massing typically found in other styles. A good example, also designed by Zunner, is 257-259 Fairfield Avenue (1923, Photograph 36). Although this 2 ½-story frame residence has Tudor Revival details such as a dominant front-facing gable with variable eave heights and an oriel window on the facade, it retains its Colonial Revival aesthetic.

The ten contributing structures from the post-WWII era fall into three architectural categories. Five are late examples of the Colonial Revival built between 1952 and 1960. Two homes are best classified as "Mixed", or as categorized by Virginia and Lee

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McAlester in their seminal text, *A Field Guide to American Houses*, “Minimal Traditional”. These homes, popular during the 1930s, 1940s, and 1950s, mimic earlier eclectic forms with their casual blending of traditional styles such as the Queen Anne, Colonial, and Tudor Revivals. Roof pitches are typically low or intermediate, front-facing cross gables common, and ornamentation minimal. A characteristic example is 375 Fairfield Avenue (Photograph 37), a 1 ½-story frame house with a subtle application of primarily Tudor-inspired features including a front-facing cross gable with pitched roof, gabled dormer, and a mix of paired and tripartite fenestration.

The last category of modern homes represented is the Ranch style. Most popular between approximately 1935 and 1975, these homes are identified by their sprawling, single-story design, frequently asymmetrical footprints, and low-pitched roofs with moderate to wide overhangs. 405 Fairfield Avenue (Photograph 38) is a characteristic example. This 1-story frame house has a side-gabled roof with dominant front-facing cross gable, moderate roof overhang, attached single-bay garage, and large bay window.

The only non-residential building in the district is the Memorial Baptist Church at 142 Fairfield Avenue (Photograph 39). This impressive example of Neoclassical architecture was designed by Hartford architect Isaac Almarin Allen, Jr. and constructed by Newton P. Clark in 1932. The 2-story brick building possesses many features typical of this style, including the projecting pediment supported by Doric supports and wide concrete entablature. The building’s entry – consisting of three double doors, each topped by a round fanlight – is also characteristic of this classically-inspired form. Although architecturally striking, the size and scale of the building do not overwhelm the streetscape, but rather adds harmoniously to the aesthetic character of the neighborhood.

**Introductory Note to Inventory of District Buildings:**

Street numbers in this inventory are based upon those listed in *Hartford Architecture, Volume 2: South Neighborhoods*. The Hartford Architecture Conservancy compiled the dates in this survey from city building permits, which Hartford began to issue circa 1890, or are estimates gleaned from research utilizing period atlases. The dates were confirmed in the preparation of this study through a review of building permits held by Hartford City Hall. Those buildings within the district that are non-contributing are indicated as such below.

**Fairfield Avenue, east side:**

**Style, use, Date, and Architect or Builder (if known)**

2

*Hyland Memorial Park (formerly Rocky Ridge Park)*, c. 1900. A 7.9-acre park of mown grass interspersed with a mix of young and mature deciduous trees. The park has three sections. The first section is a triangular green of less than one acre at the intersection of Fairfield Avenue and New Britain Avenue. There is a Vietnam War memorial at the center of the green. This is a black, hexagonal marble obelisk that reads, “VIETNAM / 1959-1975 / IN LOVING