

Department of Economic and Community Development  
State Historic Preservation Office

## CONNECTICUT STATE REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating individual properties and districts to the Connecticut State Register of Historic Places (C.G.S. Chapter 184b, Sec. 10-409(2)). See instructions in *How to Complete the Connecticut State Register of Historic Places Registration Form*. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Donaghue Building

other names/site number 525 Main Street

### 2. Location

street & number 521-529 Main Street

city or town Hartford

☐ vicinity

county Hartford

zip code 06103

☐ not for publication

### 3. State Agency Certification

I hereby certify that this nomination ☐ meets ☐ does not meet the documentation standards and criteria for registering properties in the Connecticut Register of Historic Places. (See continuation sheet for additional comments.)

State Historic Preservation Officer

Date

### 4. Classification

#### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-state  
☐ public-federal

#### Category of Property

(Check only one box)

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

#### Number of Resources within Property

(Do not include previously listed resources in count.)

Contributing

Non-contributing

1

0

buildings

sites

structures

objects

1

0

Total

#### Property Owner

name City of Hartford

address 5 Main Street

city Hartford state code CT

zip code 06103 phone 860-757-9311

## 5. Historic Preservation Council

Approval date \_\_\_\_\_

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

COMMERCE/business

### Current Functions

(Enter categories from instructions)

WORK IN PROGRESS

## 7. Description

### Architectural/Archaeological Classification

(Enter categories from instructions)

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/  
Neo-Classical Revival

### Materials

(Enter categories from instructions)

foundation Concrete; Granite

walls Brick; Terra Cotta

roof Tar & Gravel

other \_\_\_\_\_

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**SEE CONTINUATION SHEET**

Donaghue Building

Name of Property

Hartford

Municipality

## 8. Statement of Significance

### Applicable Connecticut Register Criteria

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

☒ **1** That are associated with events that have made a significant contribution to our history and lives of persons significant in our past; or

☒ **2** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

☐ **3** That have yielded, or may be likely to yield information important in prehistory or history.

### Levels of Significance (local, state)

Local

### Areas of Significance (Enter categories from instructions)

ARCHITECTURE

### Significant Dates

1925-26 construction

### Significant Person

Ethel Donaghue

### Cultural Affiliation (Complete if Criterion 3 is marked)

### Architect/Builder

Foote, Roy W.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET

Donaghue Building

Name of Property

Hartford

Municipality

## 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.

## 10. Geographical Data

Acreage of Property 0.16

### Municipal Map, Block and Lot Number and UTM Coordinate (If possible)

(Place additional UTM references on a continuation sheet.)

	247	451	212				
	Map	Block	Lot		Zone	Easting	Northing
1	18T	693312.	4626024.4	3			
		03	2				
2				4			

☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

The boundaries of the nominated property, shown on Figure 2, are consistent with the limits of the property identified as in the City of Hartford Land Records described in Book 1251, page 49.

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

The boundary of the nominated property encompasses the original location when the building was constructed in 1926. It excludes the subdivided lots to the west that are currently parking lots.

## 11. Form Prepared By

name/title Renée Tribert and Jordan Sorensen

organization Preservation Connecticut

date 11/10/2021

street & number 940 Whitney Avenue

telephone 203-562-6312

city or town Hamden

state CT

zip code 06517

CTSRHP Nomination Form (March 2010)

Department of Economic and Community Development  
State Historic Preservation Office

## CONNECTICUT STATE REGISTER OF HISTORIC PLACES REGISTRATION FORM – Continuation Form

### Narrative Description:

#### Summary

Located at 525 Main Street beside the Whitehead Highway and historic Stone Bridge in downtown Hartford, the Donaghue Building is a six-story steel-frame and masonry commercial building constructed in the Neo-Classical Revival style. Designed by New Haven architect R. W. Foote, it was commissioned by T. Weldon Donaghue to quickly replace a condemned 19<sup>th</sup> century commercial building at a prominent location opposite Hartford's municipal building. It was designed with fireproof construction, to front both Main and Wells Streets, and to bring natural light into all of the retail and office spaces with a U-shaped floorplan and ample windows. As a result of alterations made in 1977 when the City of Hartford adapted the building for use by the Public Works Division and later, the windows and storefront glazing have been replaced, two storefront units were combined as one, and the office floor plans around the utility core were altered. The structure nonetheless retains a relatively large degree of integrity of location, setting, design, materials, workmanship, feeling and association from the period of significance.

#### Setting

The Donaghue Building sits at the southwest corner of Main and Wells Street in downtown Hartford. (*Figure 1*) The building occupies the entirety of the 0.16-acre 521-529 Main Street lot, and measures approximately 75 feet by 95 feet. It is bound to the north by Wells Street, to the east by Main Street, and to the west by 17 and 21 Wells Street, contiguous vacant lots used as parking for the building (0.065 and 0.25 acres respectively). (*Figure 2*) The Whitehead Highway abuts the site to the south, in an urban canyon some 21 feet below Main Street, that leads to the Pulaski Circle beyond. (*Photograph 1*) The southeast corner of the building is supported in part by the stone abutment of the 1833 brownstone bridge (NR 1985) which carries Main Street across the Whitehead Highway. (*Figures 9 & 10*) It should be noted that when the Donaghue building was built, it sat on the bank of the Park River which the Stone Bridge crossed; the Park River was channelized, and the Whitehead Highway opened in 1945.

Ground level on the east side is at Main Street, while on the south and west sides it is at the level of the roadway below; Wells Street slopes down toward the Pulaski Circle, exposing more of the building as it descends. As a result, the building rises four stories along Main and Wells Streets, fully six stories with basement and subbasement levels exposed on the south elevation along the Whitehead Highway, and five stories on the west elevation.

Abutters include the Hartford Public Library complex to the east across Main Street, Hartford City Hall to the northeast, and the headquarters of the Metropolitan District Commission to the north across Wells Street. Commercial and institutional buildings, including the Abraham Ribicoff United States Court House and Central Baptist Church, are located immediately south of the Whitehead Highway, Elm and Sheldon Streets.

*(Photograph 2; Figures 1, 14 & 15)*

## Exterior

The Donaghue Building is a six-story steel-frame Neo-Classical Revival commercial building with a flat roof. The footprint is trapezoidal, with a slight northward angle from Main Street, to follow the contour of the southern property line and Wells Street. The floor plans for the sub-basement, basement and first floor levels make use of the entire building footprint. The upper three stories have a U-shape plan with an inner well to bring light into all of the office spaces. The first-floor ceiling inside the open void of the U has skylights that were covered over with roofing material in 1977. *(Photograph 9)* A small one-story brick enclosure for the stair and elevator machinery sits on the roof at the edge of the center of the U. *(Photograph 10)* The original U-shape has been altered on the west elevation by an enclosed brick fire escape addition built in 1977. *(Photograph 5)* The building has a concrete foundation, exposed and faced with Stony Creek granite on the east, north and south elevations. The exterior walls are clad with tapestry brick veneer in variegated colors set in a running bond pattern and terra cotta trim. The storefronts wrap around Main and Wells Streets, and the main entrance is on Main Street. *(Photographs 1, 3 and 4)*

The Main Street façade is divided into two sections: the first floor and the upper levels. It is fourteen bays wide, although the bays are grouped, first as paired windows and more broadly as an expression of the street level storefronts and entries. Two metal frame glazed storefronts flank either side of the central two bay office entry which is announced by a metal marquee. The marquee is secured to the building with two iron chains and has a decorative cast iron fascia with classical festoon motifs and is topped by a central decorative branching rocaille. *(Photograph 6)* The lobby entrance is set back within the building approximately 8 feet; the exterior space has a simple but layered cornice molding. Two sets of glass doors in mahogany frames, flanked

by sidelights and topped with a small transom light immediately above the doors and a tripartite transom across the doors and sidelights, create a vestibule. The transom repeats the vertical pane pattern of the storefront transoms. The exterior entry door has been modified for glass repair with some newer, non-mahogany trim; the sidelights have chicken wire glazing and the transoms have leaded mullions. The storefronts, three on Main Street (originally four – the entrance to the southernmost unit no longer exists) and one on Wells Street, are characterized by straight edge openings in the brick between the major pier expressions. Metal frames set on the granite faced foundation have large vertical rectangular glazed openings, recessed door openings, and are topped by a transom divided into small vertical panes. The entry door for the storefront at the corner of Main and Wells is set diagonally in the corner creating a space defined by the corner pier. Storefront windows have been reconfigured with insulated glass and, though the frames retain a transom over the door opening, the doors themselves are not original. The whole of the first-floor storefront level is topped by a plain terra cotta cornice.

*(Photograph 7)*

Brick piers rise from the first-floor cornice to the roof cornice at the corners of the building and on either side of the entry bay, projecting about 4 inches from the face of the wall; narrower brick piers between windows add to the vertical movement. The piers express the steel frame of the structure itself. The top three floors of windows and brick spandrels are then framed together in a 6-2-6 bay rhythm through the use of a stack bond pattern surrounding the bay groupings on each side and at the top at a step back between the main piers and the plane of the windows. *(Photograph 3)* The wall terminates with a wide Ionic cornice with dentils and modillions *(Photograph 8)*, topped by a brick parapet with terra cotta coping at the flat roof. The strong horizontal white terra cotta cornices offset the verticality of the brick piers. Windowsills are terra cotta and lintels are brick soldier courses. Original one-over-one metal frame windows were replaced c.2000 with insulated one-over-one windows.

Note that the architect's original drawings for the exterior walls called for the perimeter of the framed bay groupings, the four main piers and the frieze between the roof cornice to be faced with terra cotta, which would have emphasized the vertical columns, framing of the bays and facade, and overall Neo-Classical Revival design. *(see Figures 3 & 4 for architect's elevations)* These elements were not included in the actual construction, perhaps for cost savings.

The design concept is carried over onto the north elevation on Wells Street, which is 12 bays wide. *(Photograph 4)* Here the bay organization derives from the four storefront bays divided by brick piers, thus creating a 3-3-3-3 framing rhythm. Similarly, the design (minus piers) carries over to the first two bays on the 14-bay south elevation which sit above a storefront opening; the remaining bays retain only flat terra cotta band,

cornice and coping courses, flush with the wall, as well as the terra cotta windowsills, but otherwise have none of the organizational features of the east and north elevations. In addition, the fenestration pattern of the first floor, basement and sub-basement is different from that of the upper office levels, to accommodate interior uses. (*Photograph 2*) The west elevation is markedly simpler than the other three elevations: the running bond brickwork is punctuated by a single window bay centered on each end of the U. (*Photograph 5*)

The 1977 5-story egress stair enclosure is approximately 24 feet wide and projects approximately 12 feet from the rear of the 1925 structure. It is characterized by a modern brick tapestry bond veneer and a bay of small single-pane square windows asymmetrically placed on its north and west elevations.

## Interior

The first floor is divided into a total of six commercial units. Three retail spaces front on Main Street, and though each is slightly different in overall size, they are approximately 65 feet deep. Two are on the north side of the main lobby, and one on the south side, which was created by removing the wall between two original units. A smaller retail unit at the northwest corner of the building has a storefront on Wells Street; and two smaller commercial spaces are located at the west end of the building, behind the main retail units. (*Photographs 11-14; see Figure 5 for architect's floor plan*). A stair at the back of each unit provides direct access to storage space in the basement below. (*Photograph 15*) The flights of the original rear emergency stair remain in place between the first floor and sub-basement. Walls are plaster with chair rails, although most have been altered, and floors, originally magnesite (a cement formulation with magnesium chloride and fillers), are covered in linoleum, vinyl or other materials. Plaster ceilings have largely been retrofitted with drop ceiling systems.

The vestibule and lobby off Main Street retain their original form and finishes and provide direct access to all levels of the building, from sub-basement to fourth floor, by hallways, stairwell and elevator. (*Photographs 16-19*) The vestibule is faced with a pale grey Tennessee marble from floor to ceiling, and the lobby and corridor have the same Tennessee marble wainscoting with marble baseboard and top rail. First floor lobby and hallway flooring appear to be marble tile but is identified in a contemporary source as magnesite, which could have been scribed to look like tiles. The plaster lobby ceiling is coffered. The elevator shaft is located directly behind the stairwell at the end of the lobby; its door surround is topped by a simple neo-classical cornice. The original brass mail chute survives in the lobby (*Photograph 20*) and on the other three upper levels opposite the stairwell. The lobby retains the original brass and glass building directory (*Photograph 16*), personalized like the mail chute with the building name. In the first-floor hall beyond the



elevator, some transom light topped doors remain in place, if covered with gypsum board, and walls are plaster and retain the high chair rail and door surround moldings.

A quarter turn cast iron staircase on the south side of the lobby rises the entirety of the building, from sub-basement to the roof. (*Photographs 17, 21 and 34*) It is open to the hall space on six levels and up to the roof. It has metal stringers, risers and balusters which alternate between square and twisted, marble treads, and marble wainscoting from the lobby to the first quarter turn. A wood handrail begins in the lobby with a turned newel post and is supported at each turn by square cast iron newel posts; another wood handrail is mounted on the wall. The open stairwell ends in the small rooftop mechanical room where original elevator equipment remains in place, including the engine and electrical control panel. (*Photographs 39, 40*)

The floor plan design for the office levels placed similarly sized offices around the perimeter of the building, bathrooms against the north wall of the central stairwell and hall, and several offices around the inner well, all connected by a U-shaped interior corridor; it was identical on all three floors. (*see Figure 6 for architect's second floor plan*) Each level originally had twenty-three office spaces, eighteen of which were against the outer walls with windows for natural light; of the five offices placed on the interior, all but one also had natural light from windows on the well. Individual office walls on all upper levels were removed and/or in some places replaced with cubicle or dry wall in 1977. (*Photographs 24-33*)

The stair landing, hall and bathroom core footprints remain largely intact. The stair landings and halls on all levels have plaster walls and a high chair rail that echoes the top molding of the marble wainscoting in the lobby. (*Photographs 19, 21, 34*). The entrances to the bathrooms are off the east hall, a reconfiguration from 1977 when the southern entrances were closed off. The bathrooms retain many original elements, including marble stalls, some intact toilets, and 1" hexagonal floor tile, although fixtures were removed or modified with the 1977 change in entrances. (*Photographs 22 & 23*) The janitor's rooms became part of the bathrooms, but their cast iron mop sinks remain.

An emergency stair tower was located at the west end of the inner court, connecting the wings of the U. With the 1977 addition of the enclosed egress stairwell, the original stairs were removed (except between the first floor and basement levels), and the space became passageways between ends of the U, making the floor plan circular.

Flooring in halls and office space is either linoleum or carpeting; the original office flooring was linoleum. Hall and perimeter walls are plaster, as are ceilings above drop ceiling panels. (*Photograph 37*) The perimeter walls retain trim features such as baseboard, chair rail, window moldings and encased steel corner posts. (*see for example Photographs 25, 29, 32*)

The sub-basement and basement floor plans are little changed except for the abandonment of the original basement bathroom beneath the sidewalk, reconfiguration of the eastern end of the basement main stair hall to accommodate modern bathrooms and the addition of an exterior door and lobby in the southwestern unit. Interior partitions erected since construction are non-structural. The various stairwells and halls remain as designed to allow direct circulation with the first-floor commercial units. The stair landing, hall and outer walls retain the high chair rail, window surrounds and wall baseboards; many door openings retain transom lights and door surround molding (*Photograph 34-36*). The sub-basement coal chute and coal storage room are unchanged, and the original boiler room retains that function. Evidence of the fireproof construction materials can be seen throughout the basement, sub-basement and off the rooftop stairwell: walls are lined with corrugated fireproof terra cotta wall tiles. (*Photograph 38*)

### **Integrity**

The Donaghue Building retains many of its original features. Its relationship to Main and Wells Streets and the nearby downtown buildings is unaltered, and thus it has integrity of location and setting. The design, material and workmanship of the exterior elevations, the main entrance and marquee, and the interior finishes of the lobby, halls and stairwells are largely intact. The building and architecture reflect the structural and fireproof design, use of Neo-Classical Revival vocabulary, and materials associated with 1920s commercial buildings. The steel framing is manifested both on the exterior in the brick clad vertical piers and on the interior in the cased steel columns of the perimeter walls and, where visible, carrying beams.

Modifications made upon or after the 1977 conversion of the building for use by Hartford's Public Works Department do not materially affect the building's integrity. Replacement windows reflect the original one-over-one sash and as the window openings have not been closed off, the spaces still benefit from the natural light that was an explicit part of the design. The first-floor skylights in the well remain in place beneath a layer of roofing. The fire egress addition is located on the rear of the building where the elevation had no distinguishing design features and it does not affect the Main and Wells Street elevations. Enough of the original floor plan remains across the office levels to convey the relationship of a central circulation and utility core surrounded by sunlit office space.

### **Narrative Statement of Significance**

The Donaghue Building is locally significant under Criteria 1 and 2 in the categories of Social History and Architecture. It is the last extant commercial building associated with the prominent 20<sup>th</sup> century Donaghue

family which invested heavily in the city through property ownership and charitable giving. One family member was particularly notable: Ethel F. Donaghue was an accomplished attorney in her own right and participated in social welfare efforts that still benefit the people of Hartford and beyond today; she was part owner of the building and maintained office space within it. The building is also notable as the only known commission in Hartford by prominent New Haven architect Roy W. Foote outside of those that resulted from his client relationship with the Southern New England Telephone Company.

### **Criterion #1: Social History**

The Donaghue building is locally significant under Criterion 1 in the category of Social History for its association with a prominent family in Hartford whose real estate skill and charitable giving were substantial for the city during the early twentieth century. One family member in particular, Ethel Donaghue, was a notable woman in her own right as an accomplished attorney, women's rights activist, and local building and business owner. This commercial building, which was built during her ownership and in which she had her office space, is the last extant building that represents the Donaghue family and Ethel's lasting legacy in Hartford through its association as the Donaghue Building.

The Donaghue family's success began with Ethel's father, Patrick (1848-1910) who immigrated to the United States during the potato famine in Ireland at age seventeen. He created a business at 161 State Street in Hartford called Donaghue Brothers Whole Liquors and by 1886 was investing his small earnings from that venture in select parcels of downtown that he felt were up and coming. As they developed, Donaghue would then invest the profits in the banks and insurance companies that were beginning to thrive in the city. In 1890, he married a Manchester resident, Catherine Weldon (1868-1933), who was considerably younger than he was. Catherine was second generation Irish and born to weaver parents who had immigrated to Manchester and made a prosperous living from a farm they established on Tolland Turnpike, enough so to send their six children to the Hartford Public High School. Patrick and Catherine had two children, Thomas Weldon (1891-1955) and Ethel Frances (1896-1989). The family lived at 135 Capitol Avenue (not extant).<sup>1</sup> Properties bought by Donaghue before his death in 1910 were 525 Main Street (1886), 361 Asylum Avenue (1891), 859 Main Street (1904), 272 Asylum Avenue (1905), and 133 State Street (1906). At the time of his death, the cumulative worth of his real estate was about \$500,000 (about \$14.5 million in 2021 dollars), all of which was unencumbered by a mortgage as he paid cash for all properties. His obituary stated, "He was not only a good business man but was

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<sup>1</sup> Donahue, Barbara, "Two Boxes, Three Trusts: The Legacy of Ethel Donaghue." Donaghue Medical Research Foundation, 1997, 2-4.

companionable and inclined to lend a helping hand to those less fortunate than himself.”<sup>2</sup> None of the buildings he originally purchased are extant.<sup>3</sup>

Upon Patrick’s passing in 1910, his estate was left to the children but provided Catherine lifetime rents, profits, interests, dividends, and income from all properties with her discretion to expend that money for the support and education of the children. She also had the power to sell any of the estate she deemed necessary. The children received their inheritance when Ethel turned twenty-five; Catherine however retained life rights.<sup>4</sup> Catherine was savvy in her investments as well and created her own additional fortune in stocks and bonds, \$466,000 by the time she died in 1933 (about \$10 million in 2021 dollars). She owned bonds of Connecticut companies like Manchester’s Cheney Brothers and the New York, New Haven & Hartford Railroad Company. She had purchased stock in what are today the Aetna, CIGNA, Travelers, and Hartford Steam Boiler Insurance companies, eight banks, and other companies like Bigelow-Sanford Company in Thompsonville. Upon her death, she left that fortune in a trust for the children, with the income divided equally between them. Ethel received her jewelry, mansion and furnishings, and the Weldon homestead in Manchester. T. Weldon was given \$40,000 if he chose to move out and build or buy himself a new home, which he did on Ridgefield Avenue in Hartford.<sup>5</sup>

Ethel Donaghue’s potential was already discussed in the press when she graduated from high school in 1913. She was the first female graduate of Hartford Public High School ever to earn a law degree, attending Vassar College and then the University of Pennsylvania for law. At UPenn, she won the Pemberton Morris Prize for “having attained the highest standing for three years in evidence, pleading and practice.” She was the first female president of her class (twice) and the first woman admitted to law clubs at the University.<sup>6</sup>

After graduation in 1920, Ethel went to work at the United States Department of Justice as a special assistant to the Attorney General in charge of admiralty affairs (law relating to maritime matters). Wanting to further her studies, she resigned after a year and went to the New York University School of Law to get a Doctor of Juridical Science (the highest law degree), where she was the only woman. She was then admitted to the New York bar in 1923. By 1926, she had been admitted to the Connecticut and Supreme Court bars and was

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<sup>2</sup> “Death of a Well Known Hartford Business Man,” *The Hartford Courant*, June 18, 1910. Accessed through Ancestry.com.

<sup>3</sup> Donahue, Barbara, 7-8.

<sup>4</sup> Connecticut Probate Court, Probate Records for Patrick Donaghue, 1910, Hartford, Connecticut, accessed with Ancestry.com.

<sup>5</sup> Donahue, Barbara, 17-18.

<sup>6</sup> Donahue, Barbara, 10-11 and “Hartford Girl Heads Law School Class,” *The Hartford Daily Courant*, April 29, 1918 accessed on newspapers.com.

one of three women practicing law in Hartford.<sup>7</sup> The Hartford County Bar Association even admitted her without an examination, which was the first time that happened for a woman.<sup>8</sup>

Meanwhile, Ethel's brother and co-owner of the properties inherited from Patrick, Thomas Weldon (often referred to as T. Weldon) Donaghue, graduated with degrees from Yale and Columbia Universities, served as a navy officer during World War I, and became a successful real estate professional. During 1925-1926, T. Weldon was making big deals with the properties the siblings inherited, contributing to their fortune. In 1925, his company T. Weldon Donaghue Real Estate Bureau, leased the 859 Main Street site for a sixty-five year term to the S.S. Kresge Company of Detroit with the help of developer William Winter Drew of Stamford. The company soon erected a new building on the site,<sup>9</sup> which became a Main Street landmark for many years. The next month, once again making a deal with William Winter Drew, Donaghue leased the newly constructed Donaghue Building to him for forty years at \$3 million.<sup>10</sup> His real estate firm dealt also in single- and multi-family residences and insurance.<sup>11</sup>

In 1927, Ethel moved her law office to the third floor of the new Donaghue Building.<sup>12</sup> City directories show that her office was right next to Thomas'. The previous mixed use building on the site had been condemned in 1925, and the Donaghue estate provided rebates for their tenants, commercial and residential, and promised that one poor family in particular, the Kartalones, would be "taken care of".<sup>13</sup> It is unclear which sibling made this compassionate decision in the light of taking away people's homes, but it is known that Ethel was tuned in to progressive ideas about equality, women's rights, and helping the poor. Since college, she had been an avid women's rights proponent. While at Vassar, she wrote a speech in which she expressed her concern for legal action to be taken on account of women's issues. She said, "A woman who marries an alien loses her citizenship...in some states a woman cannot sell or mortgage her own property without her husband's consent, whilst in others her property passes completely under his dominion and no remedy is provided for his mismanagement... When these disabilities shall have perished in the flames of legislation, a new woman will spring forth...better able to render service to the community."<sup>14</sup> She further acted on these beliefs as a lawyer,

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<sup>7</sup> Donahue, 12.

<sup>8</sup> "Bar Admits Girl. No Examination." *The Hartford Courant*, April 10, 1926. Accessed on newspapers.com.

<sup>9</sup> "Kresge Co. Leases Site in Hartford," *The Meriden Daily Journal*, November 6, 1925, 13. Accessed on newspapers.com.

<sup>10</sup> "Lease Involves Three Millions" *The Hartford Courant*, December 2, 1925 accessed on newspapers.com

<sup>11</sup> Ad in *The Hartford Courant*, January 21, 1926, 13. Accessed on Newspapers.com.

<sup>12</sup> Donahue, 13.

<sup>13</sup> "Block in Business Center Condemned by City as Unsafe" *The Hartford Courant*, February 13, 1925 accessed on newspapers.com

<sup>14</sup> Donahue, 11.

often representing women in divorce cases to get them child support payments or proper compensation from deserting husbands.

Furthermore, Ethel was actively involved in many benevolent and civic organizations: in 1928 she was one of the Hartford delegates to the Connecticut League of Women Voters convention, and for many years she participated in the International Quota Club.<sup>15</sup> The club, founded in 1919 as the first international service organization for women, limited its membership to women professionals, business owners or executives. The Hartford branch was organized in 1925 and devoted much of its efforts to the Girl Scouts, American Red Cross relief projects, scholarships, donations for the poor, and libraries.<sup>16</sup>

In 1926, the Donaghue family (Catherine, T. Weldon, and Ethel) moved to a grand Colonial Revival mansion at 995 Prospect Avenue in West Hartford (extant), across from the current Governor's Residence.<sup>17</sup> They all led a life of luxury along with other prominent families of the time, travelling the world and attending fancy parties. Between 1926 and 1936, Ethel sailed the world for months at a time aboard luxury Cunard and White Star line ships with her mother and brother.<sup>18</sup> They summered often at ocean resorts in Maine, Massachusetts, New Hampshire, and Rhode Island.<sup>19</sup>

After her mother's passing in 1933, and with a fortune to manage, Ethel decided to focus on that. She retired from the Connecticut Bar in 1933, probably to care for mother. She managed her money at the Hartford-Connecticut Trust Company. She continued to live in the Prospect Avenue house, kept her Hartford office in the Donaghue Building, and maintained a suite at the Hotel Carlyle in New York City.<sup>20</sup> She was known for her parties in the summer at resorts, even at eighty years old in a wheelchair. In Hartford she was quieter and not as outgoing, yet quite charitable through donations and by hosting fundraisers at her home.<sup>21</sup> She gave regularly to a few local charities, like nearby Elizabeth Park and various hospitals. When asked about her choice to give to the park, she responded that by maintaining the landscape it helped her own property value, showing the real estate acumen passed down to both children from their father. She created a medical research trust in 1952, in honor of her parents, and from which she received the income during her lifetime; after her death it became a perpetual trust.<sup>22</sup>

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<sup>15</sup> "xx" *The Hartford Daily Courant*, November 10, 1928. Accessed on newspapers.com

<sup>16</sup> "International Quota Clubs Meet June 15" *The Hartford Daily Courant*, June 11, 1933, 5. Accessed on newspapers.com.

<sup>17</sup> Donahue, 13.

<sup>18</sup> Donahue, 16-17.

<sup>19</sup> Donahue, 18.

<sup>20</sup> Donahue, 18.

<sup>21</sup> Donahue, 19-20.

<sup>22</sup> Donahue, 21.

In his personal life, T. Weldon was portrayed as quite different from Ethel in the sporadic articles written about him. He was described as having an “unusual personality,” and some even said his partying and drinking made him a “jazz age playboy.”<sup>23</sup> T. Weldon was known for his 50-foot yacht, *The Taku*, which he cruised on the Connecticut River and used for deep sea fishing, and for a large Cadillac with his initials engraved on the engine block. When he died, he was described as outwardly gruff but anonymously charitable.<sup>24</sup> He left his home on Ridgefield Road in Hartford (which he purchased with his mother’s bequest), and personal property and trust to his longtime nurse, Esther Miller, and remaining estate valued at \$3,000,000 to the Hartford Catholic Archdiocese.<sup>25</sup> Since at least 1935, when *The Hartford Courant* published an annual list of individuals with an assessed property value of more than \$1 million in the city, the Donaghue siblings consistently were listed in second place until 1958, after T. Weldon’s estate was settled.<sup>26</sup>

Upon her death in 1989, Ethel left her fortune to three trusts: \$25,000 to be used for masses for the Donaghue family and flowers and maintenance of the family plot in Mt. St. Benedict Cemetery in Bloomfield; \$1 million for the Ethel F. Donaghue Trust for Elizabeth Park for improvements; \$50 million for the Patrick and Catherine Weldon Donaghue Medical Research Foundation which specializes “in research of cancer and heart disease and/or other medical research to promote medical knowledge which will be of practical benefit to preservation, maintenance, and improvement of human life.” In its first five years of existence, the Foundation dispensed over \$11 million to Connecticut medical institutions.<sup>27</sup> By 2004, it had invested over \$55 million in health research by Connecticut professionals.<sup>28</sup> Although the Donaghue family as a whole created a fortune that ultimately invested in the success of Connecticut companies and real estate, Ethel Donaghue significantly contributed to the social and economic welfare of Hartford and beyond through her professional commitment, volunteer efforts to help those with less privilege, and monetary contributions to places she loved and causes that still benefit thousands of lives today. That legacy is conveyed through the Donaghue building as the last extant property invested in by the family.

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<sup>23</sup> Donahue, 13.

<sup>24</sup> Herbert J. Stoeckel, “Tales of Old Hartford,” *The Hartford Courant*, August 18, 1963 accessed on newspapers.com

<sup>25</sup> “Archdiocese to Inherit Estate of \$3 Million from Hartford Man,” *The Bridgeport Telegram*, December 29, 1955, 77. Accessed on newspapers.com.

<sup>26</sup> “Travelers Valuation is Highest,” *The Hartford Courant*, January 1, 1935, 1, 10. Accessed on newspapers.com.

<sup>27</sup> Donahue, 2-3.

<sup>28</sup> “Successful Trust Fund,” *The Hartford Courant*, July 25, 2004, 30. Accessed on newspapers.com.

**Criterion #2: Architecture**

The Neo-Classical Revival style Donaghue Building is locally significant under Criterion 2 in the category of Architecture as the only known commission by the noted New Haven architect Roy W. Foote in Hartford outside of his client relationship with the Southern New England Telephone Company.

Roy W. Foote (1879-1947) was based in New Haven where he had learned the fundamentals of the practice during several years at the office of Leoni W. Robinson.<sup>29</sup> By January 1907, Foote had formed a partnership with C. Frederick Townsend (1873- 1963); their New Haven based firm was called Foote and Townsend and their first commissions included a school building for the city and several commercial and residential buildings in New Haven.<sup>30</sup> Foote began his own practice in 1912, and designed commissions primarily in New Haven and Fairfield Counties.<sup>31</sup> He retained his office in New Haven for the duration of his career and was “an acknowledged leader of the profession” in that city.<sup>32</sup>

Foote’s portfolio displays an ability to work across a variety of building types. A contemporary description of the architect noted his appreciation of “all that is beautiful in architecture” and his ability “to combine utility and convenience with those lines which add so much to the attractive appearance of the city.”<sup>33</sup> His most prolific period as a sole practitioner was in the 1910s and 1920s. He created residential designs in a variety of revival styles, in New Haven and for the Bradley Park development in Meriden among others. He was the architect for the Holy Trinity School in Wallingford (1913), Washington Elementary School in West Haven (1909), and high schools in Hamden, Wallingford, Branford, and East Haven in the 1930s; the school designs were typically either Classical Revival or Colonial Revival in style. He provided the architectural drawings for commercial and industrial buildings in New Haven and surrounding towns. He developed a relationship with the Southern New England Telephone Company in the mid-1920s,<sup>34</sup> likely through his work with Robinson who had designed the 1916 Southern New England Telephone Co. headquarters building at 128 Court Street in New Haven toward the end of his career. Indeed, Foote was commissioned to update the building and gave it a new Neo-Classical façade in 1929.<sup>35</sup> Foote’s Southern New England Telephone Co. work includes a variety of

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<sup>29</sup> “Roy W. Foote,” *Modern History of New Haven and Eastern New Haven County*, Volume II (NY/Chicago: The SJ Clarke Publishing Co., 1918), p.412.

<sup>30</sup> “C. Fred Townsend’s Success,” *The Monthly Journal-Courier* (New Haven), January 24, 1907, p.9.

<sup>31</sup> “R. W. Foote Dies, Noted Architect,” *The Bridgeport Telegram*, September 21 1947, p.48.

<sup>32</sup> Brown, Elizabeth Mills. *New Haven: A Guide to Architecture and Urban Design* (New Haven: Yale University, 1976) , p.9.

<sup>33</sup> *Modern History of New Haven*, op.cit.

<sup>34</sup> The exact date is not known, but the earliest notice found, in *The Hartford Courant*, February 9, 1928, cites his engagement by the company for an exchange building in East Hartford, p.11.

<sup>35</sup> “Ninth Square Historic District, New Haven,” National Register of Historic Places Nomination Form (1987).



exchange and office buildings in the Hartford, New Haven, Bridgeport and Stamford areas,<sup>36</sup> notably the Art Deco central office on Bushnell Park in Hartford (1931) and the Art Moderne headquarters on Church Street in New Haven (1937; with Douglas Orr, 1892-1966, who succeeded Foote as architect for SNET), both listed on the National Register of Historic Places.<sup>37</sup> Foote also worked with Orr on three early public housing projects in New Haven: Elm Haven Housing (1939), Quinnipiac Terrace (1940) and Farnham Court (1941), all now demolished.

In addition to the client work in his practice, Foote offered his time and expertise to several organizations that supported the profession. He served on the Architectural Club of New Haven, as president in 1925<sup>38</sup> and as professional advisor to its 1925 'Brick House Competition,'<sup>39</sup> and as president of the Connecticut Architectural League in 1929, its first year.<sup>40</sup> He served on a committee of the Construction League of Connecticut, an organization established in 1933 to complement the national construction code and address state ethics code for local contractors in the building trades.<sup>41</sup> And he is known to have done pro bono work in at least one instance, drafting plans for a new Home for the Aged in West Haven for the Methodist Church.<sup>42</sup>

The significance of the Donaghue Building on Main Street in Hartford lies in the fact that it is the only known design by Foote in the Hartford area that was not a commission for the Southern New England Telephone Company.<sup>43</sup> The Donaghue Building represents an anomaly in Foote's otherwise localized practice in the New Haven area. The preponderance of buildings attributed to R. W. Foote, regardless of use, are located in New Haven County. Commissions outside of that area appear to pertain to his work for Southern New England Telephone.

In February 1925, the 19<sup>th</sup> century commercial building at 525 Main Street was condemned by city officials due to structural failure and safety concerns. Within three months, T. Weldon Donaghue had

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<sup>36</sup> *The Bridgeport Telegram*, op. cit.

<sup>37</sup> "Southern New England Telephone Company Building, 55 Trumbull Street, Hartford, CT" National Register of Historic Places Registration Form, 2004; "Southern New England Telephone Company Administration Building, 227 Church Street, New Haven, CT" National Register of Historic Places Registration Form, 1997.

<sup>38</sup> "Architectural Club of New Haven," *Pencil Points* Vol VI, No.3, p.85 (Stamford: The Pencil Points Press Inc., March 1925), accessed via Google Books.

<sup>39</sup> "Brick House Competition," *The (Meriden) Journal*, November 7, 1924, p.1.

<sup>40</sup> "Architects Club Chooses Hartford for Exhibition," *Hartford Courant*, April 13, 1929, p.

<sup>41</sup> "Construction League Will Frame Code for Sate Builders," *Hartford Courant*, July 26, 1933, p.12.

<sup>42</sup> "New Home for the Aged is Planned by Methodists," (Meriden) *Record Journal*, March 20, 1926, p.8.

<sup>43</sup> Historic resource records from Hartford Preservation Alliance Architects Directory (<https://hartfordpreservation.org/wp-content/uploads/Hartford-Architect-Directory-for-website.pdf>) and the *Connecticut Historical Society Bulletin* vol. 54 (1989) identify only 55 Trumbull Street (the SNET Central Office on Bushnell Park) and 525 Main Street as Foote designs.

commissioned drawings for a new building from R. W. Foote.<sup>44</sup> It is not known how Donaghue knew or selected Foote as the architect. By July 1925, the 19<sup>th</sup> century buildings on the Main Street parcel were demolished and construction had begun, and in December it was announced that the building had been leased for forty years to William Winter Drew, a Stamford based real estate operator.<sup>45</sup> The demolition and construction, by H. Wales Lines of Meriden, were documented in photographs, in articles and ads at the time, in which the various materials, fixtures, suppliers and sub-contractors were also outlined. (*Figures 9-13*) Completed in May 1926, the building was hailed as “modern in every detail,” fireproof “from boiler room to cornice,” with seventy-five offices each one of which having natural light, and in proximity to free parking, downtown businesses and municipal offices.<sup>46</sup> Regardless of the use of electric lighting throughout the building, the design clearly sought to maximize natural illumination. A 1928 full page ad for the Donaghue Building, further promoted its location “in the path of the growth of Hartford’s business district to the south.”<sup>47</sup> (*Figure 11*)

Early lessees in the Donaghue Building included Liggett Drug Co., Wallach’s Men’s Shop, Habenstein Barber Shop, Al Huband’s Sporting Goods Store and Luceil Dress Shop in the retail units; upper level offices were occupied by insurance agencies and companies, including Metropolitan Life Insurance Co., local real estate developers, physicians, attorneys, an International News bureau, and James H. Clarkin, a baseball advocate and former owner of the Hartford Baseball Club franchise and the Franklin Avenue stadium.<sup>48</sup> Property owners T. Weldon and Ethel Donaghue also had offices in the building by 1927; T. Weldon ran his real estate and insurance businesses from the building until 1945, and Ethel her legal practice until 1933 and her estate management activities through 1940.

As built, a number of Foote’s architectural surface treatments were not executed: the marble veneer against the brick columns and fascia of the first floor, the enframing of the upper bay groupings and facade with architectural terra cotta, the brick panel design between windows, and a terra cotta fascia beneath the roof cornice. If built as designed, the terra cotta would have unified the window bays vertically and emphasized the Neo-Classical nature of the design. The intended visual effect can be glimpsed in other Foote commissions that

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<sup>44</sup> “To Build at Main and Wells Streets,” *Hartford Courant*, May 19, 1925, p.19. The undated architectural drawings survive (see *Figures 3-6* for samples).

<sup>45</sup> “Building Being Erected at Main and Wells Streets for T. Weldon Donaghue,” *Hartford Courant*, July 15, 1925, p.10; “Lease Involves Three Millions,” *Hartford Courant*, December 2, 1925, p.1.

<sup>46</sup> “New Building is Completed by Donaghue,” *Hartford Daily Courant*, May 16, 1926, p.10; “The New Donaghue Building Will Be Open...” *Hartford Courant*, May 16, 1926, p.67. This article provided a list of all contractors involved in the project (see *Figure 13*).

<sup>47</sup> “Where Hartford Does Its Business – The Donaghue Building,” full page ads, *Hartford Daily Courant*, April 29, 1928, p.11.

<sup>48</sup> *Hartford Daily Courant*, op.cit. May 16, 1926 and April 29, 1928. Note that Clarkin soon became a psychiatric patient (“J. H. Clarkin Is Reported At Bellevue,” *Hartford Courant*, February 26, 1930, p.1).

used this technique, such as the Holy Trinity School, Wallingford (1913), façade remodeling of the Street Building in New Haven (742 Chapel Street; 1921), and the façade for the 1916 Court Street SNET building, New Haven (1929). Foote's design for the Donaghue Building fits into the broader trends in Neo-Classical Revival institutional and commercial architecture during the first two decades of the 20<sup>th</sup> century. It evokes the classical column, a façade organization that can be found in other downtown Hartford commercial structures from the 1910s and 1920s, such as the 1917 former Phoenix Insurance Co. at 30 Trinity Street, the 1918 G. Fox Building at 956 Main Street, the 1920 Connecticut Trust skyscraper at 750 Main Street, or the 1926-28 Steiger Building at Trumbull and Pratt Streets.

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## GRAPHICS

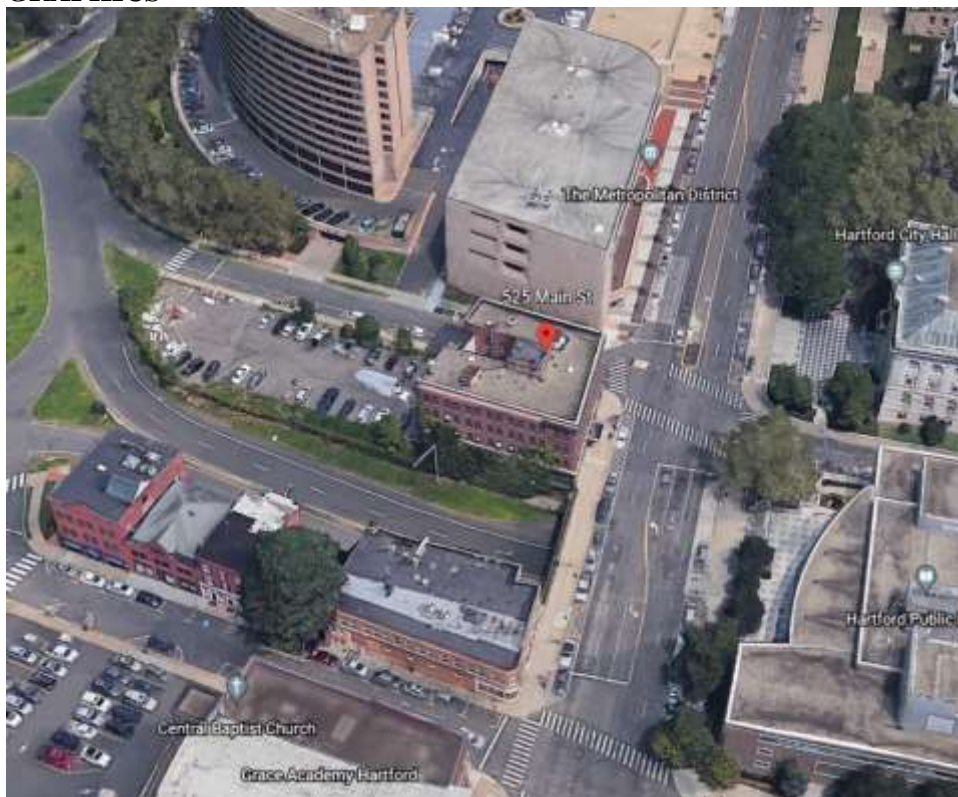


Figure 1. Aerial View, looking north. Donaghue Building, 525 Main Street, Hartford (Google Earth Maps, retrieved 11/3/2021).



Figure 2. Map of boundary lines, Donaghue Building, 525 Main Street, Hartford. (City of Hartford GIS Mapping, retrieved 11/3/2021). Note that the building is located on the 521-529 Main Street parcel (shaded tan) and is abutted to the west by the two vacant parcels identified as 17 and 21 Wells Street.

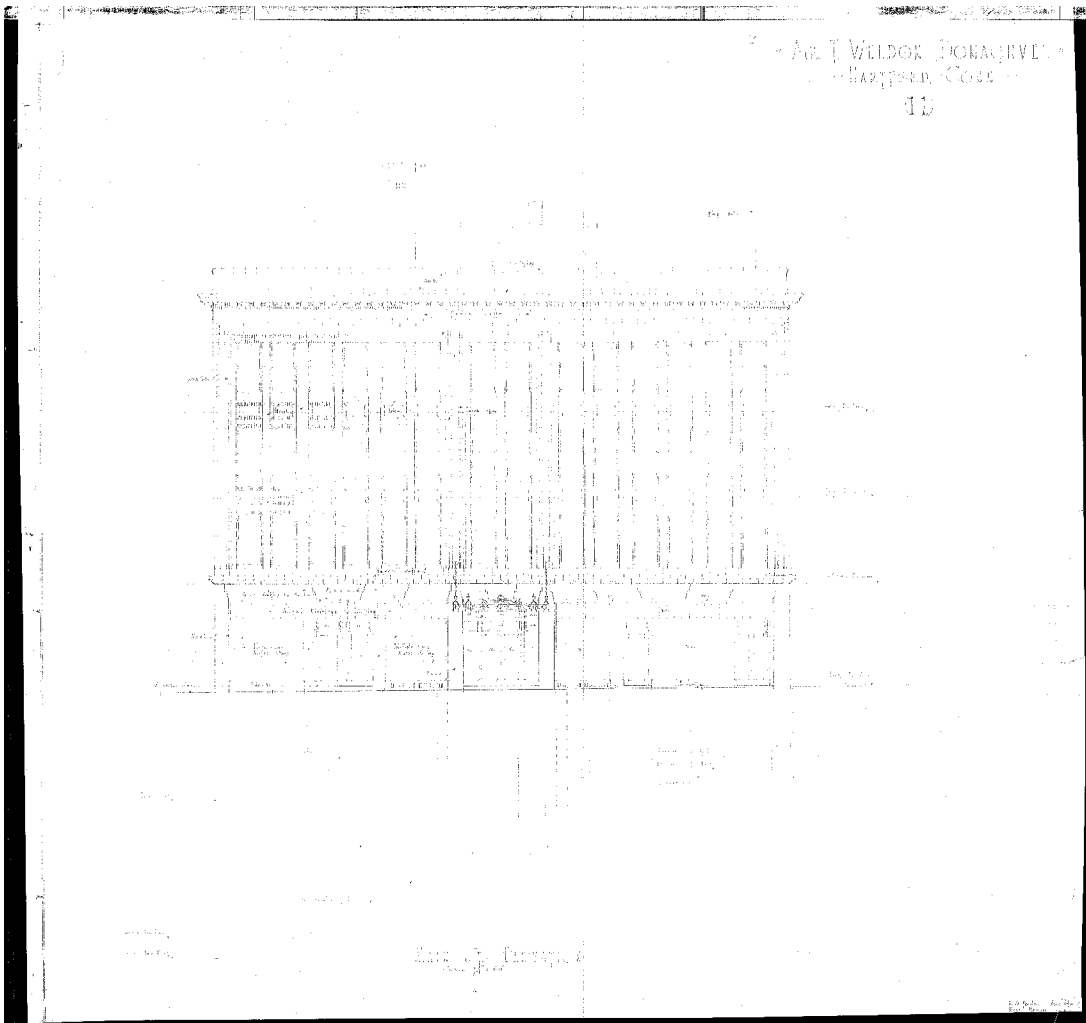


Figure 3. Main Street [east] Elevation, architect drawing by R. W. Foote, undated but 1925.

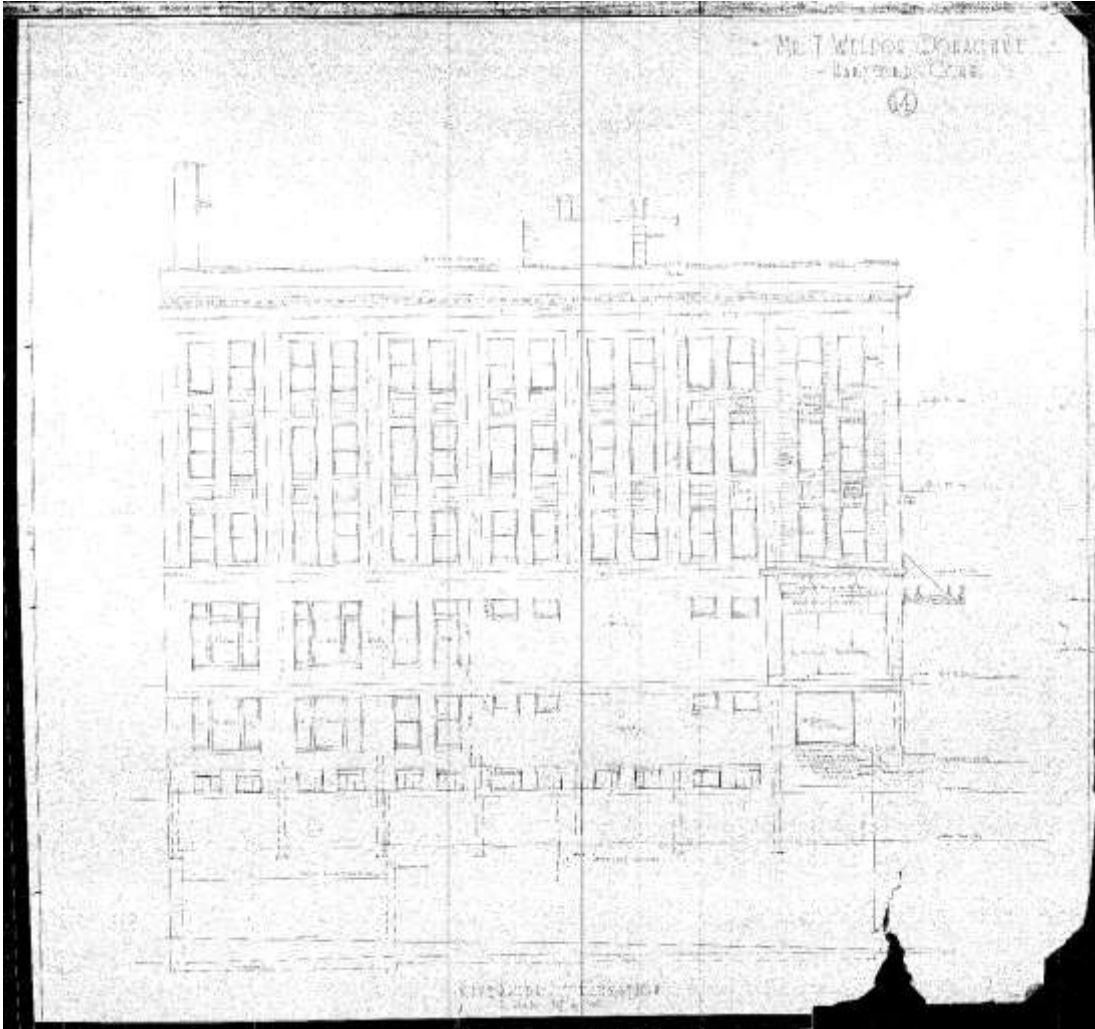
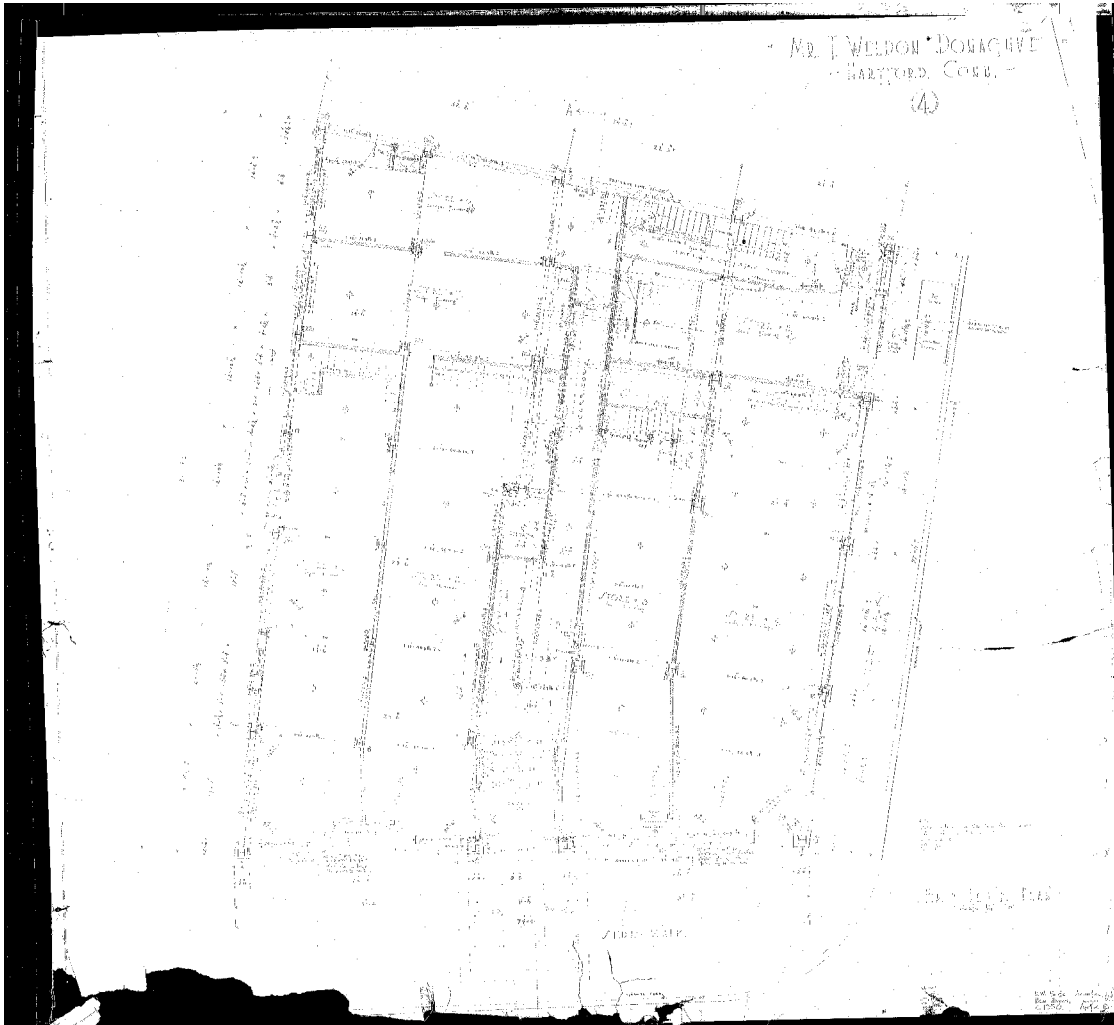
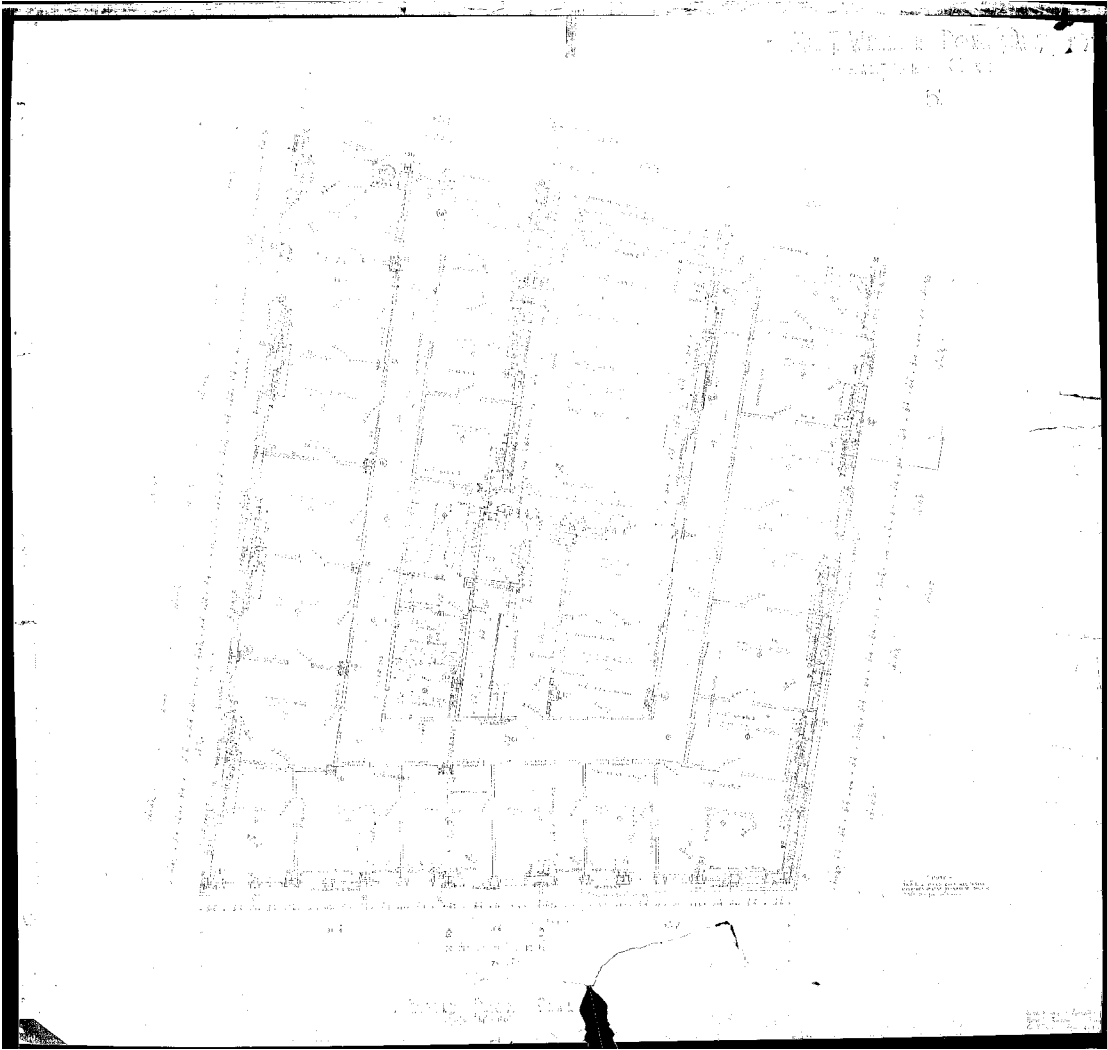


Figure 4. South Elevation, architect drawing by R. W. Foote, undated but 1925. Showing drop in elevation to the Park River.





**Figure 5. First floor plan with main lobby and retail units, architect drawing by R. W. Foote, undated but 1925. The two retail units to the left (south) of the lobby on Main Street have since been opened up as a single space, and the two commercial units at the rear of the southern Main Street retail space are now reconfigured as three.**



**Figure 6. Second floor plan showing vault lights (skylights) on first floor roof in well and original office layout repeated on third and fourth floors, architect drawing by R. W. Foote, undated but 1925. All of the individual office spaces have been reconfigured but the perimeter walls, stair hall and bathrooms retain original finishes.**



Figure 7. View looking north from the south bank of the Park River at the former 19<sup>th</sup> century building owned by the Donaghue siblings. ("Park River, commercial buildings, Travelers tower and Main Street bridge," 1924, Hartford City Parks Collection, Hartford History Center, Hartford Public Library)



Figure 8. View looking east on the Park River with the Stone Bridge over the river and the former buildings at 17 and 21 Wells Street. ("Park River, Murk Manufacturing Co. and bridge, Wells Street area," 1924, Hartford City Parks Collection, Hartford History Center, Hartford Public Library)



Figure 9. Start of building construction with H. Wales Lines Construction Co foreman's hut on Stone Bridge. ("Park River bridge construction," August 5, 1925, Hartford City Parks Collection, Hartford History Center, Hartford Public Library)

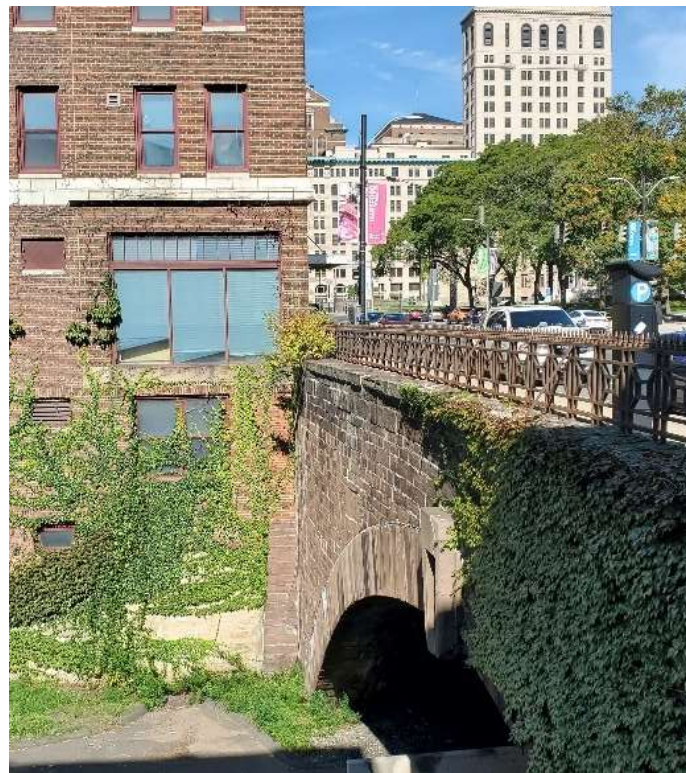


Figure 10. Same view in 2021 showing how corner of building sits on the bridge and road retaining wall.



T. Weidon Donaghue, Real Estate Bureau, owner  
William Winter Drew, Stamford, real estate operator  
Charles A. Carroll, resident manager

H. Wales Lines, Meriden, general contractor  
R. W. Foote, New Haven, architect

National Waterproofing Co., Boston, waterproofing  
American Bar-Lock Co., Long Island City, vault lights (skylights)  
Capitol City Glass Co., Hartford, store fronts and glazing  
W. S. Tyler Co., NY, elevator doors and fronts  
Cutler Mail Chute Co., Rochester NY, mail chute  
Marine Decking & Supply Co., Philadelphia, magnesite flooring  
G. Fox & Co., Hartford, linoleum  
White & Clark Inc., Hartford, tile and marble work  
Muirhead's Shops of Meriden Inc., Bridgeport, painting  
Adlerhurst Iron Co., New Haven, light iron, marquee [sic] and wire and bronze grilles  
Cohn & Mandy Electric Co., Hartford, electric work  
Otto Epstein Inc., Hartford, plumbing  
Lobby & Blinn Inc., Hartford, heating  
G. R. Cummings Roofing Co., Meriden, roofing, sheet metal work and marquee [sic] covering  
Trucon Steel Co., New Haven, reinforcement, metal forms, lathes, etc.  
Hotchkiss Bros. Co., Torrington, mill work  
A. R. Kirschner Co., New Haven, tin-clad doors  
Lawton-Stephens Co., Brooklyn, hollow metal doors, sash and trim  
S. H. Pomeroy Co., Inc., NY, metal windows  
John F. Dolan, Leete's Island Branford, granite  
New Jersey Terra Cotta Co., New York, architectural terra cotta  
John Lundeen & Son, Hartford, lath and plaster  
Eastern Bridge & Structural Co., Hartford, structural steel and erect ion  
Bradley & Hubbard, electrical fixtures  
Knock's Hardware Co., Hartford, hardware  
Otis Elevator Co., Hartford, elevator  
Alexander Cahn, engineer  
Ballard Oil Co., Hartford, oil burners

Figure 11. Ad promoting the recently built Donaghue Building in *The Hartford Courant*, May 16, 1926.

Figure 12. List of contractors and suppliers from article "New Building Is Completed By Donaghue," in same issue [in order as presented in article].

THE HARTFORD HALL (OPPOSITE) BEYOND THE CITY

## Where Hartford Does Its Business—The Donaghue Building

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The Donaghue Building is in the path of the growth of Hartford's business district for the most and wide-awake concerns are aware of this advantage.

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We handle strong national concerns located in our building: The Metropolitan Life Insurance Company; Liggett Drug Store; International News; Air-War Supply System and others.

### MINNEAPOLIS FIRE & MARINE INSURANCE CO.

Associated With the Phoenix Insurance Co.

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For Hartford and vicinity

### G. FOX & CO.

#### Curtains and Linoleum

For The Donaghue Building

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Rugs and Drapery Dept.

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We Specialize in the

Decoration of Offices

### Luceil Dress Shop

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#### Our First Sale

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Now \$7.95

Attention: Free

### OFFICES SINGLE AND EN SUITE

A Few Offices SINGLE—EN SUITE. 3600 Available

Call for details

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**DONAGHUE BUILDING**

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### WEBSTER & CO.

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Insurance: General Insurance, Surety Bonds, Real Estate

### The Heating Apparatus in the Donaghue Bldg.

is of the best materials obtainable as was installed by

**LIBBY & BLINN, Inc.**

118 Shelden St. Hartford

Phone 2-7247 and 2-7248

### John E. Landeen & Son

#### Plasterers

#### Plain and Ornamental PLASTERING

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For the best and most economical vacationing in the city

**Diamond Lake Co., Inc.**

Phone 2-7772

Figure 13: Full page ad for Donaghue Building, *The Hartford Courant*, April 29, 1928.





**Figure 14.** Donaghue Building at right, and from right gap of Park River/Whitehead Highway, early 20<sup>th</sup> century commercial building, Central Baptist Church and The Linden, “Memorial Day Parade,” 1939-40. (Hartford Times Collection, Hartford History Center, Hartford Public Library) This streetscape has not changed.



**Figure 15.** Donaghue Building at left, “Bushnell tower under construction on Main Street,” 1968 (Hartford Collection, Hartford History Center, Hartford Public Library)

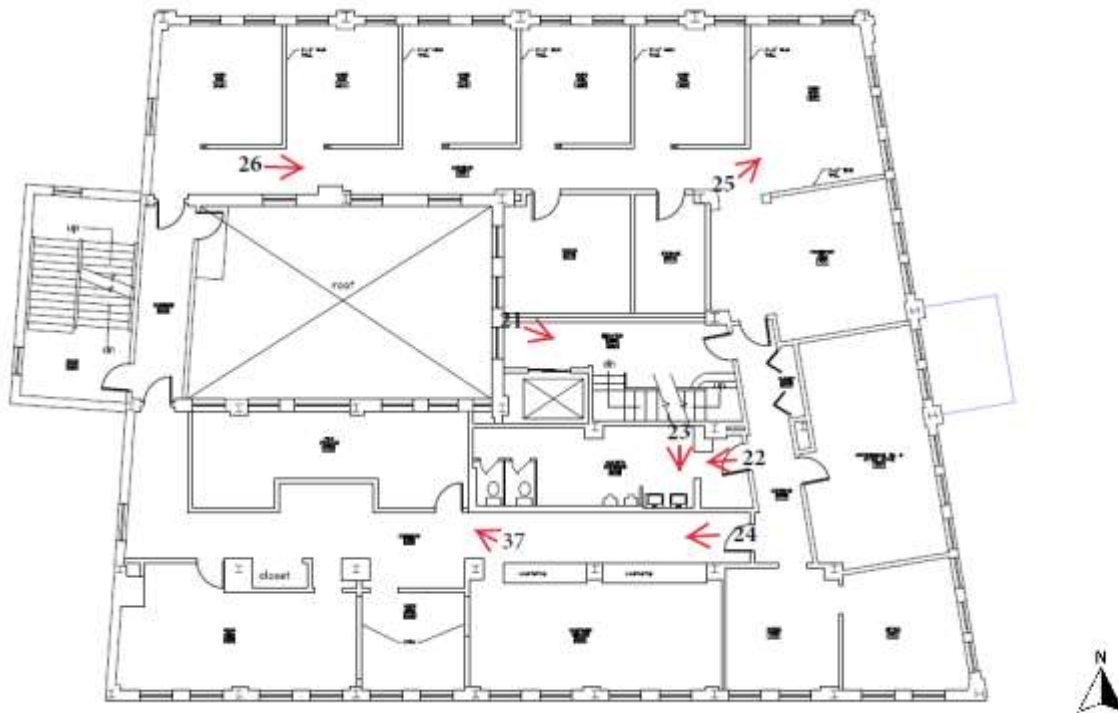
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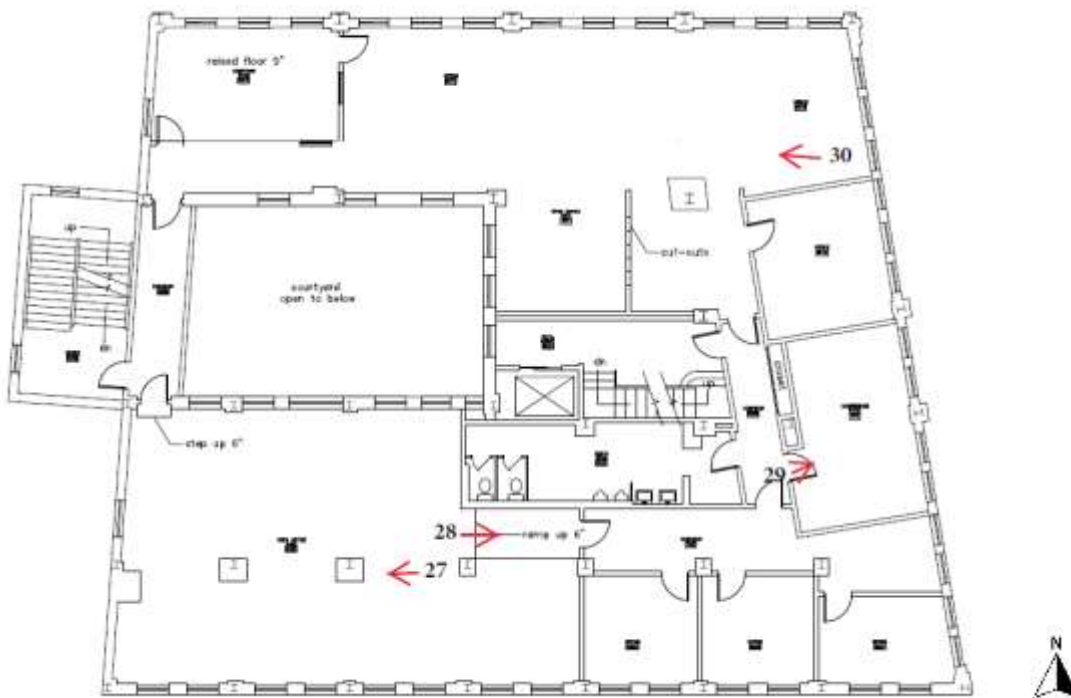
Exterior and roof photo key; photos 39 and 40 are inside the rooftop mechanical and stairwell enclosure.



First floor lobby and retail photo key

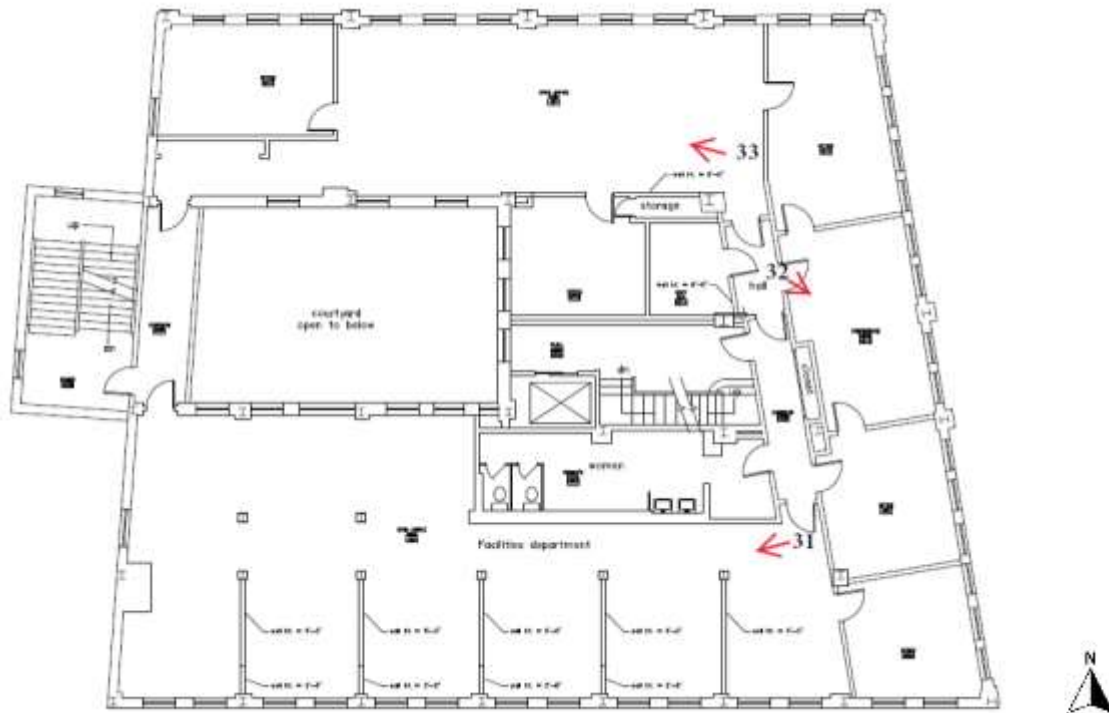
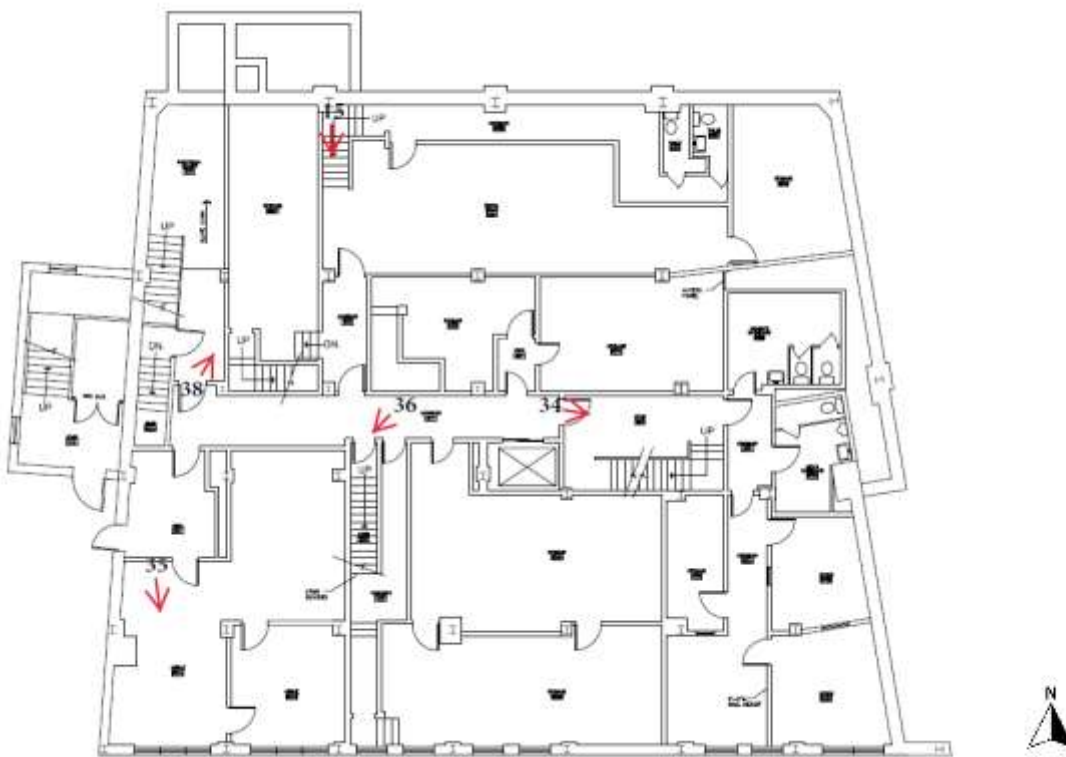


Second floor photo key



Third floor photo key



**Fourth floor photo key****Basement photo key**

## PHOTOGRAPHS



**Photograph 1.** The Donaghue Building at right sits alongside the Whitehead Highway (originally the bed of the Park River) as it leads to Pulaski Circle, opposite commercial buildings along Elm Street; camera facing west.



**Photograph 2.** The Donaghue Building faces east on Main Street in downtown across from the Hartford Public Library and Hartford City Hall and to the south of the Traveller's Tower in the right background; camera facing north.



**Photo 3. Main/east elevation of 525 Main Street, Hartford.**



**Photo 4. The main/east and north elevations of 525 Main Street, Hartford; the 1977 rear stair tower addition is not visible from this perspective.**





**Photo 5. Rear/west elevation of 525 Main Street, Hartford; the center bump out is the 1977 stair tower. The parking lot is technically 17 and 21 Wells Street (2 vacant lots).**



**Photo 6. Main entrance with glazed mahogany doors, side lights and transoms, and marquee in center two bays of main/east elevation; at right is one of two storefronts in the northern bays.**



**Photo 7. Close-up of cornice atop first floor storefronts.**



**Photo 8. Close-up of projecting roof cornice; note also the brick framing of the window bay.**





**Photo 9. The well in the U looking down from the east. The concrete wall in the background was built in 1977 to close off the former staircase that became a hall with the addition of the egress tower; the first floor roof covers the original skylights.**



**Photo 10. The stair and elevator machinery enclosure, camera facing south.**



**Photograph 11. Retail unit on the south side of the main entrance and lobby (originally two separate units), looking east toward Main Street.**



**Photograph 12. Retail unit on the north side of the main entrance and lobby, looking east toward Main Street.**



**Photograph 13. Commercial unit (deli) at northeast corner, looking east toward Main Street.**



**Photograph 14. Northwest retail unit which opens onto Wells Street, looking north.**





**Photograph 15. Original interior stairwell connecting northeast commercial (deli) unit to basement space.**



**Photo 16. Main lobby, looking south. Note marble wainscoting, original building directory, and coffered ceiling.**



**Photo 17. Main lobby, looking east toward Main Street entrance, with open stairwell to all basement and upper levels against south wall.**



**Photo 18. First floor hall from main lobby, looking west toward rear of building; elevator at left just beyond stairwell.**



**Photograph 19. First floor hall, looking east toward main lobby and entrance.**



**Photo 20. Close-up of mail chute postal pick-up terminus in lobby.**



**Photo 21. Second floor stairwell, landing and hall. Note the newel posts at the quarter turns, located on all levels. The marble wainscoting in the stairwell ends at the top of the first floor.**



**Photo 22. Second floor bathroom showing marble wall and partition panels and tile flooring.**



**Photo 23. Surviving original sink, 2<sup>nd</sup> floor bathroom.**



**Photograph 24. Second floor, south wing, looking west; the original office configuration does not survive. The bathroom is on the other side of the wall on the right.**





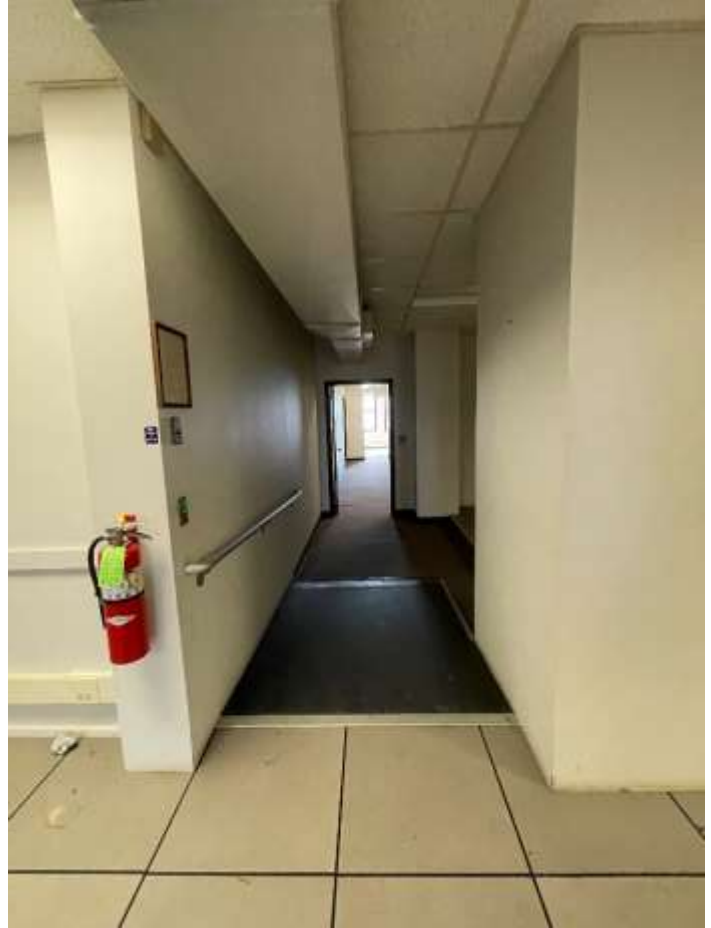
**Photo 25. Second floor interior office space with intact window surrounds and chair rail.**



**Photograph 26. Second floor, north wing looking east, with well wall at right; cubicles replace original offices.**



**Photograph 27 (L). Third floor, south wing, opened space at west end, looking west; the floor is an elevated platform and windows in the wall on the right open onto the well.**



**Photograph 28 (R). Third floor, south wing, looking east; windows onto Main Street visible at far end of hall.**



**Photograph 29. Third floor, two bay office space looking out on Main Street corresponding to office shared by Ethel and T.J. Donaghue.**



**Photograph 30. Third floor, north wing, opened space, looking west; well wall on left side toward back.**





**Photograph 31. Fourth floor, south wing, looking west; cubicle walls echo original office partitions.**



**Photograph 32. Fourth floor, office space overlooking Main Street, looking southeast.**



**Photo 33. Fourth floor, north wing, opened space at northwest end, looking west. By 1938, Ethel and T. Weldon Donaghue had moved their offices to the fourth floor and would have been at the far end of this wing.**



**Photo 34. View of basement level stairwell and hall, looking east.**



**Photograph 35. Representative view of basement office space, looking south; note window trim and chair rail.**



**Photo 36. Surviving interior doorways with transoms at basement level; the doors themselves are replacements as the original doors were glazed.**



**Photo 37. Exposed plaster ceiling on second floor.**



**Photo 38. Example of exposed corrugated terra cotta fireproof tiling in the basement.**





**Photo 39. Elevator control panel made by F. S. Payne Co. Not shown is the adjacent elevator engine and machinery.**



**Photo 40. View of the top of the staircase across from the roof access door and elevator machinery room.**