

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

DRAFT 6/2011

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name VINE STREET APARTMENT BUILDINGS

other names/site number Goodwin Court, Horace Bushnell Apartments

2. Location

street & number 4-6, 8-10, 12-14, 16-18, 20-22, 24-26, 28-30, 32-34, 36-40, 42-44, 46-48 Vine St.

not for publication ☐

city or town Hartford

vicinity N/A

state Connecticut Code CT county Hartford code 003 zip code 06112

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

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

- ☐ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the
National Register
☐ other (explain): _____

VINE ST. APARTMENT BUILDINGS

Name of Property

HARTFORD, HARTFORD COUNTY, CT

County and State

5. Classification**Ownership of Property**

(Check as many boxes as apply)

☒ private
☐ Public-local
☐ public-State
☐ public-Federal

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

11	0	building
0	0	sites
0	0	structures
0	0	objects
11	0	Total

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

N/A

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC: Multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: Multiple dwelling

7. Description**Architectural Classification**

(Enter categories from instructions)

LATE 19TH & 20TH C. REV: Classical Revival
LATE 19TH & 20TH C. REV: Tudor Revival
LATE 19TH & 20TH C. REV: Spanish Col. Revival

Materials

(Enter categories from instructions)

foundation BRICK, CONCRETE
walls BRICK
CONCRETE
roof OTHER (tar & gravel)
other

Narrative Description

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

PLEASE REFER TO CONTINUATION SHEETS

VINE ST. APARTMENT BUILDINGS

Name of Property

HARTFORD, HARTFORD COUNTY, CT

County and State

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 & distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- ☐ **A** owned by 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

PLEASE REFER TO CONTINUATION SHEETS**9. Major Bibliographical References**

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

PLEASE REFER TO CONTINUATION SHEETS**Previous documentation on file (NPS)**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
- # _____

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT**SOCIAL HISTORY****ARCHITECTURE****Period of Significance****1922-1960****Significant Dates****1922 initial construction****Significant Person**

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**

Beckanstein, Harry H. (#8-10, 16-18, 20-22, 24-26, 32-34, 44-48)

Becker, Willis Eaton (#12-14)

Dunkelberger & Gelman (#28-30)

Matthews, George Henry (#4-6)

Walz, Frederic C. (#36-40)

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

__ recorded by Hist. Amer. Engineering Record #__

VINE ST. APARTMENT BUILDINGS

Name of Property

HARTFORD, HARTFORD COUNTY, CT

County and State

10. Geographical Data

Acreage of Property 2.21 acres (Map198 / Block 214 / Lots 145 through 150)

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. Zone 18 Easting 692090 Northing 4627835

2. Zone 18 Easting 692100 Northing 4628025

3. Zone 18 Easting 692150 Northing 4628020

4. Zone 18 Easting 692140 Northing 4627830

__ See continuation sheet

Verbal Boundary Description

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

Please refer to continuation sheets

Boundary Justification

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

Please refer to continuation sheets

11. Form Prepared By

name/title Gregory Farmer, consultant, with Stacey Vairo, NR Director, CT Commission on Culture & Tourism

organization Connecticut Trust for Historic Preservation date May 2011

street & number 940 Whitney Ave. telephone 203-562-6312

city or town Hamden state CT zip code 06517

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs - Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Various – see continuation sheets

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

SECTION 7

The Vine Street Apartment Buildings Historic District is a row of eleven detached three-story masonry buildings located on the east side of Vine Street in a dense urban neighborhood of Hartford, Connecticut. The buildings occupy adjoining parcels of varying width but consistent depth with the front lot lines on Vine Street and the rear lot lines.

The proposed district encloses about two acres of land and eleven contributing buildings. The buildings are designed with a consistent setback, scale and spacing. All the buildings are constructed of brick with architecturally rich facades on the west elevation. The individual buildings on the east side of the Vine Street block retain integrity of location, design, setting materials, workmanship, feeling and association as described below.

Context & Setting

The Vine Street district lies in close proximity to the Upper Albany Historic District (National Register of Historic Places, 1986), but is not directly contiguous. The apartment blocks on Vine Street are bordered on the east by a block of wood-frame detached houses fronting on Magnolia Street; on the south by the commercial and mixed use buildings of the Albany Ave. commercial corridor (714 Albany Ave., c. 1920); on the west by Liberty Christian Church (formerly Horace Bushnell Congregational Church, 23 Vine Street, built 1913), several vacant lots, a converted residence (47 Vine St., built 1915) and a modern-style congregate housing facility (51 Vine Street., built 1955); and on the north by an 18-unit modern apartment block at the corner of Vine Street and Mather Street (constructed in 1961 after fire destroyed an earlier building). The eleven Vine Street apartment blocks from the 1920s form a visually distinct and coherent development pattern on the east side of Vine St.

The minimal streetscape on Vine Street consists of a concrete sidewalk and a narrow tree belt with no trees. Aluminum fencing with brick piers defines the continuous front lot lines from #4 to #40 Vine Street, with chain link fencing continuing the line northward at #42-44 & 46-48 Vine Street. Walkways extend along the sides and rear of all the buildings, but there is no significant landscaping.

Architectural Description

The Vine Street district consists of eleven related apartment blocks designed by Hartford architects and constructed from 1922 to 1925.

<u>Address</u>	<u>Date</u>	<u>Style</u>	<u>Architect</u>
4-6 Vine St.	1923	Tudor Revival	George H. Matthews
8-10 Vine St.	1922	Classical Revival	Harry H. Beckenstein
12-14 Vine St.	1923	Classical Revival	Willis E. Becker
16-18 Vine St.	1922	Tudor Revival	Harry H. Beckenstein
20-22 Vine St.	1923	Classical Revival	Harry H. Beckenstein
24-26 Vine St.	1925	Classical Revival	Harry H. Beckenstein
28-30 Vine St.	1923	Spanish Mission Revival	Dunkelberger & Gelman
32-34 Vine St.	1924	Tudor Revival	Harry H. Beckenstein
36-40 Vine St.	1922	Classical Revival	Frederick C. Walz
42-44 Vine St.	1924	Tudor Revival	Harry H. Beckenstein
46-48 Vine St.	1924	Tudor Revival	Harry H. Beckenstein

The Vine Street apartment blocks represent minor variations on a standard architectural form. The eleven buildings are each three stories high with a center entrance on the front elevation leading to a central stair hall serving all floors. The apartment units are symmetrically arranged around the central stair hall with front and back units located to either side of the stair (four apartments per floor). Individual buildings are described in detail below.

4-6 Vine Street (1923) is a three-story masonry building with a rectangular footprint designed by Hartford architect George Henry Matthews (1884-1935). The twelve-unit rectangular building has a three-bay façade of brown brick with a cast concrete watertable on the west elevation. The central entry is framed by a contrasting light gray Tudor-style arch of cast concrete. The entry door is a modern aluminum entryway approached by two concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening encloses a pair of double-hung (1/1) windows and is framed by a light gray cast concrete surround with square corner blocks and a shallow sill projection. A projecting concrete band forms a continuous sill below the second story windows. A concrete cornice above the third floor defines the level of the flat tar and gravel roof and supports a simple brick parapet with a light gray concrete coping.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

8-10 Vine Street (1922) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein (in practice 1917-1939). The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete water table on the west elevation. The central entry is framed by a simple buff brick and gray concrete surround surmounted by a concrete lintel with a cartouche of a female head. The entry door is a modern aluminum entryway approached by three concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a simple buff brick and gray concrete surround with square corner blocks and a shallow sill projection. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A projecting concrete band forms a continuous flat arch above the first story windows. A brick cornice above the third floor defines the level of the flat tar and gravel roof and supports a buff brick parapet with gray concrete brackets, arched niches and a central floral cartouche.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

12-14 Vine Street (1923) is a three-story masonry building designed by Hartford architect Willis Eaton Becker (1864-1951). The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete watertable on the west elevation. The central entry is framed by a light gray cast concrete arch surmounted by an elaborate concrete pediment. The pediment features side brackets supported by cast concrete heads and a classical cornice supporting a large foliate cartouche embossed with the address (14-12). The entry door is a modern aluminum entryway approached by three concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center

entrance. Each opening is framed by a light gray cast concrete surround with a shallow sill projection and a projecting lintel. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A projecting concrete band forms a continuous sill below the second story windows. A light gray concrete cornice above the third floor defines the level of the flat tar and gravel roof and supports a buff brick parapet with concrete crenellations and a central floral cartouche.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall

16-18 Vine Street (1922) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein. The twelve-unit rectangular building has a three-bay façade of brown brick with a cast concrete water table on the west elevation. The central entry is framed by a simple brown brick and light gray concrete surround. The entry door is a modern aluminum entryway approached by three concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a simple brown brick and gray concrete surround with square corner blocks and a shallow sill projection. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A projecting gray concrete band forms a continuous flat arch above the first story windows. A gray concrete cornice above the third floor defines the level of the flat tar and gravel roof and is ornamented with cast stamped with a foliate design. Above the cornice is a brown brick parapet with gray concrete brackets, arched niches and a central floral cartouche.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

20-22 Vine Street (1923) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein. The twelve-unit rectangular building has a three-bay façade of brown brick with a cast concrete water table on the west elevation. The central entry is framed by a flat light gray concrete surround with a simple keystone in the flat arch. The entry door is a modern aluminum entryway approached by a large concrete access ramp with modern aluminum railings. A row of metal mailboxes is located at the bottom of the ramp. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a simple brick and concrete surround with a shallow sill projection, square corner blocks and soldier courses of brick. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. Rectangular panels of soldier course brown brick and light gray cast concrete are centered beneath the three window openings on the third floor and the two flanking openings on the second floor. A shallow gray concrete cornice above the third floor defines the level of the flat tar and gravel roof and supports a brown brick parapet with brick and concrete panels, a central floral cartouche and a stepped coping.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

24-26 Vine Street (1925) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein. The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete watertable on the west elevation. The central entry is framed by a light gray cast concrete surround supporting a large scrolled foliate cartouche in the pediment. The entry door is a modern aluminum entryway approached by a large concrete access ramp with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed in buff brick with a soldier course as the lintel and a shallow light gray cast concrete projection as the sill. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A projecting gray concrete band crosses the façade above the soldier course of the first floor windows and joins the top of the entrance surround. A buff brick frieze above the third floor supports a shallow gray concrete cornice that defines the level of the flat tar and gravel roof. Above the cornice is a buff brick parapet with gray concrete crenellations, a central floral cartouche and geometric concrete panels.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

28-30 Vine Street (1923) is a three-story masonry building designed by the Hartford architectural partnership of Dunkelberger & Gelman (in partnership 1921-1927). The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete water table on the west elevation. The central entry is framed by a buff brick and light gray cast concrete surround with a triple-lobed pediment and four-petal floral bosses. The entry door is a modern aluminum entryway approached by a low concrete ramp with no railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed in buff brick with simple light gray cast concrete sills and lintels. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. The buff brick parapet is continuous with the wall surface and sports a central light gray concrete floral cartouche framed by a diamond enclosed in a cross shape. On either side of the cartouche are pyramidal roof projections supported by wooden brackets and covered with red clay Spanish barrel tiles.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

32-34 Vine Street (1924) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein. The twelve-unit rectangular building has a three-bay façade of brown brick with a cast concrete water table on the west elevation. The central entry is framed by a simple brown brick surround supporting a stepped pediment in light gray cast concrete. The entry door is a modern aluminum entryway approached by five concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a brown brick soldier course with square grey concrete corner bosses and a shallow gray concrete sill projection. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A light gray concrete cornice projecting above the third floor defines the

level of the flat tar and gravel roof and supports a brown brick stepped parapet with a central floral cartouche in light gray cast concrete.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

36-40 Vine Street (1922) is a three-story masonry building designed by Hartford architect Frederic C. Walz (1870-1950). The 24-unit, U-shaped double apartment block features a symmetrical design on each of the projecting wings with a recessed courtyard wall joining the two segments. The façade is faced with buff-colored brick with a low cast concrete foundation. The central entry in each projecting wing is framed by light gray cast concrete pilasters supporting a broad arch with a conforming cornice. The entry doors are modern aluminum entryways approached by a single concrete step at each location. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a flush buff brick soldier course with simple gray concrete corner bosses and shallow concrete brackets under the sill. Each window opening encloses a pair of double-hung (1/1) windows at each level with single window arrayed at intervals on the courtyard elevations. A continuous concrete cornice supported by soldier course brick defines the level of the flat tar and gravel roof and supports a buff brick parapet with pendant floral ornaments. The west courtyard elevation features a peaked parapet with a light gray concrete tablet below that is embossed with the name GOODWIN COURT.

The north and south side elevations are constructed of common red brick with each side with paired and single windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with eight units on each floor (four in each section).

42-44 Vine Street (1924) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein and a twin to the adjacent building at 46-48 Vine St. The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete water table on the west elevation. The central entry is framed by a light gray cast concrete surround supporting a pointed Tudor arch with a foliate final. The line of the arch continues along the façade to form a stepped cornice above the first floor windows. The entry door is a modern aluminum entryway approached by four concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a simple light gray cast concrete surround with a shallow sill projection. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A bracketed light gray concrete cornice above the third floor defines the level of the flat tar and gravel roof and supports a buff brick parapet with decorative concrete pilasters. The coping of the parapet forms a broad semi-elliptical arch in the center flanked by two pointed Tudor arches. The face of the parapet is ornamented with a central tablet flanked by pinwheel rondels.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

46-48 Vine Street (1924) is a three-story masonry building designed by Hartford architect Harry H. Beckenstein and a twin to the adjacent building at 42-44 Vine St. The twelve-unit rectangular building has a three-bay façade of buff-colored brick with a cast concrete water table on the west elevation. The central entry is framed by a light gray cast concrete surround supporting a pointed Tudor arch with a foliate final. The line of the arch continues along the façade to form a stepped cornice above the first floor windows. The entry door is a modern aluminum entryway approached by four concrete steps with modern aluminum railings. The window openings on the west elevation are symmetrically arranged above and to either side of the center entrance. Each opening is framed by a simple light gray cast concrete surround with a shallow sill projection. The center bay encloses a pair of double-hung (1/1) windows at each level. The flanking bays enclose a triple array of double-hung (1/1) windows. A bracketed light gray concrete cornice above the third floor defines the level of the flat tar and gravel roof and supports a buff brick parapet with decorative concrete pilasters. The coping of the parapet forms a broad semi-elliptical arch in the center flanked by two pointed Tudor arches. The face of the parapet is ornamented with a central tablet flanked by pinwheel rondels.

The north and south side elevations are constructed of common red brick with each side enclosing a recess for the exterior stairways flanked by paired windows. The east (rear) elevation is built of red brick with symmetrical fenestration and no significant architectural detailing. On the interior, the building is laid out with four units on each floor around a central stair hall.

SECTION 8

Vine Street is an urban residential street located in the densely-built Upper Albany neighborhood of Hartford, Connecticut. The eleven three-story apartment blocks that line the east side of Vine St. between Albany Avenue and Mather Street were developed between 1922 and 1925 using five local architectural firms to apply distinctive stylistic variations to a standard housing type.

The district nomination for the Vine Street apartment blocks meets National Register Criterion A in the area of Community Planning and Development at the state and local level as a well-preserved example of modern multi-family housing in an early twentieth century streetcar neighborhood.

The nomination also meets National Register Criterion A in the area of Social History at the state and local level as the Vine Street apartment buildings were occupied by successive population waves including Jewish, African American, West Indian and Hispanic residents.

The resources meet National Register Criterion C for Architecture at the state and local level as a distinctive and well-preserved grouping of masonry buildings with consistent setback, scale and spacing. The eleven apartment buildings represent the work of five different architectural firms and include aspects of Late Gothic Revival, Tudor Revival, Classical Revival and Spanish Mission Revival style architecture.

Narrative History & Significance

Criterion A: Broad patterns of American history

Early History (1635-1890)

The Town of Hartford, Connecticut was settled in 1635 when English colonists from Massachusetts Bay purchased land along the Connecticut River. The City of Hartford was incorporated in 1784 and served alternately with New Haven as the state capital until 1876, when Hartford became the sole capital.

The Albany Avenue turnpike was a major thoroughfare established 1678 to facilitate transport and communication between the Connecticut River Valley and the Hudson River Valley of New York State approximately 100 miles west. The land adjacent to Albany Avenue in Hartford consisted primarily of farmland and rural estates throughout the 19th century.

Neighborhood Development in the Early Modern Period (1890-1920)

The extension of Hartford's electric trolley line westward along Albany Ave. in 1896 led to intense speculation on some of the largest tracts of open land in the city. Hartford's population increased by 50% between 1890 and 1900 (from 53,230 to 79,850 people) and the need for additional housing in the city was critical. Keney Park on the Hartford-Windsor town line was established north of Albany Avenue in 1896 and twenty-one new streets were laid out in the Upper Albany neighborhood between 1897 and 1909. By 1910, the city's population had reached 98,915.

When James J. Goodwin died in 1915, his estate included a 15-acre parcel of undeveloped land on the north side of Albany Ave. While the surrounding neighborhood had developed rapidly

with single-family and two-family housing, there was still a significant shortage of housing for the city's white-collar and professional classes.

To address the need for modern housing, developers in Hartford had adopted a model later known as the "Hartford perfect-six"¹ – a three-story symmetrical building, often with Colonial Revival detailing, designed to house six families. As undeveloped land in Hartford became scarcer and more expensive, the "perfect-six" provided a balance of affordable housing for tenants and a reasonable return on investment for owners.

The Modern Period (1920-1960)

By 1920, the City of Hartford was home to more than 138,000 people, many of whom were employed as skilled laborers in the machine tool and firearms industry (Colt revolvers, Royal typewriters, Pope bicycles) or as office workers in the insurance and banking industries.

The 1910's had seen a significant influx of Jewish immigrants from eastern and central Europe. By the 1920s, the Jewish population was well established and began to move into the city's better residential areas including the Upper Albany neighborhood. From the 1920s to the 1960s, the Upper Albany neighborhood supported a strong Eastern European Jewish population, but the demographics of the neighborhood began to change after World War II as many Jewish families moved to the nearby suburbs of West Hartford and Bloomfield.

Hartford's population peaked at 177,397 people in 1950, but plans for new highways, the decline in local manufacturing and the popularity of the suburban lifestyle fueled a gradual decline in the number of city residents. By 1960, the insurance and banking sectors were the strongest segments of the Hartford economy, but most of the workers no longer lived within the city limits.

The construction of Interstate 91 along the west bank of the Connecticut River in Hartford and the related construction of Interstate 84 as an east-west route resulted in the demolition of some of Hartford's older neighborhoods. Urban Renewal programs in the city also focused on the demolition of blighted commercial buildings and substandard housing in the established neighborhoods.

In the decades after World War II, Hartford's native African American population was augmented by black migration from the American South, the West Indies and the Caribbean islands. By 1960, the city's black population had increased both in absolute numbers (from 12,790 to 28,754 in just ten years) and as a percentage of total population (from 7% in 1950 to 18% in 1960). As portions of the city's Jewish population moved to the suburbs of Hartford, the Albany Avenue corridor and the Upper Albany neighborhood took on a stronger African American and West Indian identity.

¹ The term "Perfect six" was coined by architectural historian David F. Ransom to refer to the three-story, center entrance, symmetrical apartment house plan that was characteristic of Hartford in the early 20th century.

Vine Street Apartment Blocks

By the end of the 19th century, most of the land adjacent to Albany Avenue in the northwest corner of Hartford was owned by James Junius Goodwin (1835-1915), a prominent railroad and insurance magnate who was the cousin and business partner of J. Pierpont Morgan. When Goodwin died in 1915, his estate included a 15-acre parcel of undeveloped land on the north side of Albany Avenue (bounded by Albany Avenue on the south, Vine Street on the west, Mather Street on the north and Garden Street on the east).

The real estate development firm of Myers & Gross purchased the former Goodwin estate in 1922 and subdivided the fifteen acres into lots for development. Magnolia and Irving Streets (east of Vine Street) were extended northward across Albany Avenue to Mather Street to create frontage for some of the new lots. The Myers & Gross subdivision plan anticipated the construction of two- and three-family houses on Magnolia and Irving Streets, and “tenements and apartment houses” on Garden St. For the larger lots on Vine Street, Myers & Gross anticipated “several high class apartment houses” three stories in height with a deep setback along the front lot line.² Once the lots were surveyed and staked, Myers & Gross began selling them for development.

The first of the Vine Street parcels to be sold was the land at 8-10 Vine Street. It was sold to Domenick Carani in May 1922.³ Carani (b. about 1885) had come to Hartford from Italy in 1906, was naturalized in 1911, and worked as a house carpenter. He hired architect Harry H. Beckenstein to design a twelve-unit apartment block and hired local contractor J.T. Murray to erect it at a cost of \$26,000.

A second parcel (the land at 16-18 Vine St.) was sold to Frank A. Tomasino for development in May 1922. Tomasino was born in Pennsylvania (c. 1895) to Italian immigrant parents. He worked as a self-employed house carpenter in Hartford along with his brother Charles, a contractor and plasterer. Tomasino also hired architect Harry H. Beckenstein to design the twelve-unit, steam-heated building and local contractor J.T. Murray to construct it at a cost of \$28,000.

The double apartment block at 36-40 Vine Street was the next to be developed. The double lot was purchased by L.A. Freedman in order to erect a twenty-four unit brick apartment block.⁴ Friedman hired architect Fredric C. Walz to design the large building named “Goodwin Court” with an anticipated construction cost of \$70,000. Goodwin Court maintains the appearance of two side-by-side apartment blocks, but with the rear sections joined to create a recessed courtyard.

With the lots laid out and three buildings completed, the development of Vine Street proceeded quickly. Four apartment buildings were built on the southern half of the street in 1923 (4-6 Vine Street, 12-14 Vine Street, 20-22 Vine Street, and 28-30 Vine Street). Three more were built on

² Hartford Courant, May 7, 1922, p. 3: “Myers and Gross Tract Develops”

³ Hartford Courant, May 11, 1922, p. 10: “Papers Filed for Record in Office of Town Clerk”; June 12, 1922, p. 10: “Building Inspector Issues 50 Permits”; July 24, 1922, p. 13: “Building Permits in Week \$200,000”

⁴ Hartford Courant, July 31, 1922, p. 10: “24-Family Block for Vine Street”; August 7, 1922, p. 10: “\$180,000 Building Permits in Week”; August 7, 1922, p. 11: “Contracts Placed on Large Projects”

the northern half of the street in 1924 (32-34 Vine Street, 42-44 Vine Street, and 46-48 Vine Street). The final building filled in the middle of the block in 1925 (24-26 Vine Street).

The apartment buildings along Vine Street from Albany Avenue to Mather Street helped to address the critical need for housing during a period of population growth in the city. The new apartments filled up quickly as each building was completed. The 1925 Hartford Directory records tenants with English and Irish surnames and a smaller percentage of German and French names. The occupations of tenants include clerks, office workers, retailers and skilled workers.

The federal census of 1930 provides a more detailed view of the tenants in the Vine Street apartments. Of the 98 heads of household that resided in the apartment blocks, 45% were immigrants from Eastern Europe (Russia, Poland, Austria, Germany, Rumania, Lithuania) or other European countries (Ireland, Scotland, England, Sweden, Italy). Another 36% of the heads of household were American-born children of immigrants. At least 29% of the heads of household spoke Yiddish before coming to the United States.⁵

The occupations of Vine Street tenants in 1930 reflected the broad range of economic activity in Hartford in the early 20th century. Among the heads of household, approximately 35% were involved in wholesale, retail or restaurant trades. Another 20% worked in insurance. About 15% were employed by local factories. The other 30% represented various occupations including personal services (barber, hairdresser, decorator), municipal positions (police officers), and the arts (musicians, theater personnel).

The Vine Street apartments and the surrounding neighborhood retained an Eastern European Jewish identity well into the 1960s. As the racial and ethnic mix in Hartford continued to evolve, the new waves of tenants in the Vine Street apartments reflected patterns of relocation within the city and new migration, especially from the West Indies.

Since 1960

Between 1960 and 2000, Hartford lost 25% of its population. The city's per capita income declined and the percentage of ethnic and racial minority residents increased. The Upper Albany neighborhood has remained predominately African American and West Indian with much of the housing stock owned by absentee landlords.

Most of the Vine Street apartment blocks (nine of the eleven buildings, #4-40 Vine Street) were updated in 1997 as the Horace Bushnell Apartments. New walkways, handicapped access ramps, fencing and exterior lighting were installed at that time.

Criterion C: Distinctive characteristics of a type, period or method of construction

The eleven apartment buildings arrayed along the east side of Vine Street between Albany Avenue and Mather Street represent variations on a common form of multifamily housing of the early 20th century in Hartford. All of the three-story buildings have colored brick facades enlivened with cast concrete details evoking Classical, Tudor or Spanish Revival styles. The

⁵ Fifteenth Census of the United States (1930), Hartford, Connecticut – Enumeration District 28 (Ward 4).

other elevations of each building are functionally designed with common red brick walls and exposed rear staircases.

Henry H. Beckenstein (in practice 1917-1939) was the architect for seven of the eleven apartment blocks on Vine Street. Beckenstein practiced architecture in Hartford from 1917 to 1939 during the city's growth period. He is credited with the design of houses and apartment blocks in the Upper Albany neighborhood and throughout Hartford.

All of Beckenstein's designs are simple expressions of the Classical Revival style with some Tudor Revival details. The facades are faced in brown or buff-colored or brown brick with subtly contrasting flush brick and concrete details. The buildings vary in the treatment of the entrance surround and in the configuration of the parapet.

The two buildings at 8-10 & 16-18 Vine Street are virtually identical in their design, but one is faced in buff brick and the other is faced in brown brick. The both have the same window surrounds and the same Tudor-inspired band above the first story. Both have flush brick and concrete entrance surrounds, but with the addition of female head in relief above the entrance at 8-10 Vine Street.

The three buildings at 20-22, 24-26 and 32-34 Vine Street are closely related in the use of brick facing, inlaid brick detailing and simple concrete ornaments. The buff-brick façade of 24-26 Vine Street has a more complex parapet and a more elaborate entrance surround. The two brown-brick facades (20-22 & 32-34 Vine Street) have simple flat entry surrounds and stepped parapets.

The two buildings at the north end of the row (42-44 & 46-48 Vine Street) are exact twins with buff-colored brick facing and flush concrete window surrounds. The prominent watertable, Tudor-inspired banding and highly-developed parapet details are common to both buildings.

Willis E. Becker (1864-1951) designed the apartment block at 12-14 Vine Street. He had worked as a draftsman in Hartford and had briefly partnered with other architects before striking out on his own. Becker was responsible for the design of many apartment blocks and triple-decker residences through the city.

Becker's design for the apartment block at 12-14 Vine Street is one of the most ambitious in the row of buildings. The three-story façade is faced with buff-colored brick, but the cast concrete trim shows outstanding detail and relief. The broad arch of the entrance surround, the foliate ornament above the entrance and the small human faces that enliven the brackets are very well executed.

The Hartford firm of **Dunkelberger & Gelman** (in partnership 1921-1927) was responsible for the design of 28-30 Vine Street. The partners were **George L. Dunkelberger** (1891-1960) and Gelman. Dunkelberger had attended the Drexel Institute in Philadelphia and came to Hartford to work for Frederic C. Walz about 1914. After serving in the Navy during World War I, Dunkelberger formed the partnership of Dunkelberger & Gelman (1921-27) and then worked on his own (1931). From 1933 to 1950 he was a draftsman and highway architect for the Connecticut Highway Department and was responsible for the diverse and creative design of bridges on the Merritt Parkway (1935-40).

Joseph Gelman (1892-1953) came to Hartford from Palestine in 1902. He graduated from the Carnegie Institute of Technology in 1917 and subsequently worked as a draftsman for Frederick C. Walz (1917) and George Dunkelberger (1920). Dunkelberger and Gelman were in partnership

from 1921-27 after which Gelman went on to practice architecture on his own. Gelman was responsible for several residential buildings in Hartford and for many of the new homes in West Hartford during the period 1928—53.

For the apartment block at 28-30 Vine Street, Dunkelberger & Gelman developed an unusual eclectic design. The three-story building is faced in buff-colored brick and flat concrete details, but the façade is enlivened by two Spanish tile roof segments that project above the third floor windows. The flattened curves and stylized floral elements on the entrance surround are also unusual.

Architect **George H. Matthews** (1884-1935) designed the southernmost block at 4-6 Vine Street. A Hartford native, he had been employed as a draftsman and designer before embarking on his own architectural career (c. 1920-30). Matthews was responsible for the design of houses and apartment blocks throughout Hartford.

For the block at 4-6 Vine Street, Matthews chose a variegated brown brick with contrasting cast stone (concrete) details. The center entry is framed by a Tudor arch while the flush window surrounds are vaguely suggestive of a traditional Tudor hood profile.

Frederick C. Walz (1870-1950) was the architect of the double apartment block (Goodwin Court) at 36-40 Vine Street. Walz had been working as an architect in Hartford since at least 1908 and had employed George L. Dunkelberger (see above) from 1916-17. Walz was credited with the design of houses and apartment blocks throughout Hartford.

For the large apartment block at 36-40 Vine Street, Walz relied on a simplified version of the Classical Revival style. The U-shaped layout of the building expands upon the common nine-unit layout of the other blocks to create a recessed front courtyard and allow more natural light and ventilation into each of the living units. The three-story building is faced in buff-colored brick with contrasting brick details and small concrete ornaments. The two main entries are each framed by a broad flattened arch with paneled pilasters that echo the rhythm and symmetry of the façade.

All of the Vine Street apartment blocks represent variations on a standard theme developed by local Hartford architects in the early 20th century. The variations in style and ornamentation enliven the streetscape and help to define a distinct visual character for each of the buildings in the row.

Archaeological Potential

Based on historic maps, the east side of Vine Street was undeveloped until the construction of the eleven apartment blocks between 1922 and 1925. Given the excavation and site preparation required for construction of the existing buildings, the area is assumed to have little archaeological potential.

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Section 10: Boundaries

Verbal Boundary Description

The nomination contains the parcels designated by the City of Hartford as Assessors Map 198, Block 214, Parcels 145 through 150. The eleven three-story masonry apartment blocks occupy separate and contiguous rectangular parcels on the east side of Vine St. from Albany Ave. north to Mather St. and are designated as 4-6, 8-10, 12-14, 16-18, 20-22, 24-26, 28-30, 32-34, 36-40, 42-44 and 46-48 Vine St.

Beginning at the northeast corner of Albany Ave. and Vine St., the boundary runs north along the east side of Albany St. to the northwest corner of parcel 198-214-145 (46-48 Vine St.), then east along the northern lot line of the same parcel to the intersection with the rear (east) lot line, then south along the rear (east) lot lines of the designated parcels, then west along the south lot line of 198-214-150 (4-6 Vine St.) to the place of beginning.

Boundary Justification

The district boundary represents the full extent of the contiguous parcels on which the eleven apartment blocks are located. The land was formerly part of the Goodwin Estate and was subdivided and developed in the 1920s.

Directly south of the district boundary is the Albany Ave. commercial corridor which is distinctly different from the residential apartment blocks in scale, orientation and pattern of development. To the west of the district boundary, the opposite side of Albany St. includes two historic buildings (a church and a single family residence) that are not related to the themes of the nomination, also several vacant lots and a large commercial building that fall outside the defined period of significance. To the north of the district boundary, the southeast corner of Vine St. and Mather St. is occupied by a modern two-story apartment block erected in 1961 that is distinctly different from the nominated properties in character and orientation. To the east of the district is a row of wood-frame detached houses along the west side of Magnolia St, with rear yards that back up to the rear lot lines of the apartment blocks on Vine St.

Section 11: Owners

Address: 4-6, 8-10, 12-14, 16-18, 20-22, 24-26, 28-30, 32-34, 36-40 Vine Street (9 buildings)

Owner: Connecticut Housing & Development Corporation
c/o Connecticut Urban Legal Initiative
35 Elizabeth St., Rm. 202
Hartford, CT 06105

Address: 42-44 & 46-48 Vine Street (2 buildings)

Owner: