

**HISTORIC AND ARCHITECTURAL
RESOURCE SURVEY
OF
MANCHESTER, CONNECTICUT**

(Vol. I)



**Prepared for the
Manchester Planning Department
and
Connecticut Historical Commission**

April 1998

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Prepared by
Geoffrey L. Rossano

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METHODOLOGY

HOW THE SURVEY WAS DONE

The survey of a portion of Manchester, Connecticut's historic and architectural resources was conducted by Geoffrey Rossano. Fieldwork and photography were carried out between July 1997 and March 1998. Copies of the final report were deposited with the Manchester Planning Department, the Manchester Historical Society, the Mary Cheney Library, and the Connecticut Historical Commission, 59 South Prospect Street, Hartford, Connecticut, 06106-1901. Microfiche copies of the report were subsequently deposited by the Connecticut Historical Commission at the Connecticut State Library, Hartford, the Special Collections Department of the Dodd Record Center at the University of Connecticut, Storrs, and the Connecticut Trust for Historic Preservation, Hamden.

The survey represents an inventory of specific architectural and historic resources of those portions of the Town of Manchester not previously subjected to intensive examination and documentation. No attempt was made to locate archaeological sites.

AREA SURVEYED AND CRITERIA FOR SELECTION

Delineation of the area to be surveyed was made by the Manchester Planning Department. This included all remaining portions of the Town of Manchester not previously surveyed. These areas generally encompassed portions of the town outside the densely developed neighborhoods known as South Manchester, Manchester Center, North Manchester, and Manchester Green. It included areas which remained largely rural into the mid-twentieth century, as well as historic mill villages such as Buckland, Hilliardville, Lydallville, and Oakland. The initial list of specific sites was developed by the surveyor and finalized in coordination with Mary Donohue, Survey and Grants Director of the Connecticut Historical Commission.

The Historical and Architectural Resource Survey of Manchester, Connecticut, was conducted in accordance with the Secretary of the Interior's *Standards for Identification and Evaluation* (National Park Service, U. S. Department of the Interior, 1983). Criteria used for evaluation of properties were based on those of the National Register of Historic Places, administered by the National Park Service under the supervision of the Secretary of the Interior. Properties listed on the National Register include districts, sites, and objects that are significant in American history, architecture, archaeology, engineering, and culture, and which contribute to the understanding of

the states and the nation. The National Register's criteria for evaluation state:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess the integrity of location, design, setting, materials, workmanship, feeling, and association and

a. that are associated with events that have made a significant contribution to the broad pattern of our history, or;

b. that are associated with the lives of persons significant in our past, or;

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

d. that have yielded, or may be likely to yield, information important to prehistory or history.

The survey expands the scope of the National Register criteria, however, and includes structures which, while of doubtful National Register eligibility, nevertheless in some way are associated with an important person or event in Manchester or have architectural merit, or, while not exceptional, typify the styles or methods of construction used in the past. Besides their intrinsic merit as historic sites, these structures serve to establish a comparative context for the National Register-eligible sites.

Severely altered buildings--those with numerous additions, synthetic siding, altered/removed porches, or replacement windows--were excluded unless the buildings retained most of their other characteristic features or possessed local historical significance. Sites previously identified, such as those already listed on the National Register, or included in a thematic survey of historic Connecticut industrial sites, were not inventoried again in this survey.

A total of 247 sites were selected for inclusion in this study. A series of black and white photographs for each site, as well as selected slides, was taken in the period December 1997-March 1998.

ARCHITECTURAL AND HISTORICAL OVERVIEW

An architectural and historical overview of specific sites and structures was prepared based on research in appropriate primary and secondary sources, as well as careful examination of the buildings. Important sources included municipal records and maps, local histories and directories, newspapers, secondary works, and historic photographs.

INVENTORY FORM

FORMAT For each historic site surveyed, a standard Connecticut Historic Resources Inventory Form was completed according to the guidelines of the Connecticut Historical Commission. Each form is divided into three sections, providing background information on the building's name and location, an architectural description, and information on the national, state, or local significance. Each site was assigned a number which corresponds to a number on the inventory form, accompanying mylar map, and selected slides. Sites were catalogued alpha-numerically, based on street name and geographical location. Names of current property owners and building dimensions were obtained from the Manchester Assessor's office.

STYLE The survey necessarily concentrated on exterior features and descriptions of structural systems represent educated guesses based on historical research or visible architectural details. While many buildings exhibit characteristics of defined historic architectural styles (e.g., Queen Anne, Federal, Greek Revival), others were simply identified as "Vernacular," meaning a structure without any specific stylistic attributes, though still typical of its time and place. The surveyor followed closely the terminology contained in Virginia and Lee McAlester's *Field Guide to American Houses* (New York, 1984), Steven Phillips' *Old House Dictionary* (Washington, D. C., 1992), and Lester Walker's *American Shelter* (New York, 1981). Explanations of the most frequently used stylistic terms are listed below.

FEDERAL (1790-1830) Federal-period buildings are characterized by overall symmetry and the lightness and classical nature of their decorative details. The entranceway, considered the signature of a Federal building, is frequently located in the gable end of the house, which faces the road, rather than the long elevation, as was typical in the colonial period. Many early country Federal houses continue to locate the doorway on the long side, a legacy of the New England Farmhouse and/or Georgian idiom of previous decades. Entries often contain six-panel doors flanked by leaded sidelights, surmounted by a semicircular or elliptical fanlight. Cornices may be decorated with swags, dentils, and modillions. Windows often incorporate elaborate molded entablatures. Brick houses in the Federal style usually employ marble, limestone, or granite lintels above doors and windows.

GREEK REVIVAL (1830-1860) The Greek Revival style emerged as the dominant American architectural expression in the second quarter of the nineteenth century. It proved very popular for churches, public and commercial sites, and mansions, as well as humbler domestic and commercial structures, many of which were built as loose variations of ancient pedimented temple designs. Typical examples are placed with their gable ends oriented to the street and are characterized by broad flat surfaces, low-pitched roofs, classical columns or pilasters, pedimented gables, wide frieze boards, a prominent molded cornice, and classically inspired doorways. Fenestration commonly utilizes six-over-six sash.

ITALIANATE (1840-1880) Italianate buildings, which enjoyed great popularity in the mid-nineteenth century, frequently display low-pitched roofs, wide overhanging eaves supported

by large decorative brackets, and chamfered porch columns. Windows are often larger than in earlier homes and frequently contain two-over-two sash. Many windows, often round-arched, are surmounted by prominent molded hoods and entablatures. Bay windows are commonly employed, as are visually balanced (though not symmetrical) facades, elaborate porches, towers, and square cupolas (belvederes).

QUEEN ANNE (1880-1910) Immensely popular at the end of the nineteenth century, Queen Anne-style houses are characterized by steeply-pitched roofs, asymmetrical massing, complex building plans, a dominant front-facing gable, patterned shingles, cutaway bay windows, towers, and partial, full-width, or wraparound porches. Earlier examples frequently utilize spindlework or "Eastlake" decoration, ornamental half-timbering, and patterned masonry. Later examples incorporate Colonial Revival detailing such as classical columns and Palladian windows.

COLONIAL REVIVAL (1880-1940) The Colonial Revival style was the most popular form of architectural expression in the first half of the twentieth century. Houses of this type combine a variety of historical and contemporary elements (mostly Georgian, Federal, and Dutch Colonial) to recreate the "feel" of earlier American buildings. Individual elements, however, are often exaggerated. Front entries are emphasized, often with classical porches. Palladian windows are frequently incorporated into gables and facades. Windows are normally arranged symmetrically and contain double-hung, multi-pane sash.

CRAFTSMAN/BUNGALOW (1910-1930) The Craftsman style was an architectural expression of the turn-of-the-century Arts and Crafts Movement, especially the work of California architects Charles and Henry Greene, and popularizer Gustave Stickley. Bungalows executed in this style are usually one-and-one-half stories high, set on cobblestone foundations, with low-pitched roofs, wide overhanging eaves, exposed rafter tails, and prominent eaves brackets. Full or partial front porches are supported by stout, often tapered (battered) square half-columns. Large shed dormers are frequently located above the front porch. Craftsman detailing was also adapted to larger two- and three-story buildings, especially the porch and eaves details.

FOURSQUARE (1900-1930) More a house form than a distinctive style, the "Foursquare" is exactly as its name implies, a square structure, normally two stories tall, with a hip roof, usually pierced by small dormers. It is designed to yield the greatest amount of floorspace per construction dollar. Architectural details are drawn from a wide range of sources, especially the Colonial Revival, Prairie, and Craftsman genres.

TUDOR REVIVAL (1890-1940) The Tudor Revival embraces everything from enormous "Jacobethan" manor houses to apartment complexes to collegiate dormitories to small suburban cottages. All are derived from English precedents of the late medieval period, c. 1500-1600. Typical features include steeply pitched roofs, asymmetrical intersecting gables, decorative brickwork and/or half-timbering, tall narrow windows, and massive chimneys.

DATES OF CONSTRUCTION/DIMENSIONS Dates of Construction entered on the inventory forms are based on the Manchester Assessor's records, research in local property records, contemporary maps, newspaper accounts, and architectural evidence. In some cases where

sufficient documentation is lacking, the construction dates entered represent the best possible estimates.

Local assessor's records were also used to determine dimensions of buildings (cited with street elevation first), structural systems, and other pertinent information. Since access to building interiors was not within the scope of this survey, questions regarding MATERIALS or CONDITION were based on assessor's records and visual analysis of the exterior, and represent the best possible estimate under the circumstances.

Buildings lacking obvious problems were categorized as "good." It was not presumed to rate any exterior "excellent" since there is no way by casual visual inspection to know whether roofs are sound, windows well-caulked, and so forth. "Good" means that everything about the exterior appears in order. "Fair" means that there are some problems such as badly peeled paint, cracked siding, or missing shingles. "Deteriorated" is used for buildings which have severe exterior problems and which seem to be receiving no maintenance. Threats to any of the surveyed structures were indicated, if known.

SIGNIFICANCE Besides the descriptive portions, the form asks for historical and architectural significance as assessed by several standards. Does the building retain most of its original material? To what extent does the building embody a particular style or theory of architecture? How does it compare with other examples in Manchester? Is it in any way particularly beautiful, unusual, or innovative?

Assessing the historical significance of the buildings required detailed research. The procedure varied with each building, but typically included reference to historical maps and views, property, tax, and assessor's records, local histories, and period newspapers or photographs. In this way the social context of many structures was established.

OTHER PARTS OF SURVEY REPORT

In addition to the inventory forms, which are the essence of the survey, the report includes a brief overview of Manchester history, with particular reference to the survey area, an architectural overview, recommendations assessing which buildings or groups of buildings may meet the criteria for listing on the National Register of Historic Places, a map which shows the location of each of the surveyed structures, a set of color slides illustrating a representative selection of the buildings, and indices to the slides and to the forms.

HISTORICAL OVERVIEW-MANCHESTER

The Town of Manchester, Connecticut, is situated east of the Connecticut River, about eight miles from Hartford, and is bounded by South Windsor and Vernon to the north, Bolton to the east, Glastonbury to the south, and East Hartford to the west. Roughly rectangular in shape, and measuring 5.7 miles east to west and 5 miles north to south (27.6 square miles), the town currently contains more than 52,000 inhabitants.

Prior to arrival of European settlers, members of the Podunk tribe of Native Americans inhabited this area. The land was acquired from the sachem Joshua (third son of Uncas) and his heirs between 1672 and 1682 in a complicated series of transactions involving Major John Talcott and the Hartford magistrates. The acquisition, initially known as the "Five Mile Tract," was later included in Hartford's Third Ecclesiastical Society established in 1694, and formed part of present-day East Hartford and, finally, Manchester. During the earliest settlement period at the end of the seventeenth century only a handful of newcomers established residence in the Five Mile Tract. In 1704 approximately 20 inhabitants petitioned Hartford authorities for "Winter Privileges," which would relieve them of the requirement that they travel to East Hartford for religious services during winter months. The petition was granted.

The settlement process unfolded slowly throughout the eighteenth century as one by one local residents, newcomers, and their children established small subsistence farms and erected saw and gristmills on streams like Hop Brook, Bigelow Brook, and Sawmill (Hockanum) River. Thomas Olcutt operated a tavern in the area by 1713. Large families and exploitive agricultural practices underlay much of the demand for new lands, and farmers steadily cleared fields, laid out roads, built stone walls, and created widely scattered self-sufficient homesteads. Benjamin Cheney, progenitor of the community's most important clan, arrived circa 1724.

In 1731 inhabitants carried out the first major land division in the Five Mile Tract, though the process of taking up all claims was not completed until 1753, by which time local population approached 200 persons. As the number of inhabitants increased, the community took on a more permanent appearance. Residents established the first two cemeteries in the late 1740s and early 1750s. Schools opened at the same time, four by 1751, with nine districts organized by 1772. That same year the community became a separate religious jurisdiction, known as Hartford's Fourth Society, or the Orford Ecclesiastical Society, and work on a meetinghouse soon commenced.

Like most interior Connecticut towns, especially those east of the Connecticut River, Manchester actively supported the Revolutionary War effort. Following the Lexington "Alarm," a small local

contingent made its way to Boston, and out of 100 adult male residents, 25 eventually served with patriot forces. During the war paper mills of Ebenezer Watson and Austin Ledyard supplied the needs of the Continental Army, the Connecticut state government, and the Hartford *Courant* newspaper. Following a brief postwar slump, most of the state (Manchester included) experienced general economic quickening, due in part to establishment of a new national constitution and government in the late 1780s, revival of overseas trade in the early 1790s, and the beginnings of substantial local industrial development powered by area streams. In the late eighteenth century Manchester's primary manufacturing sites included the Watson and Ledyard paper mills at Union Village, Colonel Joseph Pitkin's powder works, Richard Adams' paper mill, and the Pitkin-Bishop glass factory which flourished in Manchester Green.

In the 1790s Samuel Pitkin constructed one of New England's first cotton mills at Union Village, while Richard Pitkin opened a cotton mill at Manchester Green. In the first decade of the nineteenth century Charles Bunce operated a paper mill, while John Mather manufactured both cotton yarn and gunpowder. Other evidence of increasing local prosperity could be discerned in the establishment of two academies in the 1790s, completion of the Congregational meetinghouse first raised in 1772, and slow but steady population growth. By 1812 many residents had begun discussing the possibility of obtaining municipal independence, and in 1823 the General Assembly set Manchester off from Hartford as a separate town with a population of approximately 1,400.

Between 1823 and the Civil War the growth process in Manchester accelerated dramatically as Connecticut entered its heyday of small-scale water-powered industry. While many exclusively agricultural towns, such as nearby Tolland, saw local population stagnate and then fall, the number of Manchester residents rose sharply, to 1,576 in 1830, then 1,695 in 1840, 2,546 in 1850, and finally 3,294 in 1860. Several substantial villages within the larger town emerged, including Buckland, Manchester Green, South Manchester, and Union Village. A detailed map of the community prepared by surveyor Eli Bissell in 1849 documents widespread industrial activities, especially paper and textiles, which underlay expansion, more than a dozen companies in all.

In the mid-century era many earlier grist and sawmill sites accommodated new uses. Important local concerns included Bunce's woolen, finishing, and paper mills; Henry Rogers' paper mills; Keeney's paper mill; George, Henry, and Edward Goodwin's paper mill; Hilliard's woolen mill; Eagle Hills woolen mill; Manchester Manufacturing Company woolen mill; Cheney silk mill; Mutual Company warp mill; Keeney and Fitzgerald's paper mill; William Jones' silk mill; Globe Mills, and Henry Hudson's Oakland paper mill, as well as a stone quarry, cigar factory, and copper mine. At the same time the Hartford, Providence, and Fishkill Railroad laid tracks for their main line through the northern portion of town.

Of emerging local industries, none proved more important than the Cheney Brothers Silk Mill, first opened in 1838 as Mount Nebo Silk Manufacturing Company. In the 1840s and 1850s important technological breakthroughs in the manufacturing process and introduction of steampower to augment local waterpower resources ignited tremendous growth. By 1860 Cheney Brothers employed 135 workers. And this proved but a prelude of things to come. In the late 1860s and early 1870s the firm carried out major expansion plans, including construction of several large brick mills and attendant facilities and underwriting the South Manchester Railroad, a two-mile spur linking their manufacturing complex with the Providence and Hartford line. The construction program included four three-story mills, each 250' in length. By 1870 Cheney Brothers employed 551 operatives out of a total town population of 4,223, better than one in eight inhabitants. By 1884 there were 1,500 employees in a population of approximately 7,000 and the Cheney operations paid seven-eighths of the town's taxes.

The Cheneys exerted a pervasive impact on Manchester's development. They built hundreds of rental or tenant houses and encouraged many hundreds of other workers to purchase homes of their own, especially through creation of the Manchester Building and Loan Association in 1891. They erected an enormous mill complex, as well as Cheney Hall, a community center incorporating an opera house, armory, and library. They provided their workers with schools, healthcare, and recreation facilities. They donated land for churches to be built upon. They gave land and money for parks and to build the town library. They helped organize the South Manchester Fire District.

This rapidly growing community, with a population of 8,222 in 1890, provided an array of improved municipal services, again often through the largesse of the Cheneys. The first Manchester reservoir (Taylor) opened in 1872, followed by Porter Reservoir in 1889, the year the South Manchester Water Company Company started operations. In this same era the Manchester Light and Power Company began providing electricity, and in 1883 the town's initial 45-subscriber telephone exchange opened. A trolley to Hartford commenced running in 1895. Manchester also supported two local newspapers, the *Weekly Herald*, which began publication in 1881, and the *Weekly News*, first printed in 1893.

By the 1890s much of the vacant land east and west of Main Street, south of Center Street, had been transformed into extensive residential neighborhoods. During the same era South Main Street, formerly a residential thoroughfare, evolved into a major regional commercial center lined with large retail and office blocks. These included the Watkins Brothers Furniture Store (1890), Park Building (1893), Orford Hotel (1894), Oak Hall (1896), Weldon Block (1897) and Cheney Block (1899). [For a detailed examination of the development of South Manchester see Barbara Lewis, "*Historic and Architectural Resource Survey of Main Street and East Side Neighborhood*," 1993]

The two decades after the turn of the century witnessed still more vigorous growth as Manchester's population exceeded 18,000 by 1920, with the Cheney mills employing over 4,000 local inhabitants, one of the largest industrial operations in New England. Hundreds more homes were erected, along with additional commercial structures such as the Purnell Building (1900), House and Hale Building (1909), two Johnson blocks (1910, 1912), and a new Watkins Brothers emporium (1920). The same era witnessed the opening of Orange Hall (1902), South Manchester High School (1904), Waranoke Hotel (1905), the State Trade School (1915), the Salvation Army's castellated headquarters, and a new Congregational Church. In 1919 work began on Manchester Memorial Hospital, established to serve area health needs and commemorate the sacrifices of local soldiers. With a vibrant real estate market and vigorous business and industrial sector, Manchester was clearly a community on the go.

During the 1920s paved roads, automobile commuting, beginnings of suburbanization, and continuing prosperity at the Cheney Mills allowed Manchester to sustain its expansionist path. In 1923, for example, 17 passenger trains, 23 interurbans, and 98 trolleys stopped in town each day. Rush-hour trolleys ran every 15 minutes. Large in-town suburban neighborhoods appeared, especially on the east side. New downtown commercial buildings included the Slewitz (1920), Podgrove and Jaffe (1923), Forest (1923), Dewey and Richmond (1926), and Frodin and Kemp (1926) blocks. Manchester obtained a new state armory in 1923-1927, while Southern New England Telephone constructed a headquarters building in 1929.

The Great Depression, which descended after 1929, brought Manchester's era of exuberant growth to an abrupt end. Ravaged by the weak economy and challenged by new synthetic fabrics, the Cheney firm borrowed heavily from the Reconstruction Finance Corporation in the early 1930s, but was forced to reorganize under bankruptcy laws in 1937. This caused the company to auction off its residential properties, and to sell or give away its schools, recreational facilities, and gas and electric holdings.

Though World War II sparked a temporary economic resurgence in Manchester, especially demand for parachutes, the days of the silk industry were clearly numbered, and after the war retrenchment returned and employment again fell sharply. In 1955 J. P. Stevens, Inc., purchased the Cheney assets, but closed the factories and moved operations south. (In the 1970s the mill complex was declared a National Historic Landmark and has been revitalized, with many former industrial structures adaptively reused as offices, apartments, and shops. The Cheney Hall Opera House has been completely refurbished as a community center.)

Decline of the silk mills and Manchester's industrial base in the 1940s and 1950s coincided with further economic changes. Many workers found employment in defense plants located in East Hartford and elsewhere. More importantly, expansion of regional financial and commercial

institutions and a flood of urban residents moving to the suburbs, aided by construction of a modern highway network after 1950, caused rapid growth in Manchester to resume. Older subdivisions left uncompleted at the onset of the Depression filled in, while vast new tracts of single-family houses transformed the landscape, as did construction of shopping complexes such as the Buckland Hills Mall. Today Manchester is a bustling suburban community of more than 50,000, and also serves as one of central Connecticut's largest and most important retail hubs.

HISTORICAL OVERVIEW-SURVEY AREA

Crafting an historical overview of the survey area presents something of a challenge, for it lacks obvious historical or development focus. This results largely from its somewhat artificial definition, i.e., those portions of Manchester not examined in previous survey efforts. The area thus contains a heterogeneous mix of rural farmland, scattered industrial complexes, historic villages (e.g., Buckland, Lydallville, Parker Village, Oakland), nineteenth-century working-class neighborhoods, early twentieth-century suburbs, and post-war suburbs.

Despite the disparate nature of existing neighborhoods and extant historic resources, certain overall themes emerge, particularly the evolution of agriculture and rural life, development of industry beyond the confines of North and South Manchester, growth of specific villages such as Buckland and Oakland, emergence of streetcar and automobile suburbs in the first three decades of the twentieth century, and revolutionary changes wrought upon the landscape and society in the second half of the twentieth century through explosive growth of the Hartford metropolitan area and widespread suburbanization of the town.

EARLY HISTORY

Original settlers in the survey area resided in the western portion of town, closest to the present Manchester-East Hartford boundary, in the vicinity of Hop Brook. Prominent early residents included the Olcutts, who acquired land in 1707, and as early as 1713 operated a tavern. Tradition states that later in the eighteenth and early nineteenth centuries great droves of cattle passed through here on their way to market, along with emigrants from Rhode Island bound for the Midwest.

The first general division of land occurred in 1731, the last in 1753, with surveyors mapping large rectangular grids, or tiers, separated by narrow strips up to 40 rods wide reserved for highways. Several North-South and East-West streets which survive to the present day such as Hillstown Road and Keeney and South Main Streets date from this initial period. An influx of new inhabitants followed the first land distribution, as families from Hartford relocated to establish homesteads. Local population increased to approximately 200 by the end of this opening settlement period.

Within a few decades the growing population transformed extensive woods into homesteads, erected dams to harness waterpower for gristmills and sawmills, and created institutions and amenities appropriate for the period. The first burying ground, West Cemetery, opened c.1740,

with the earliest stone (according to an 1880s text) dated 1743. A few unmarked graves were likely even older. Residents also began establishing schools, including one at Jambstone Plain (Buckland) in 1751. Over the space of several decades and two or three generations certain families occupied extensive farmsteads, such as the Bucklands in northwest Manchester and the Keeneys, Hollisters, and Bidwells in south Manchester. Many continued to own large expanses of farmland into the early twentieth century

EARLY AGRICULTURE

Manchester's colonial residents practiced a mixed agriculture based on both Native American and traditional English crops, including corn, beans, and squash planted in small hills; raised wheat, barley, rye, and oats; and harvested fruits such as apples, pears, and peaches. An early 1770s description of the community identified oxen, horses, cows, pigs, and sheep as principal animals. Most farmsteads contained allotments of woodlot, pasture, hayfield, and several acres for crops which included corn, rye, oats, flax, buckwheat, peas, beans, squash, and tobacco. Only after the mid-eighteenth century did a few farmers begin introducing English grasses and clover.

Agricultural technology throughout the period remained generally static and primitive. Slow teams of oxen pulled heavy wooden plows and crude wagons and carts along narrow, muddy roads. Farming tasks were performed with simple tools, from sowing to weeding to harvesting. For the most part agriculture was extensive and wasteful. Farmers did not rotate crops or fertilize their fields, but simply cleared new land instead, letting depleted acres spring up in weeds and native grasses for use as pastures. Such practices, as well as enormous demand for firewood, rapidly led to destruction of native forests and a great opening of the landscape.

While Manchester's early residents practiced mixed husbandry based on grain and livestock production which long remained focused on domestic needs, substantial quantities of fertile soil, accommodating topography, and relatively easy access to Hartford and the Connecticut River encouraged some yeoman to raise small surpluses for market. Despite initial obstacles, by the end of the colonial era many farmers had developed profitable and extensive operations. Over time, growing surpluses generated improved living standards for much of the rural population.

Following the American Revolution and throughout the early national period, creation of modern roads such as the Boston-Hartford Turnpike (1797) and Tolland Turnpike (1801), growth of many cities and towns throughout the northeast, and expansion of local industry all helped spur farming efforts in Manchester. An 1819 gazetteer described the soil as light and sandy, producing excellent rye and Indian corn, while land further east contained mixed sandy loam and gravel ("Which has within the last 25 years been much enriched and improved with the use of

plaster of paris which renders it very productive").

This contemporary description went on to note that land in town, being generally dry, and otherwise well adapted, produced the finest rye in the world. Valuable meadow lands bordering the Hockanum River in the western part of the town yielded an abundance of hay and pasturage, while on the uplands farmers raised large quantities of rye, Indian corn, some wheat, buckwheat, flax, peas, beans, tobacco, and watermelons. The rural population consisted principally of farmers, mechanics, and tradesmen, "a plain, economical, industrious people, generally well-educated and well-bred."

Though industry gained increasing importance in Manchester in the first half of the nineteenth century, agriculture remained the principal occupation, especially in outlying neighborhoods. At mid-century nearly 150 farms covered all portions of town except the highlands in the southeastern corner. Until challenged and then superseded by output of Midwestern farms, area growers produced increasing quantities of meat, grain, vegetables, fruit, and dairy products for local and regional markets. The success of those efforts is reflected in the large number of substantial Greek Revival farmhouses erected in the period 1830-1850.

In the long run, however, several factors combined to undermine farmers' ability to earn a living selling familiar staple crops. Some moved west, while others turned to commercial or industrial pursuits, and the number of homesteads declined to 112 by 1860. Still others adopted crops which enjoyed ready local markets, especially hay, fruit, butter and milk, potatoes, vegetables, and, increasingly, tobacco. In 1850 only five farms raised sufficient tobacco for sale. A decade later 41 farms marketed a surplus, in large part owing to explosive growth of cigar consumption throughout the nation.

Increased emphasis on dairying, truck farming, and tobacco production dominated Manchester agriculture until the modern era. In the early twentieth century, for example, young John Reichenach arose each morning at 2 or 3 a.m. to collect local farmers' milk for delivery to the "Polish store" in North Manchester, and then returned to the home farm by 8 or 9 a.m. to begin daily chores. John Lenti kept a dairy herd at his farm on Gardner Street for decades, not abandoning the animals until 1979. Between 1910 and 1940 Louis Grant raised potatoes. During the 1920s the Olcutt farm on West Center Street specialized in production of asparagus. Other popular vegetables included spinach and cauliflower. During the 1930s and 1940s many local growers raised strawberries, with as many as 5,000 crates harvested in an afternoon.

In addition to new crops, rural Manchester also welcomed a new wave of farmers around the turn of the century, European immigrants who took up land abandoned by their Yankee predecessors. The Lentis arrived from Italy. John Glode moved from Germany to New York, and

in 1905 to Buckland where he operated a farm. The Reichenach family migrated from the Baltic region in 1919.

While production of milk and butter, along with fruit and vegetable farming, remained important specialities well into the second half of the twentieth century, tobacco more than any other crop decisively impacted local agriculture. Substantial quantities of tobacco had been grown on area farms for decades, but introduction of shade-grown (wrapper) tobacco around the turn of the century turned an important crop into a boom industry.

Leaders of the emerging tobacco enterprise included Adolph and Samuel Hartman, who moved to Manchester in 1881, opening a general store. By 1904 they operated under the name of A & S Hartman, Packers and Dealers in Connecticut Seed Leaf Tobacco. They purchased several farms in Buckland and South Windsor, later doing business as the Connecticut Sumatra Company, and after 1928 as Hartman Tobacco Company. For many years the Hartmans operated an "upper farm (broadleaf tobacco)," where the present Buckland Mall is located, and a "lower farm (shade-grown Sumatra leaf)," current site of the J. C. Penney distribution center. Hackett Brothers also conducted business in the Buckland area, while Manning and Kahn organized in the Hillstown neighborhood in 1913. World War I proved a great boon to local growers, as foreign imports declined precipitously. For a short period crops became so profitable that farmers hurriedly cleared second-growth woods with explosives.

During the early 1920s tobacco prices dropped and many local farmers turned to cooperative marketing efforts. In 1923 a group of growers who believed wholesale buyers were not paying enough for their crop joined together as the Wapping-Manchester Warehouse Company, erecting a large warehouse on Adams Street near Buckland center and the railroad depot. Continued overproduction, opposition by buyers, and dissension among growers, however, helped undermine this effort. By 1925 a three-year oversupply of tobacco drove prices down still further. In 1928 the Connecticut Valley Tobacco Growers Association attached the warehouse property, which was leased and then sold to the firm of Meyer and Mendelsohn in 1930.

Despite dissension and unstable prices, Manchester growers annually harvested 300,000 pounds of tobacco leaf (1920s), with 1,000 acres of local farmland devoted to such production, 500 acres in Buckland alone. At least seven farmers along Gardner Street raised tobacco. To improve crop yield the Hartman operation imported manure from Kentucky by the railroad carfull. The Meyer and Mendelsohn warehouse sometimes accommodated twelve-to-fifteen truckloads of tobacco per day, as 100 or more employees in peak season sorted, graded, and "sweated" harvested leaves.

By the late 1930s the local tobacco industry was in decline. Falling popularity of cigars, rising

sales of cigarettes, and introduction of cheaper or synthetic cigar wrapper all helped reduced demand for locally produced leaf. The hurricane of 1938 inflicted severe damage, destroying many barns and sheds. After 1939 attracting sufficient help to tend and harvest the crop proved increasingly difficult as improved employment opportunities at nearby factories siphoned off much of the available labor supply.

The industry declined further in the 1940s and 1950s as farmers sold more and more land for residential and commercial development. By 1965 only five growers remained active in town. In 1978 the Meyer and Mendelsohn tobacco warehouse on Adams Street was sold to the firm of Caldwell and Jones, wholesale fertilizer dealers established in 1842. The last local tobacco-growing operation ceased in the early 1980s.

A similar fate befell Manchester's other agricultural activities. Increasing cost pressures and explosive growth of land values induced most farmers to quit production and sell fields for residential or commercial development. Today only a few small farms remain, perhaps a half-dozen full-time operations, raising pigs, horses, and a variety of fruits and vegetables.

INDUSTRY

Rural Manchester did not rely on agriculture alone, and for 150 years manufacture of paper, cardboard, textiles, silk, millwork, needles, and other items provided jobs for hundreds of residents. In the late eighteenth century local entrepreneurs began developing waterpower sources to manufacture goods for growing regional and national markets. As early as 1775 Ebenezer Watson and Austin Ledyard erected one of Connecticut's first paper mills at a site on the Hockanum River near present Union Village. When this small factory burned in 1778, the owners rebuilt the facility with proceeds of a state-sanctioned lottery.

Following the American Revolution and acceleration of economic activity throughout the region, several new industrial enterprises commenced operation. Important factors spurring growth included abundant waterpower, easy access to Hartford markets, improved transportation, and availability of Hartford investment capital. New roads speeding the flow of raw materials and finished goods included the Hartford-Boston Turnpike (now Middle Turnpike) and the North Road, then known as Tolland Road.

Between 1790 and 1850 a variety of important industrial enterprises and settlement clusters emerged. An index of local industry compiled in 1845 listed 25-to-30 establishments with 400 employees. These included 16 factories--seven paper mills, five cotton mills, two woolen mills, and two silk mills--as well as sites producing plows, tacks, leather goods, coaches, tinware, ink,

and cigars.

The Butler paper mill, one of the first, stood beside the Hockanum River near North Main Street, southwest of the Union Manufacturing Company (See previous survey of North Manchester). The firm was established in 1784, inspired by the success of the nearby Watson-Ledyard operation. Following the founder's death, ownership of the mill eventually passed (c.1838) to a partnership which included Timothy Keeney (the foreman), Increase Clapp, James Wood, and Sanford Buckland. This company was among the first to use paper shavings (from book binderies in New York) to manufacture paper. Clapp died c. 1848 and by mid-century the operation was known as Keeney and Wood. For a short time after the Civil War the plant utilized confiscated Confederate currency to make paper. The company operated as Keeney and Wood until 1882. After a short period of inactivity, the factory reopened in the late 1880s, but burned in 1899. In 1901 Cheney Brothers purchased the mill site and its water privileges and erected a power house to generate electricity. This attractive brick structure was renovated for use as offices in the late 1980s

The important waterpower site at Parker Village, just north of Woodbridge Road, was first developed c. 1808 by John Mather, who built a small glass factory and gunpowder mill. His explosives factory employed 12 men and marketed the finished product in Boston. In 1830 Mather sold the site to Hazard, Loomis, and Brothers, who constructed a new powder mill and introduced more modern manufacturing techniques. (An explosion in 1834 killed six workers.) In 1840 Lucius Parker purchased the original Mather mill site and erected a cotton warp mill which continued in operation until the end of the nineteenth century. From the 1840s through the 1870s the mill was known as the Mutual Manufacturing Company. The partnership of Salter and Strong also operated a paper mill here in mid/late nineteenth century. This paper mill was later acquired/expanded by William Foulds.

In 1850 Daniel Lyman sold a mill privilege to the Pacific Manufacturing Company at a site approximately three-quarters mile east of Parker Village. The Pacific Company, in turn, erected a mill to be used in conjunction with a second factory located at Manchester Green. The mill later burned and the site passed to Henry Lydall and William Foulds (c.1865). Lydall originally hailed from New Britain; Foulds was his son-in-law. For much of the late nineteenth century the firm operated a paper mill and needle factory at Lydallville, as well as a paper mill at Parker Village. The needle factory (no longer extant) stood at the corner of Lydall and Vernon Streets, frequently employed as many as 40 workers, and turned out as many as 50,000 needles per day. Foulds later withdrew from the partnership and became head of Lydall and Foulds Paper Company in 1899, William Foulds Company in 1902, and Colonial Board Company 1913. The needle shop remained with Henry Lydall, and later his son, E. A. Lydall. The shop eventually relocated to the North End of Manchester.

Buckland, another important early industrial area, lay west of Union Village, and eventually supported several manufacturing establishments, including Richard Jones' paper mill (c.1780), as well as a powder mill, oil mill, and grist mill. The site (currently 165 Adams Street) passed through many owners during the nineteenth century. Joseph Chamberlain owned the property in the early 1820s. Peter Rogers and William Debit controlled the site c. 1825 until 1836. In the late 1830s a partnership including Henry Champion, Samuel Maxon, Henry George, and Edwin Goodwin obtained control. Thereafter George Goodwin and his sons operated the mill until 1861, updating the facility by installing coal-fired steam boilers c. 1850.

The property later fell under the control of the National Exchange Bank of Hartford which in 1868 sold it to Peter Adams who rebuilt and expanded the site and continued to manufacture paper for several decades thereafter. Known as Waverly Mills, this large industrial complex, of which only a small portion survives, made a specialty of high-quality writing paper. In 1896 more than 100 employees labored there. Managers installed a large new paper machine in 1900, but the following year sold the site to E. E. Hilliard who wished to utilize the available waterpower to operate his own expanded factories a bit further south. In 1920 the Gammons-Holman Company occupied some of the space in the former paper mill, its 15 or so employees manufacturing taper pin reamers and others tools. The firm operated successfully until the onset of the Depression.

In 1780 at a millseat a short distance south of the Jones/Goodwin/Adams site, Aaron Buckland initiated another long-lived venture, erecting a simple wooden factory which produced wool cloth woven on hand looms (currently 596 Hilliard Street). During the War of 1812 the mill supplied blankets and uniform and overcoat cloth for soldiers. In 1824 Simon Tracy and Andrew Williams purchased the operation, but in 1826 sold it to Sidney Pitkin. Pitkin's c. 1834 two-story frame mill measuring 95 feet by 32 feet survives as part of the present-day complex on this site. Later in the nineteenth century Elisha Hilliard of Mansfield secured control of the company. As early as 1814 he worked in the factory as an apprentice and later became a partner, holding a one-quarter interest by 1832. Hilliard and Rolah Spencer secured complete control in 1840. They manufactured goods for the Union Army during the Civil War. By 1871 Hilliard owned the entire company.

In 1901 the firm acquired waterpower rights of the (then defunct) Peter Adams Paper Company and installed an electrical generator. At this time Hilliard employed 180 workers; in the 1920s more than 200 employees were on the payroll, turning out men and women's wear, woolens, and overcoatings. Surviving facilities on this site, some in marked disrepair, include the c. 1834 mill and two-story c. 1870 pickers house measuring 41 feet by 30 feet, as well as substantial frame and brick mill buildings erected in 1896 (frame, 3-story 119'x59'), 1909 (brick, 1-story, 101'x49'), and 1925 (brick, 3-story, trapezoidal plan, 77'x197'x82'x231'). In January 1935 in the depths of

the Depression workers went on strike, causing a temporary shutdown of the mill the following March. In 1941 E. E. Hilliard Company closed permanently.

Yet another pre-1850 industrial operation is also worthy of mention. As early as 1832 Henry Hudson established a paper mill (currently 260 Tolland Turnpike) at Oakland near the upper reaches of Union Pond, deeding the property to his son, Melcanthon Hudson, in 1842. Two years later the younger Hudson constructed a second mill. (Additional new facilities were added in 1849, 1852, 1860.) The family managed the mills for approximately 30 years, including grandsons William and Philip Hudson. In the 1864 the Cheney's acquired a substantial interest in the site, now known as the Hudson-Cheney Paper Company. They rebuilt and enlarged the mill and installed modern machinery, improved workers' houses, and beautified the grounds. Sold again in the 1870s, the firm was then known as the Hurlburt Manufacturing Company, and, after 1881 under N. T. Pulsifer, as the Oakland Paper Company. By 1899 the mills, including 55 employees, had been absorbed by the American Writing Paper Company. Important products included card stock for U. S. Post Office postcards.

In 1862 the Case brothers (A. Wells, C. Frank, and A. Willard) purchased the mill and privilege of Salter and Strong along Birch Mountain Brook at the Highlands in southwest Manchester (currently 40 Glen Street). They began with capital of only \$135, and over the next 12 years lost four successive mills to fire or flood. New facilities erected in 1874 and 1884 replaced them, producing pressboard, album boards, binders boards, and manila paper. Additional, expanded facilities were erected in the early twentieth century. Case Brothers also acquired two mills in the western part of town formerly owned by the Bunce firm. In 1920 100 Case employees turned out 12 tons of pressed paper products per day. The Highland Park factory remained active until 1971

In the Globe Hollow vicinity along Hop Brook, Birch Mountain Brook, and Globe Hollow Brook a number of industrial sites flourished, several operated by the Rogers family. Peter Rogers arrived in the United States in the early nineteenth century, a young boy from Amsterdam. He worked for a time in the Butler paper mill, but by 1825 had advanced to become a partner with William Debit in the Buckland mill. In 1832 Rogers leased a powder mill from Robert McKee and converted it to manufacture press boards and binders boards. Peter Rogers died in 1841. That same year his son, Henry, purchased the site, and in 1849 erected a second mill, which burned in 1869. In 1881 the Atlantic Mill arose on the same site. Rogers also built two mills further east, one in 1852 and another in 1860. The first was eventually purchased by D. T. Ingalls; it later burned, and Oak Grove Mills replaced it.

Nearby, between the two Rogers mills, stood the facilities of the Globe Manufacturing Company, which purchased a water privilege here and in 1844 built a factory to manufacture

cotton warp. (The site was later sold to Cheney Brothers.) In 1853 Globe purchased the Eagle Hill Mill, first erected in 1836 and operated for many years thereafter under agent Joseph Parker. Some time later the Globe company also acquired the F. D. Hale Mill (see below), which stood on the site of Richard Pitkin's much-earlier cotton mill. Just southwest of the Globe Mill could be found the Gould Sash and Blind factory which operated for several decades, manufacturing doors, windows, sash, and blinds. Near Porter Street stood the F. D. Hale Cotton Mill, a site also used for production of woolen goods in 1840s and silk products in the 1850s. None of these sites survive.

Though most early industrial sites have long since been lost to fire, demolition, and flood, or have ceased production, a few survive, doing alternate duty sheltering light manufacturing or warehousing operations. This is especially true at the former Case Brothers and Oakland paper mills and Hilliard woolen mills. Still other sites, such as the Adams paper mill and Cheney power house have been converted to commercial use.

Elsewhere in Manchester several industrial parks have been developed in the post-war era, usually containing sprawling buildings housing single-floor operations and enjoying convenient access to interstate truck routes. One such is situated astride Interstate 291 and Tolland Turnpike in the northwest quadrant of town, while three others are located in the Sanrico Drive, Progress Road, and Utopia Road area of northeast Manchester, just south of Interstate 84.

VILLAGES

From 1800 onward the presence of large industrial establishments and commercial activity generated by transportation improvements helped outlying villages flourish in the Manchester hinterland, particularly Buckland and Oakland. In fact, these distinct population centers maintained much of their identity until well into the twentieth century.

Buckland is located in the northwestern quadrant of Manchester, near the South Windsor town line. Members of the Buckland family settled here in the mid-eighteenth century, and as early as 1751 townsmen established a school at Jambstone Plain, a rude 20 foot by 20 foot structure. Large sandstone quarries operated well before 1800, and both William and Peter Buckland earned renown as gravestone carvers in the late eighteenth and early nineteenth centuries. Many examples of their work can be found in local cemeteries. Aaron Buckland (1755-1829), among the most prominent members of the clan, established a mill on the Hockanum River and c. 1788 erected a large brick house and tavern. [See also the previously cited Richard Jones mill in this vicinity.]

The village which grew up around Buckland's tavern flourished thanks to nearby industry and quarries and its position astride the principal stage route from New York to Boston. That road was soon incorporated into the improved Tolland Turnpike. The Marquis de Lafayette stopped here in 1824 during his grand tour of the United States. (The house was demolished in the 1930s.) Buckland's store, an important commercial outlet in this part of town, sold European and West Indies goods, broadcloth, linen, chintz, brandy, ginger, indigo, rum, hardware, and crockery

By the second quarter of the nineteenth century Buckland had emerged as a focal point of Manchester life. An 1836 gazetteer called it one of the town's three principal settlements, while a manuscript map prepared in 1849 identified a cemetery, stone quarry, A. E. Jones' store and post office (Jones was Aaron Buckland's son-in-law), Tyler Hemmingway's store, and Dr. Calvin Jacques' home. During the 1850s Charles Annis also kept a store in Buckland. About that same time J. C. Howard operated a select school. Keeney's paper mill stood a short distance to the east and Goodwin's paper mill lay just to the south. Tolland Turnpike passed through town, as did the road to South Windsor and another to North Manchester. For several years the United States government moved currency from Hartford to Putnam via Buckland.

The railroad reached Buckland at mid-century, further concentrating commercial activity here. As the principal population center in this part of town, Buckland hosted a school which accommodated six grades in the early 1860s, educating a total of 44 pupils in the 20-week winter term and 34 pupils in the 14-week summer term. Increased tobacco production and continued operations at the Adams and Hilliard mills sustained Buckland throughout the late nineteenth and early twentieth centuries. During tobacco season the Hartman company brought in scores of workers who resided at Hartman's boarding house in the village. In 1922 the town erected a modern four-room brick school (closed 1932 during consolidation).

Manchester's other significant outlying village, Oakland, also emerged as an important population center in the first part of the nineteenth century. Improved roads played a part, including the Tolland Turnpike. Establishment of Henry Hudson's paper mill in 1832 helped speed the process of growth and by mid-century Oakland contained a substantial list of amenities and establishments, including a school, tavern, post office (est. 1841), Whitney Risley's store, Hudson's store, and cigar (manufacturing) shop. Elsewhere in Manchester population clusters sprang up around mill sites at Lydallville, Parker Village, and Hilliardville.

SPREAD OF SOUTH MANCHESTER 1865-1900

In the latter decades of the nineteenth century Manchester industry experienced unprecedented

growth as companies expanded both production capacity and their workforces. Lacking any form of mass transportation, most employees resided within a short walk of mills and factories. This meant that population density, especially in South Manchester, increased dramatically, eventually leading to construction of many small workers' cottages and more substantial two- and three-family frame houses. It also led to geographic expansion of the town as adjacent land metamorphosed from open fields to house lots and, ultimately, new residential neighborhoods.

Evidence of the spread of workers' neighborhoods survives in several portions of the survey area, especially along Charter Oak Street, Hackmatack Street, Hartford Road, and South Main Street. In almost all cases new housing to accommodate factory workers arose adjacent to existing mill sites. To the east of the village along Charter Oak Street stood both the Globe Cotton Mill and H. E. Rogers Paper Mill and nearby can be found several surviving one and two-family workers' houses erected c. 1865-1875. Similarly, about a mile west of the village in the immediate post-Civil War period were located both mills and housing of the Bunce Paper Company, including three two-family frame houses erected c. 1871 at 671-681-691 Hartford Road.

The area immediately south of the village and Cheney mills experienced the most intensive residential development. This included a number of small cottages along Hackmatack Street erected c. 1865-1880 and several larger multiple-family houses constructed on/near South Main Street dating from the period 1865-1900.

SUBURBS

In the late nineteenth century emergence of Manchester's first suburbs, middle class and affluent residential areas on the outskirts of the rapidly growing town, paralleled the spread of workers' neighborhoods. Construction of electric trolley lines after 1895 strengthened population dispersal. The trolley generated substantial traffic through the area, fostering large-scale commuting, both to mills and businesses in South Manchester, and to factories and offices in Hartford. Within a year the line carried 632,000 passengers. By 1900 conductors collected more than 1,238,000 fares annually. Riders could also visit Laurel Park, a nearby trolley resort along the Hockanum River in west Manchester, which advertised boating, a dancing pavilion, restaurant, merry-go-round, and zoo. Promoters assured families that no liquor was served, and that ladies and children required no escort.

Introduction of gasoline-powered automobiles in the early twentieth century greatly expanded the suburban phenomenon. Buckland's first automobile appeared in 1907. By 1920 several garages and gas stations dotted the town, such as Paul Hagedorn's establishment on Tolland Turnpike which in 1920 sold Atlantic and Tydol gasoline. Availability of rapid, dependable

transportation, whether trolley or auto, encouraged aggressive real estate activity as developers such as Robert Smith and English-born E. J. Holl quickly laid out new streets and subdivided property along older roads.

Evidence of early suburban development activity survives in many portions of the survey area. At the turn of the century the Watkins brothers, successful merchants who operated the Watkins Brothers furniture store on Main Street, erected a pair of substantial Shingle Style/Colonial Revival residences on South Main Street, well-removed from the town center. The Manchester Country Club opened nearby a few years later. Prospect Street also evolved into a small suburban enclave in this period, with several large, comfortable houses built between 1895 and 1920 for men like Lucius Pinney, president of the Glastonbury Knitting Company. In the 1920s and 1930s many successful Manchester residents built suburban homes on Arvine Place and Comstock Road, usually Georgian Revival or Tudor Revival structures. At Highland Park the Case family created a special retreat, including several very large homes with landscaped grounds, rustic stone bridges, and cobblestone walls. Much of this property was later donated to the public as parkland.

The first automobile suburbs appeared along principal thoroughfares such as Middle Turnpike West and West Center Street. Here developers tended to lay out lots with 50 or 60-foot frontages and depths ranging from 100 to 200 feet. On these modest lots they constructed neat Bungalows, small Colonials, gambrel-roofed Dutch Colonials, Foursquares, and cottages derived from picturesque English prototypes. While some neighborhoods quickly filled with new streets and homes, other projects failed to catch the public's fancy or succumbed to inadequate financing or changing economic conditions.

1945-1995

Most suburban construction activity ceased by the early 1930s, but resumed at a reduced rate a few years later as regional factories geared up for wartime production. Following World War II, however, the pace of activity skyrocketed, and in barely two generations most of rural Manchester was transformed from open farmland into intensively developed residential neighborhoods. In fact, the 50 years since the end of World War II witnessed the greatest changes throughout the survey area since Manchester was first settled more than 250 years ago.

Between 1950 and 1995 Manchester's population increased from 33,000 to more than 52,000, with nearly all growth accommodated through residential construction in outlying districts. This entailed subdividing several thousand acres of farmland, laying out miles of roads, and building thousands of new homes. Much of the increased population consisted of children of the "baby

boom" generation, and between 1945 and 1971 six new elementary schools appeared, while older buildings often received substantial additions. In 1963 Manchester Community College opened its doors.

Explosive growth and development also spurred demands for more planning and control over the dynamic process. A town Planning Commission was established in 1945 and a Development Commission in 1950. Voters created a Redevelopment Agency in 1958. A townwide Comprehensive Development Plan and then Community Development Action Plan followed in 1963 and 1969 respectively.

The gentle terrain and open space which characterizes most of rural Manchester provided ideal sites for establishment of many new municipal facilities required by a vastly expanded population. Such development departed from previous practice when most municipal activities occupied locations near the town center. New sites included a dog pound, water and sewage treatment plants, Highway Department yard, and town landfill, as well as community swimming pools, Oak Grove Nature Center, Bicentennial bandshell, fire stations, and regional occupational training center.

The same accommodating topography which encouraged development of residential neighborhoods and municipal facilities also proved ideal for construction of modern industrial parks filled with large, single-story warehouses and light-manufacturing plants. Even more noteworthy has been rapid creation of vast retailing and commercial complexes in many parts of Manchester. Extensive strip development occurred along Tolland Turnpike in Oakland, Spencer Street/West Center Street, Middle Turnpike West, Adams Street, and elsewhere. Most impressive has been evolution of the Buckland Hills area into one of the state's largest retail complexes, including malls, restaurants, and massive individual stores such as the Home Depot.

Enormous new highways helped spur expansion of regional commercial activity and further transformed the landscape. Great swaths of land were taken to build Interstate Routes 84, 291, and 384. In fact, Manchester now has more miles of interstate highway within its borders than almost any other town in the state. In many areas wide roads, overpasses, exits, and access lanes separated one portion of the town from another. This was particularly apparent in South Manchester where the highway divided the old Cheney industrial complex from its related residential neighborhoods a few blocks to the south.

Outlying portions of Manchester currently support varied activities and institutions, ranging from large residential subdivisions, vast commercial complexes, and sprawling industrial parks to recreational sites, municipal facilities, schools and firehouses, and busy superhighways. It retains, however, much evidence of past activities as well, including historic industrial sites,

venerable farmsteads, scores of stately old homes, and early roadways first surveyed 250 years ago.

ARCHITECTURAL OVERVIEW

During the colonial era the survey area consisted of sparsely settled farmland containing small rural residences and a few riverside mills, and surviving structures attest to local inhabitants' frugal tastes and conditions. Early Manchester builders generally selected one of two popular house types, either the two-story, center-chimney New England Farmhouse, or the single-story Cape Cod. Both remained popular into the early nineteenth century and shared certain common features, including heavy hand-hewn timber frame, gable (and occasionally gambrel) roof, central entry, small-pane double-hung sash, and massive central chimney accommodating several fireplaces and resting on a masonry base which often measured 12 or 14 feet square. Typically restrained in scale and detail, they were sheathed with clapboards, roofed with wood shingles, and exhibited either three or five-bay facades. A few incorporated modest classically inspired entry surrounds.

The survey area contains a substantial assortment of these early homes, many retaining most or all of their original features. Three important examples of the New England Farmhouse style stand beside Keeney Street, all likely dating from the period c. 1790-1800 and constructed by several members of the Keeney family. These include 99, 279, and 660 Keeney Street (IF#110, 114, 126). The most elaborate example of this house type is located at 669 Tolland Turnpike (IF# 213), known locally as the John Olds House and tentatively dated c. 1776. A Revolutionary War veteran and prominent local politician, Olds helped lead the effort to achieve local autonomy from authorities in East Hartford. His house incorporates a central entry with fluted pilaster-and-lintel surround, heavily molded window entablatures, and modillioned eaves.

Manchester also retains several very fine early Cape Cod dwellings. Both the Irenaeus Brown House at 189 South Main Street (IF#190) and a nearby residence at 234 South Main Street (IF#194) date from the mid-eighteenth century and incorporate gambrel roofs, as does the somewhat later Lyman House at 943 Middle Turnpike East (IF#142). Other well-preserved Capes include the more typically gable-roofed Gleason House at 516 Gardner Street (IF#62, c.1816), the c. 1760-1765 Witherall House at 165 Oakland Street (IF#161), and the c. 1780 Landfear House (IF#224) at 325 Vernon Street.

Following the American Revolution and establishment of a new federal constitution, both regional and national economies accelerated, spurred by growing trade in agricultural commodities and the beginnings of water-powered industry. These developments advantageously affected Manchester, permitting some local residents to erect more stylish and substantial dwellings in the newly-popular Federal style which emphasized classical design details and had gained wide acceptance in cosmopolitan urban centers.



189 South Main Street (Irenaeus Brown House)
Gambrel-roofed Cape Cod, c. 1750-1760



279 Keeney Street (Keeney House)
New England Farmhouse Style, c. 1790

Federal-period buildings (1790-1830) are characterized by overall symmetry and the lightness and classical nature of their decorative details. The entranceway, considered the signature of a Federal building, is frequently located in the gable end of the house, which faces the road, rather than the long elevation, as was typical in the colonial period. Entries often contain six-panel doors flanked by leaded sidelights, surmounted by a semicircular or elliptical fanlights. Cornices may be decorated with swags, dentils, and modillions. Windows occasionally incorporate elaborate molded entablatures. Brick houses in the Federal style usually employ marble, limestone, or granite lintels above doors and windows.

Though Federal homes of the most substantial and elegant type are not part of the inventory of historic structures within the survey area, a few modest examples survive, including the Bunce House at 34 Bidwell Street (IF#13) which likely dates from c. 1820. The residence attracts attention for at least two reasons. It is one of only a few Federal-era houses of this size uncovered in the survey process, and it is one of a handful of homes in the entire region constructed of stone masonry. This granite-block structure incorporates a gable roof and is oriented with the gable end to the street. The building plan includes an offset entry (front-left), three-bay facade, and signature semicircular window and molded arch in the gable peak.

While not specifically architectural in nature, the survey area also contains two important historic resources in the form of early burying grounds, including West Cemetery on Spencer Street (IF#201) and Northwest (Buckland) Cemetery (IF#216) on Tolland Turnpike. The former, measuring approximately 3.3 acres, was the first burying ground opened in Manchester and contains stones dating from the mid-eighteenth century. The oldest surviving stone appears to be that for Nathaniel Olcutt (1756). Notable folk heads include those for Ebenezer Hill (1773) and Mathew Hills (1794). Good urn-and-willow designs can be found on the markers for Daniel Marsh (1822) and John Spencer (1829). Also located here is the grave of Reuben Caldwell, a Revolutionary War veteran who answered the "Lexington Alarm" in April 1775. Many nineteenth-century funerary obelisks are visible as well, including those for the Keeney, Bunce, Daniels, Case, Spencer, and Hagenow families.

Buckland Cemetery, which now covers 10.5 acres, contains a fine mix of eighteenth and nineteenth-century gravestones. The earliest stones include good examples of folk-type heads (Merebeh Buckland, 1794), cherub motifs (Mary Gilman, 1785), and urn-and-willow designs (Charles Keeney, 1820). There are also many later nineteenth-century funerary obelisks, several plinth-and-urn monuments, and a few nicely carved Victorian headstones. One of the most interesting monuments in the cemetery, the Hibbard family obelisk, is carved with the names of 21 family members and surrounded by a circle of small marble headstones, each carved with a family member's initials along the top edge. Important regional carvers whose work appears in both cemeteries include William and Peter Buckland, Aaron Haskins, Thomas Johnson, David



Spencer Street (West Cemetery)
c. 1740-Present



211 South Main Street (Comstock/Strong House)
Greek Revival Style, c. 1835-1845

Ritter, and the "Upswept Wing Carver."

During the second quarter of the nineteenth century the Federal style began giving way to a new architectural craze, the Greek Revival, with the transition nearly completed by 1840. A general hiatus in building caused by the financial panic of 1837, followed by a rush of new construction in the early 1840s when prosperous times returned, made the shift in taste even more pronounced. The Greek Revival style proved especially popular for churches, prominent public and commercial sites, and mansions, as well as humbler domestic and commercial structures, many of which were built as loose interpretations of ancient pedimented temple designs. These new buildings, however, represented an evolution rather than complete repudiation of Federal architecture.

Significantly, Greek Revival structures retained and reemphasized the temple-front gable-end-to-street orientation of their immediate predecessors. Builders also employed a classical stylistic vocabulary, but with important modifications. They abandoned the Federal arch and ellipse, as detailing grew simpler, flatter, and more rectilinear in form. Doorways became even more prominent, incorporating broad pilasters and strongly molded horizontal entablatures (the post-and-lintel form being typical). Other popular details included wide rakes and friezeboards, frieze ("eyebrow") windows, substantial cornerboards or pilasters, and six-over-six double-hung sash. In all, the Greek Revival style constituted a stronger, bolder architectural statement.

Greek Revival-style buildings which survive within the survey area are almost all residential in nature, divided loosely into two categories: the two-story, gable-end, temple-front type; and one-and-one-half-story cottages. By far the most elaborate example of the temple-front style stands at 828-830 Hartford Road, the c. 1835 Charles Bunce House (IF#95) which incorporates a central entry with pilaster-and-lintel surround, three-bay facade, and frieze windows. The most notable feature, however, is the monumental two-story Ionic portico with wide frieze, pedimented gable, and rectangular window with heavily molded entablature in the peak. The list of more modest examples, generally two-story clapboarded frame structures with offset front entries, pilaster-and-lintel surrounds, corner pilasters, three-bay facades, and pedimented gables, is lengthy indeed and includes 285 Charter Oak Street, 165, 230, and 310 Hackmatack Street, 269 Hillstown Road, 116 Keeney Street, 670 North Main Street, 97 Prospect Street, and 211, 333, and 637 South Main Street (IF#40, 73, 83, 86, 106, 112, 152, 169, 192, 196, 199). Many were erected by prominent rural clans such as the Keeneys, Hollisters, and Bidwells.

In simplified fashion, builders adapted the Greek Revival style for dozens of more modest one-and-one-half-story cottages throughout Manchester in the period 1830-1860, and the survey area retains several fine examples. One of the best preserved stands at 599 North Main Street



113 Spring Street, Millworker Tenant Housing
c. 1840-1850



411 Lydall Street (Henry Lydall House)
Italianate Style, c. 1869

(IF#146). This gable-end structure erected c. 1850 rests on a brownstone block foundation and incorporates an offset entry with sidelights and prominent pilaster-and-lintel surround. Window sash of six-over-six configuration is arranged in a three-bay facade, and decorative details include a large tripartite window in the gable peak, wide rake and frieze boards, and Doric corner pilasters. Other good examples of this ubiquitous type include 243 Fern Street, 64 Hackmatack Street, 341 and 423 Lydall Street, and 706 North Main Street (IF#50, 73, 135, 137, 154).

Local builders also employed a vernacular version of the Greek Revival style when they erected new schoolhouses in the 1840s and 1850s to replace earlier, deteriorating structures. Two example within the survey area survive in an excellent state of preservation, and both retain their distinctive form and details, most notably pilaster-and-lintel entries, clapboarded exteriors, wide rakes and friezes, pedimented gables, and Doric corner pilasters. These include the old Southwest District School (District #5) at 321 Keeney Street and the contemporary West District School (District #6) at 325 Olcott Street (IF#115, 166).

Throughout the nineteenth century rural Manchester supported a great array of industrial enterprises, ranging from small mills grinding grain and sawing lumber to much bigger manufacturing establishments producing gunpowder, paper, needles, and woolen cloth. Around such industrial sites clustered modest dwellings which housed millworkers and their families. Larger examples often accommodated two families. These simple vernacular residences lacked significant decorative features, though most were of timber-frame (and later balloon-frame) construction, with gable roofs and clapboard siding, resting on either brick or fieldstone foundations.

In Buckland, just north of the Peter Adams paper mill, stands a group of such homes dating from the early and mid-nineteenth century, including 145, 149, 153, and 159 Adams Street (IF#3, 4, 5, 6). Other representative examples include 264 Charter Oak Street (IF#38, c. 1870), 15 Hackmatack Street (IF#71, c.1851), 41 Lewis Street (IF#132, c. 1875) and 584 North Main Street (IF#144, c. 1880). Though unpretentious and often overshadowed by more stylish or substantial neighbors, such homes document an important facet of Manchester's industrial past

In the late 1830s and 1840s architects and design theorists like Andrew Jackson Downing and Alexander Jackson Davis began criticizing the sterility and blinding whiteness of "Greek" buildings, instead promoting more romantic and picturesque alternatives, particularly the Italianate and Gothic Revival styles. Italianate houses constructed in the survey area after 1850 exhibit most defining details, including square floor plans, hip roofs, wide bracketed eaves, bay windows, oversize windows at the first floor level, and large full-width or wraparound porches with chamfered columns. One of the best examples, the c. 1869 Henry Lydall House at 411

Lydall Street (IF#136), is a substantial two-story residence with very shallow hip roof which incorporates a central entry, broad eaves and wide molded frieze, two-story apsidal bay window, and multiple wide porches in the street, side, and rear elevations marked by chamfered columns and curvilinear spandrels and turned drops.

Another substantial example, the c. 1864 Keeney/Tracy House, stands at 600 South Main Street (IF#198). Its dominant features include a central entry with round-arched door panels, elaborately bracketed eaves, and full-width porch with turned columns and bracketed eaves and spandrels. More modest versions of this type are located at 427 Center Street (IF#27, c.1875), 1632 Tolland Turnpike (IF#217, c. 1870) and 218 Hackmatack Street (IF#81, c. 1870-1880), the latter a vernacular, gable-roofed variant with a distinctive round-arched window containing two-over-two sash in the gable peak.

The survey area also contains a good example of the Gothic Revival style, the nation's other popular romantic alternative to classically derived buildings. Gothic Revival designs emphasized steeply pitched roofs with cross gables, asymmetrical massing, tall chimneys, decorated vergeboards, trefoil and quatrefoil motifs, lancet and bay windows, window drip molds, board-and-batten siding, and porches with flattened pointed (Tudor) arches. 713 North Main Street (IF#155), constructed c. 1850 by Dr. Calvin Jacques, incorporates many distinctive Gothic Revival features, including paired pointed-arch sash in a two-story tower block, steep gable dormer with scalloped vergeboard, bay window in the east elevation, and prominent Carpenter Gothic vergeboards adorning the main block of the house.

In the latter decades of the nineteenth century Manchester contractors erected a great range of houses employing a variety of picturesque styles. In addition, they instituted several important changes in building techniques. Balloon framing replaced post-and-beam construction. At the same time, old-fashioned granite slab or fieldstone foundations typically gave way to brick, though a few of the most significant structures of the late nineteenth century utilized foundations of rockfaced granite or brownstone ashlar. Around 1880 charming, asymmetrical Queen Anne-style houses began appearing, loosely derived from earlier Gothic and Stick-style residences. Distinguishing features included complex roofs, prominent vergeboards, decorative shinglework, cutaway corners, bay windows, engaged two- and three-story towers, and large porches with turned columns, bracketed eaves, and spindle friezes.

While the survey area contains only a few examples of this picturesque style, they nonetheless are representative of scores of similar houses built in Manchester in the late nineteenth and early twentieth centuries. 517 Hartford Road (IF#89, c.1905) is a substantial and attractive Queen Anne residence with a hip roof, sheathed with wooden shingles. Distinctive features include a nicely detailed wraparound porch. Also typical is the house at 117 Prospect Street (IF#173,

c.1900), with its complex hip-and-gable roof, nicely detailed porch, pedimented cross gables, and bay window.

In the late nineteenth century Shingle-style houses began appearing in New England and New York, favored especially for coastal locations such as Bar Harbor, Maine, Watch Hill, Rhode Island, and East Hampton, New York. Completely sheathed in wood shingles, they often incorporated massive gambrel roofs, long sloping eaves, ganged windows, prominent stone and brick chimneys, integral porches, and Colonial Revival detailing. The survey area's best example stands at 202 South Main Street, the c. 1904 home of Ernest Watkins (IF#191), president of Watkins Brothers, important local furniture retailers. This substantial home exhibits a gambrel roof, central entry with sidelights and molded surround, elaborate wraparound porch with solid balustrade, gambrel dormer with Palladian window, and two-story bay window. Though somewhat smaller than the Watkins House, the c. 1902-1904 Wesley Porter House at 241 Gardner Street (IF#59) offers another attractive interpretation of the Shingle style, incorporating a gambrel roof, wraparound porch, and bay windows.

The survey area's most impressive private homes, which also date to the turn-of-the-century era, are situated on Spring Street in the Highland Park neighborhood. This area was home to the Case Brothers paper factory (est. 1862) and developed into an attractive residential enclave. 680 Spring Street, the c. 1890 A. Willard Case House (IF#205), is an outstanding example of the full-blown Colonial Revival style. Case was a founding partner of the firm. The structure rests on a stone foundation and is sheathed with clapboards. It incorporates a variety of architectural details, including a very large wraparound porch with Ionic columns and turned balusters, molded and modillioned eaves, Doric corner pilasters, wide frieze, side porch with Ionic columns, and large pedimented cross gables with semicircular windows in the peaks

Even grander is the c. 1900-1910 home of Lawrence Case at 673 Spring Street (IF#204) which stands just east of the factory complex, an imposing, sprawling mansion house in an eclectic style which incorporates a large hip roof, offset entry with pergola-type porch, elaborate wraparound porch with paired Tuscan columns and riverstone balustrade, two-story bay windows, and gable dormers. Landscaped grounds and several complementary outbuildings and garden structures surround the house.

In addition to residences dating from the late nineteenth and early twentieth centuries, the survey area contains several important and substantial industrial structures which document the pivotal economic role played by manufacturing. Constructed over many decades, a few survive in a good state of preservation. Some continue to house industrial activity, while others have been converted for office or commercial use. The c. 1901 Cheney Powerhouse at 543 North Main Street (IF#143) occupies the site of an earlier Keeney and Wood paper mill. Used initially to



680 Spring Street (A. Willard Case House)
Colonial Revival Style, c. 1870-1890



202 South Main Street (Ernest Watkins House)
Shingle Style, c. 1904

generate electricity, its has recently been rehabilitated to serve as offices. It is a nicely detailed brick masonry structure with a shallow gable roof, corbeled eaves, and brick-pier walls.

The former Adams Paper Mill (IF#7), constructed c. 1880, is located at 165 Adams Street. A substantial two-story brick masonry structure with a shallow gable roof, it rests on a stone and brick foundation and exhibits a 15-bay facade with sash framed by granite sills and segmental arch brick lintels, corbeled eaves, and brick cornice returns. The walls are pierced by iron tie rods and diamond anchor plates. A second small (contemporary with the mill) industrial structure stands to the north of the main mill, a one-story gable-roofed brick building with cornice returns, slate roof, and circular window in the gable peak.

The former Oakland Paper Company mills are located at 260 Tolland Turnpike (IF#208) in the Oakland section of Manchester, a substantial complex of brick masonry structures with shallow gable roofs. The buildings, which date from the period 1880 to 1900, typically exhibit corbeled or bracketed eaves and window sash (formerly nine-over-nine) framed by granite sills and segmental arch brick lintels. Among the surviving structures is the former boiler house and attached large tapered square chimney.

The Hilliard Woolen Company mill site at 596-642 Hilliard Street (IF#102) is an assortment of frame and brick masonry industrial structures, some of which date to the early nineteenth century, ranging in height from one to three stories. The principal structure consists of a three-story rectangular frame building on a raised foundation, with continuous nine-over-nine sash set beneath segmental arch lintels. At the west end of the site stands a later three-story trapezoidal brick-pier type factory employing industrial multipane metal sash and exhibiting an entry with simple molded-concrete classical surround. The adjacent boiler house, a deteriorating square brick structure, is dominated by its very substantial tapered square chimney. The site also contains several other smaller frame and brick one- and two-story structures with shallow gable roofs.

The largest of the surviving industrial complexes is located at 40 Glen Street (IF#65), the former Case Brothers paper mills. Sprawling and well-maintained, this assemblage is generally of two-story brick masonry construction, with flat roofs and brick-pier walls. Window sash is of mixed six-over-six, two-over-two, and one-over-one configuration, while architectural features include corbeled eaves and rows of windows framed by segmental arch brick lintels and stone sills. The site includes a one-story brick boiler house with shallow gable roof and adjacent tapered square chimney. Several large one- and two-story frame structures sheathed with shingles and resting on fieldstone foundations stand nearby.

As important as industry in the local economy, agriculture dominated the lives of many residents

throughout the survey area. The pivotal role played by tobacco growers in rural Manchester from the late nineteenth century through the mid-twentieth century is documented by the rapidly declining number of structures which accommodated those efforts. In earlier decades scores of distinctive tobacco barns dotted the farmscape, long, narrow, gable-roofed buildings without windows which were used to dry the crop after harvest. Today only a few remain, including those situated adjacent to 34 Bidwell Street, behind the houses at 15 Burnham Road Extension, and at 483 Hillstown Road. Equally significant is the surviving Meyer and Mendelsohn Warehouse, a large, rectangular, three-story frame building (IF#1, c. 1923) which stands at 46 Adams Street in Buckland, once the heart of Manchester's tobacco-growing efforts

At the end of the nineteenth century yet another architectural style, the Colonial Revival, began gaining adherents. Based on a mixture of early American design elements, especially those of the Georgian and Federal eras, it quickly garnered immense popularity and dominated building styles for the next half century. Adaptable to many uses, Colonial Revival designs were employed for homes, commercial structures, schools, and municipal buildings. Specific elements included molded eaves, balanced facades with central entries, either central or end chimneys, Palladian windows, classical porticoes and entry porches, multipane double-hung sash, and pedimented gables, all chosen to recreate the feel and ambience of earlier homes, but without offering exact copies.

Several substantial examples of this architectural style can be found within the survey area. The Watkins House, erected c.1895 at 214 South Main Street (IF#193) for one of the owners of the successful Watkins Brothers furniture store, is a wonderful example of the Colonial Revival style in its early incarnation, a two-and-one-half-story frame residence with elaborate wraparound porch, bracketed eaves, and Palladian window. The c. 1904 Albert Crowell House at 720 Spring Street (IF#206) was part of a small colony of homes built for owners and officers of the Case Brothers Paper Company. Crowell was Secretary/Treasurer of the firm and his sprawling two-story home employs a gambrel roof and central entry with sidelights and elliptical transom.

Another impressive example stands at 33 Comstock Road (IF#43), the c. 1928 house of Lamotte Russell, president of the Manchester Trust Company. This two-story Georgian Revival residence is constructed of brick masonry and incorporates a central entry with pedimented entablature, twelve-over-twelve sash, balanced five-bay facade, and gable dormers. Nearby at 26 Arvine Place (IF#10) can be found the c. 1924 home of the Faulkner family, another handsome brick residence. Similar in style is the William Kanehl House at 519 Center Street (IF#31, c. 1925), constructed of brick masonry and exhibiting three pedimented gable dormers in the street facade. More modest examples include the Harold Heffron House at 512 Center Street (IF#30), erected c. 1927 for a retired police officer.

During the 1920s and early 1930s Dutch Colonial houses proved second only to Manchester's side-gabled Georgian or Federal Revival homes in popularity. Dutch Colonial houses employ a signature gambrel roof, often with full-width shed dormers and solid-paneled shutters. Such buildings are almost universally oriented with the long elevation to the street and utilize a central entry incorporating a small gabled entry porch with Tuscan (or square) columns or a gabled or occasionally arched entry hood supported by heavy brackets. External end chimneys, molded eaves and returns, and one-story side porches are also common design elements. Several representative examples appeared in those portions of the survey area which experienced the initial stages of automobile-inspired suburbanization following World War I. They include the Raymond Hatch House at 677 Center Street (IF#34, c.1926), John Kornsa House at 44 Fairview Street (IF#47, c. 1929), Raymond Peck House at 130 Prospect Street (IF#176, c. 1929), and John Field House at 119 Lake Road (IF#127, c.1931).

Though not quite as popular as the two-story Colonial Revival house or its Dutch Colonial cousin, the Picturesque English Cottage, a suburban single-family variant of the Tudor Revival style, nonetheless appears in modest numbers in the survey area. Loosely based on British precedents from the late medieval period and sheathed with stucco, brick, clapboards, or shingles, they typically incorporate asymmetrical, intersecting gable roofs, large street-facing cross gables and steeply gabled entry porches, patterned or skintled brickwork, stone accents, flared rooflines, large external chimneys, often centered in the street elevation, decorative half-timbering, and casement windows. Round brick or flat pointed Tudor arches delineate entries.

As with other revival styles popular at the time, "English" cottages were constructed between 1920 and 1935 and several good examples of the Picturesque Cottage style can be found in the survey area. The most substantial of these homes was erected at 67 Comstock Road for J. Clarke Baker (IF#44, c.1928), sales manager for the Case Brothers Paper Company. This wonderful house incorporates a complex gable roof, recessed round-arched entry, casement windows, multiple intersecting steep gables, prominent exterior cobblestone chimney, and patterned multicolor tile roof.

Less elaborate but more typical examples of this suburban style include the Felix Geiser House at 506 Center Street (IF#29, c.1927), Claude Bowman House at 45 Fairview Street (IF#48, c.1931), Robert Doellner House at 34 Olcott Drive (IF#164, c.1925), and Austin Taylor House at 118 Prospect Street (IF#174, c. 1929). A cluster of related houses in the English Cottage style lines West Center Street, including #109, 113, 123, 129, and 137 (IF#228, 229, 230, 231, 232), all erected c. 1930-1933.

Another building type encountered in many parts of the survey area is the Arts and Crafts, or

Craftsman, Bungalow. The late nineteenth/early-twentieth-century Arts and Crafts movement found architectural expression in the Craftsman style, especially the work of California designers Charles and Henry Greene and popularizer Gustave Stickley. Their house plans appeared widely in architectural pattern books and popular magazines, and formed one of the largest categories of manufactured houses sold by Sears, Roebuck, and Company and its many competitors. Craftsman Bungalows, the most common Arts and Crafts type, are usually one-and-one-half stories tall, often rest on cobblestone foundations, and typically exhibit low-pitched gable roofs, ganged windows, exposed rafter tails, prominent eaves brackets, and a substantial shed or gable dormer in the center of the street elevation. They are nearly always oriented with the long elevation to the street and incorporate full-width integral front porches with stout battered (tapered) or cobblestone columns. Bay windows are rectangular in plan and often shed-roofed. More modest Craftsman cottages employ similar detailing in a simplified, gable-end structure.

Manchester builders erected many Craftsman Bungalows in the early decades of the twentieth century, ranging from simple examples with few decorative flourishes to substantial homes with elaborate porches, bays, gables, and shinglework. Representative examples include 79, 83, and 91 Bridge Street (IF#19, 20, 21), all constructed in the 1920s in a working-class neighborhood situated south of the Cheney silk mills (and now separated from town by Interstate 384). Other good examples include the c. 1920 Charles Small House at 363 Keeney Street (IF#117) and the c. 1921 John Dougan House at 26 Wetherell Street (IF#236). These houses employ the signature bungalow profile and integral full-width porch. The c. 1921 Robert McGloughlin House at 406 Keeney Street (IF#119) departs from this stylistic mold by employing a broad hip roof, but displays a wonderful full-width Craftsman-style cobblestone porch with stone piers, balustrade, and broad segmental arches.

Yet another suburban building type encountered throughout the survey area is the American Foursquare, a form which evolved from the Midwestern Prairie style and offered the maximum amount of livable space per construction dollar. Generally square, as the name implies, and standing two stories tall, they appear in many guises, incorporating Colonial Revival, Prairie, Craftsman, and Shingle design elements. Typical features include full-width front porches, hip roofs, broad eaves, and gable or hip roof dormers in the left, right, and street elevations. Nationally, these houses enjoyed their greatest popularity between 1900 and 1920, though many continued to be built until the late 1920s. In Manchester and other Connecticut industrial communities they retained their popularity until the Depression. Foursquares proved equally functional as either one- and two-family homes.

Surveyed Foursquare-type residences range from large, elaborate examples, to more modest homes lacking significant detailing, but nonetheless retaining the defining shape and massing of this type. 31 Arvine Place (IF#11, c. 1926) is a particularly robust example. Built for Albert



119 Wetherell Street, Foursquare Style
c. 1924



83 Bridge Street (Stanley Biske House)
Bungalow Style, c. 1921

Knofla, a principal in the successful Manchester Construction Company, it was situated in a new neighborhood of exclusive homes, and utilized an elaborate Federal-style entry and bracketed eaves. In Buckland the Hackett Brothers, prosperous tobacco growers and packers, erected a substantial Foursquare residence at 756 North Main Street (IF#157, c. 1918). Distinctive features included a very large wraparound porch with turned balusters and bulbous Tuscan half-columns resting on yellow brick piers and prominent chimneys with corbeled caps.

Yet another prominent example stands at 70 Highland Street (IF#97, c.1918), its rockfaced ashlar foundation, elaborately detailed wraparound porch, bracketed eaves with dentil course, and round-arched window in the street elevation being distinctive features. Other substantial examples include the Lucius Pinney House at 84 Prospect Street (IF#168). Pinney was president of the Glastonbury Knitting Company, and his c. 1906 home incorporated an elaborate wraparound porch and enclosed balcony porch with lattice glazing. Most Foursquares, however, were more modest structures, and several of these can also be found within the survey area. Typical examples include the home of Lydall & Foulds Paper Company employee Frank Hall at 20 Griswold Street, erected c. 1917, and its near neighbor at 36 Griswold Street, constructed c.1908 (IF#66, 68).

Substantial suburban growth led to a wave of new school construction throughout the town and the survey area participated in this trend. Three fine examples survive, all large masonry structures dating from the 1920s, a period of considerable civic expansion and prosperity. These new schools replaced small, aging frame structures dating from the mid-nineteenth century. Like other educational facilities erected in town during this era, outlying village schools were much larger, more substantial, and more elaborately detailed than their predecessors.

South School at 247 South Main Street (IF#195, c.1923) now houses the Lutz Children's Museum. The single-story brick masonry structure incorporates both Georgian and Classical Revival features, including a shallow hip roof, octagonal cupola with round-arched louvers and bell-shaped dome, quoins of contrasting yellow brick, bracketed eaves, and masonry inserts of concrete/diamond brickwork.

Manchester Green School at 549 Middle Turnpike East (IF#138) opened in 1922. It is a handsome single-story Classical Revival brick masonry edifice with a hip roof and incorporating a central entry with classical surround employing Corinthian pilasters and molded entablature. Other architectural features include elaborately bracketed wide eaves, contrasting orange brick quoins, paired sash of nine-over-nine configuration, and a finely detailed roof ornament above the entry incorporating the building name and construction date.

Buckland School (1075 Tolland Turnpike, IF#215) erected c. 1922 and now converted to office

use, is a substantial two-story masonry structure constructed of yellow brick and incorporating a recessed central entry, flat parapet with stepped corners and gabled peak in the center of the street elevation, and molded concrete beltcourses beneath the parapet and between the first and second stories.

The late nineteenth and early twentieth centuries also witnessed a dramatic increase in the number of two- and three-family houses erected to accommodate the town's burgeoning population. These substantial units, nearly all of frame construction, employed a variety of architectural styles and detailing, ranging from Queen Anne and Foursquare types to Colonial Revival examples. Queen Anne elements often included elaborate porches with turned columns and bracketed eaves, complex roofs, and decorative shinglework in gable peaks. Other homes utilized various Colonial Revival features, including Tuscan columns, pedimented gables, and keyed circular and elliptical stairwell windows. Still others lacked significant detailing, and fall into the loosely defined vernacular category. Most popular between 1870 and 1930, good examples can be found in a number of locations.

Three virtually identical buildings constructed c. 1871 and located at 671, 681, and 691 Hartford Road (IF#91, 92, 93) are among the earliest multiple-family dwellings extant in the survey area. Each is one-and-one-half stories tall and oriented with the long elevation to the street. Originally sheathed with clapboards, these simple vernacular houses incorporate paired offset entries surmounted by a steeply pitched gable dormer in the center of the street elevation.

More elaborate and substantial, houses situated at 142 and 155 South Main Street (IF#185, 189) date from the c. 1880-1890 period, a time when South Manchester experienced considerable population growth fueled by swift expansion of the Cheney silk mills. Both residences incorporate a variety of Queen Anne details, including Eastlake-inspired columns and brackets, elaborate sawn balustrades, decorative shinglework, spindlework, and window sash framed with small border lights. 208 Charter Oak Street (IF#35) also exhibits several decorative features, notably a two-story bay window, imbricated shinglework, and cross-gabled wings with bracketed cutaway corners.

In the twentieth century builders emphasized a variety of styles for these large utilitarian structures. 447 Center Street (IF#28), constructed c. 1923, employs a limited Colonial Revival vocabulary, including porches with Tuscan columns, molded eaves, and pedimented gables. 26 Foley Street (IF#51), built in 1925, utilizes the popular Foursquare plan with hip roof, but adapted for multiple-family use. 74-76 Foley Street (IF#52) is a rare two-family Bungalow-style dwelling.

Onset of the Great Depression brought residential construction in Manchester to a virtual halt for



109 West Center Street (Rudolph Wirtalla House)
Picturesque English Cottage Style, c. 1930



382 Hackmatack Street (Charles Ponticelli House)
Minimal Traditional Style, c. 1947

several years, and introduction of the Cape Cod type in the 1930s provided the only real exception to this rule. Capes are one or one-and-one-half-story residences, with gable roofs and central entries, oriented with the long elevation to the street. They often incorporate a bit of Colonial-inspired detailing, especially the entry surrounds. 575 Gardner Street (IF#64, c.1930) a modest one-and-one-half-story residence, well represents this type, the central entry with nicely molded pilaster-and-lintel surround enlivening the otherwise simple design.

In a few instances in the late 1930s builders also erected simple homes which have come to be defined as "Minimal Traditional" types, modest residences often derived from more substantial Tudor Revival and Picturesque Cottage predecessors. Many more were built in the initial post-World War II housing boom. Identifying features include large chimneys and front-facing gables. Though just now falling within the 50-year guideline established by the National Park Service, they are gaining recognition as an important suburban building type which enjoyed a brief heyday between the mid-1930s and the early 1950s. An unusually good example, the C. J. Ponticelli House (IF#88, c.1947) at 382 Hackmatack Road, was erected by the owner, a local masonry contractor, who utilized fieldstone for the exterior walls. Other representative houses include the Anton Petrovich House at 67 Bridge Street (IF#18, c.1947), C. J. Chizius House at 348 Oakland Street (IF#163, c.1948), and James Batsie House at 509 Tolland Turnpike (IF#210, c. 1944).

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RECOMMENDATIONS FOR NATIONAL REGISTER STUDY

The Town of Manchester contains a wealth of early and significant historic architectural resources, and upon completion of this report it is recommended that certain properties be nominated for inclusion on the National Register of Historic Places, and that a formal National Register study be initiated for each of them. Those properties which should be considered individually include:

1. 165 Adams Street (IF#7, Adams Mill, c.1880)
2. 828 Hartford Road (IF#95, Charles Bunce House, c.1835)
3. 202 South Main Street (IF#191, Ernest Watkins House, c.1904)
4. 214 South Main Street (IF#193, Clarence Watkins House, c.1898)
5. 669 Tolland Turnpike (IF#213, John Olds House, c. 1775-1790)
6. 1210 Tolland Turnpike-Buckland Cemetery (IF#216, c.1770--)
7. West Cemetery (IF#201, c.1740--)

In addition to these individual properties, surveyor recommends that the neighborhoods known as Case Brothers-Highlands District, including factories and related houses; Buckland-North Main Street District; and South Main Street District be considered for nomination as National Register Historic Districts.

The following properties are representative of the sites suggested for inclusion within the proposed Case Brothers-Highland District:

1. 40 Glen Street (IF#65, Case Brothers Paper Mills, c. 1874-1920)
2. 673 Spring Street (IF#204, Lawrence Case House, c. 1900-1910)
3. 680 Spring Street (IF#205, Case House, c. 1890)

The proposed Buckland-North Main Street Historic District would encompass that portion of North Main Street within the historic village of Buckland extending from 543 to 756 North Main Street. Significant buildings include:

1. 543 North Main Street (IF#143, Cheney Power House, c. 1901)
2. 599 North Main Street (IF#146, c.1845)
3. 670 North Main Street (IF#152, c.1840-1850)
4. 706 North Main Street (IF#154, Hoffman House, c.1830)
5. 713 North Main Street (IF#155, Dr. Jacques House, c.1850)
6. 729 North Main Street (IF#156, Fitzgerald House, c. 1832)
7. 756 North Main Street (IF#157, Hackett Brothers House/Office, c.1918)

Surveyor also recommends creation of a South Main Street Historic District extending from Interstate 384 southward to the Manchester town line. This would include properties situated on South Main Street, as well as those adjacent sites located on Arvine Place, Comstock Road, Lewis Street, and Spring Street. Representative examples include:

1. 26 Arvine Place (IF#10, c.1924)
2. 31 Arvine Place (IF#11, c.1928)
3. 33 Comstock Road (IF#43, c.1928)
4. 67 Comstock Road (IF#44, c.1928)
5. 33-35 Lewis Street (IF#130, c. 1898)
6. 110 South Main Street (IF#181, c.1840-1850)
7. 137 South Main Street (IF#184, c.1808)
8. 143 South Main Street (IF#186, c.1870)
9. 247 South Main Street (IF#195, c.1922)
10. 600 South Main Street (IF#198, c.1864)

In addition to the foregoing recommendations, surveyor suggests that several properties be combined in three separate National Register multiple property (thematic) nominations. The first would include surviving examples of traditional vernacular eighteenth and early nineteenth-century residences, specifically New England Farmhouses and Cape Cods erected between 1750 and 1825. Typical examples include:

1. 279 Keeney Street (IF#114, c.1790)
2. 660 Keeney Street (IF#126, c.1800)
3. 943 Middle Turnpike East (IF#142, c.1826)
4. 165 Oakland Street (IF#161, c.1760-1770)
5. 189 South Main Street (IF#190, c.1750-1760)
6. 234 South Main Street (IF#194, c.1765)

It is further recommended that a second National Register multiple property nomination be considered for surviving structures executed in the Greek Revival style which appeared in large numbers in Manchester between 1830 and 1850. Typical examples would include:

1. 375 Bidwell Street (IF#15, c.1840-1850)
2. 285 Charter Oak Street (IF#40, c.1840-1850)
3. 269 Hillstown Road (IF#106, c.1845)
4. 321 Keeney Street (IF#115, c.1840-1850)
5. 97 Prospect Street (IF#170, c.1830-1840)
6. 211 South Main Street (IF#192, c.1835-1845)
7. 333 South Main Street (IF#196, c.1835-1845)
8. 637 South Main Street (IF#199, c.1840-1850)

It is finally recommended that a third National Register multiple property nomination be considered for surviving examples of modest but distinctive tenant worker houses erected by/near various Manchester mills in the nineteenth century. Representative examples would include:

1. 149 Adams Street (IF#4, c.1860)
2. 218 Charter Oak Street (IF#36, c.1865)
3. 671 Hartford Road (IF#91, c.1870)
4. 41 Lewis Street (IF#132, c.1870-1875)
5. 341 Lydall Street (IF#135, c.1840-1850)
6. 113 Spring Street (IF#203, c.1840-1850)

SITES ASSOCIATED WITH MINORITIES AND WOMEN

The survey area contains several properties that either reflect or document the role played by women and minorities in the economic, social, and historical development of Manchester. Women did the vast bulk of teaching in the town's elementary schools, several of which survive, including the Southwest and West District Schools of the mid-nineteenth century, and the Buckland, Manchester Green, and South Schools erected in the early 1920s. Women also formed a large segment of the workforce in the many mills discussed in this report which produced both paper and textile products. All of the rural burying grounds located in Manchester contain important demographic information regarding marriage and childbearing practices. Finally, a significant proportion of the modest workers' cottages and rural houses sheltered the great influx of European immigrants which dramatically altered the local population mix after 1880. These newcomers, from Germany, Russia, Central Europe, Italy, and elsewhere found employment in the mills or maintained farms scattered throughout the town.

INDEX TO SITES, PHOTOGRAPHS, AND SLIDES

The pages included in the following index are arranged in the format outlined below. The various sites surveyed are listed alpha-numerically, by street name first, and then by assigned street number in ascending order. Additional information includes the estimated construction date, the file numbers of the photographic view, the orientation of the photographic view, and the file number of the corresponding slide.

(Street Name)

Site Number	Street Number	Construction Date	Photo- Roll:Neg	Photo View	Slide Number
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(Construction dates are based on information filed at the Manchester Assessor's Office, Manchester Land Records, oral history, other documentary evidence, and visual inspection. In most cases they represent the best estimate possible based on available evidence.)

Site Number	Street Number	Construction Date	Photo-Roll:Neg	Photo View	Slide Number
Adams Street					
1.	46	c. 1923	2-2	W	1
2.	144	c. 1840-1850	1-30	NW	
3.	145	c. 1860	1-25	E	
4.	149	c. 1860	1-26	E	
5.	153	c. 1824	1-27	E	
6.	159	c. 1847	1-28	E	
7.	165	c.1880	1-29	NE	2
8.	330	c.1840	1-33	NW	
9.	362	c.1860-1870	1-32	NW	
Arvine Place					
10.	26	c.1924	8-9	NW	
11.	31	c.1928	8-8	NW	
Bell Street					
12.	52	c.1890	9-10	NW	
Bidwell Street					
13.	34	c.1820	6-21	NW	
14.	364	c.1840-1850	5-22	NW	
15.	375	c.1840-1850	5-21	SW	
Birch Mountain Road					
16.	642	c.1900	3-7	SE	
17.	738	c.1800-1825	3-6	SE	
Bridge Street					
18.	67	c.1947	5-15	NE	
19.	79	c.1920	5-16	NE	
20.	83	c.1921	5-17	NE	3
21.	91	c.1926	5-18	NE	
Burnham Street Extension					
22.	15	c.1850	1-14	N	
Burnham Street West					
23.	580	c.1862	1-15	SE	
Bush Hill Road					
24.	10	c.1883	9-8	SW	
25.	36	c.1895	9-7	SW	
26.	251	c.1919	9-9	NE	

Site Number	Street Number	Construction Date	Photo-Roll:Neg	Photo View	Slide Number
Center Street					
27.	427H	c.1875	4-8	NE	4
28.	447	c.1923	4-11	NE	
29.	506	c.1927	4-6	S	
30.	512	c.1927	4-5	S	
31.	519	c.1925	4-4	N	
32.	531	c.1925	4-3	N	
33.	547	c.1915	4-2	N	
34.	677	c.1927	1-35	N	
Charter Oak Street					
35.	208	c.1872	3-16	SE	5
36.	218	c.1865	3-15	SE	
37.	238	c.1870	3-14	SE	
38.	264	c.1872	3-13	SE	
39.	270	c.1871	3-12	SE	
40.	285	c.1840-1850	4-32	NE	
41.	292	c.1897	3-11	SE	
42.	310	c.1898	3-10	SE	
Comstock Road					
43.	33	c.1928	7-23	N	
44.	67	c.1928	7-24	NW	
45.	79	c.1927	7-25	NW	
Depot Street					
46.	41	c.1903	2-3	NE	6
Fairview Street					
47.	44	c.1929	1-36A	NW	
48.	45	c.1931	4-1	E	
Fern Street					
49.	194	c.1836	8-13	SW	
50.	243	c.1820-1830	8-12	NE	
Foley Street					
51.	26	c.1920	4-24	NW	
52.	74	c.1920	4-23	NW	
Gardner Street					
53.	26	c.1902	8-14	NW	
54.	31	c.1850	8-15	NE	
55.	160	c.1871	8-24	NW	

Site Number	Street Number	Construction Date	Photo-Roll:Neg	Photo View	Slide Number
Gardner Street, cont.					
56.	176	c.1880	8-23	W	
57.	187	c.1840-1850	8-16	NE	
58.	214	c.1850-1870	DEMOLISHED SPRING 1998		
59.	241	c.1904	8-17	NE	
60.	270	c.1920	8-22	NW	
61.	433	c.1900	8-18	NE	
62.	516	c.1815	8-21	NW	
63.	569	c.1930	8-19	E	
64.	575	c.1930	8-20	E	
Glen Street					
65.	40	c.1874-1920	3-3	W	7
Griswold Street					
66.	20	c.1917	4-15	W	
67.	29	c.1900	4-17	E	
68.	36	c.1908	4-16	W	
Hackmatack Street					
69.	8	c.1896	6-5	S	
70.	14	c.1825	6-6	S	
71.	15	c.1851	6-4	N	
72.	58	c.1892	6-7	S	
73.	64	c.1851	6-8	S	
74.	78	c.1876	6-9	S	
75.	84	c.1876	6-10	S	
76.	92	c.1878	6-11	S	
77.	130	c.1950	6-12	S	
78.	165	c.1847	6-3	N	
79.	183	c.1912	6-2	NE	
80.	187	c.1912	5-24	NE	
81.	218	c.1860-1880	6-13	SW	
82.	221	c.1871	5-23	N	
83.	230	c.1850	6-14	SW	
84.	256	c.1858	6-15	SW	
85.	258	c.1840-1850	6-16	S	
86.	310	c.1865	6-17	SW	
87.	342	c.1861	6-18	SW	
88.	382	c.1947	6-19	SW	
Hartford Road					
89.	517	c.1905	7-3	N	
90.	649	c.1936	7-2	N	

Site Number	Street Number	Construction Date	Photo-Roll:Neg	Photo View	Slide Number
Hartford Road, cont.					
91.	671	c.1870	7-1	N	8
92.	681	c.1870	6-24A	N	
93.	691	c.1870	6-24	N	
94.	701	c.1840-1850	6-23	N	
95.	828	c.1835	6-22	SW	9
Highland Street					
96.	68	c.1866	3-9	SW	
97.	70	c.1915	3-8	SW	
98.	111	c.1913	4-36	NE	
99.	121	c.1914	4-37	NE	
100.	141	c.1876	4-38	NE	
101.	213	c.1903	3-1	N	
Hilliard Street					
102.	596-642	c.1834-1925	1-31	W	
Hills Street					
103.	4	c.1910	5-6	NW	
104.	42	c.1830-1840	5-5	NW	
Hillstown Road					
105.	188	c.1900	5-7	NW	
106.	269	c.1845	9-4	E	10
107.	483	c.1900	9-5	E	
108.	742	c.1909	9-6	W	
Keeney Street					
109.	40	c.1935	9-22	NW	
110.	79	c.1845	9-23	NE	
111.	99	c.1800-1825	9-24	NE	
112.	116	c.1875	9-21	W	
113.	210	c.1840	9-20	W	
114.	279	c.1790	9-24A	NE	11
115.	321	c.1840-1850	5-1	NE	12
116.	346	c.1923	9-19	NW	
117.	363	c.1920	5-2	E	
118.	368	c.1870	9-18	NW	
119.	406	c.1921	9-17	NW	
120.	455	c.1922	5-3	NE	
121.	490	c.1914	5-4	W	
122.	509	c.1900	10-3	NE	
123.	520	c.1900	10-2	W	

Site Number	Street Number	Construction Date	Photo-Roll;Neg	Photo View	Slide Number
Keeney Street, cont.					
124.	596	c.1840-1850	10-1	NW	
125.	612	c.1916	9-13	NW	
126.	660	c.1800	9-11	NW	
Lake Street					
127.	119	c.1931	2-35	N	13
Lewis Street					
128.	19	c.1895	8-4	N	
129.	30	c.1913-1920	8-3	W	
130.	33	c.1898	8-5	N	
131.	34	c.1900	8-2	W	
132.	41	c.1870-1875	8-6	N	
Lilac Street					
133.	23	c.1909	4-14	E	14
Lydall Street					
134.	188	c.1864	2-22	SW	
135.	341	c.1840-1850	2-23	N	15
136.	411	c.1869	2-24	NW	16
137.	423	c.1847	2-25	N	
Middle Turnpike East					
138.	549	c.1921-1922	2-34	NW	17
139.	562	c.1820-1830	1-3	SW	
140.	612	c.1825	1-2	SW	
141.	940	c.1900	2-36A	W	
142.	943	c.1826	2-36	N	18
North Main Street					
143.	543	c.1901	1-24	N	19
144.	584	c.1900-1905	1-4	SW	
145.	590	c.1846	1-5	SW	
146.	599	c.1845	1-23	N	
147.	605	c.1941	1-22	N	
148.	611	c.1836	1-21	N	
149.	619	c.1878	1-20	N	
150.	622	c.1850	1-6	SW	
151.	631	c.1860-1870	1-19	N	
152.	670	c.1840-1850	1-7	NW	
153.	698	c.1840-1850	1-8	SW	

Site Number	Street Number	Construction Date	Photo-Roll:Neg	Photo View	Slide Number
North Main Street, cont.					
154.	706	c.1830	1-9	SW	20
155.	713	c.1845	1-13	N	21
156.	729	c.1832	1-12	N	22
157.	756	c.1918	1-11	SW	23
Oak Grove Street					
158.	30	c.1876	4-35	N	
159.	158	c.1871	4-34	N	
160.	202	c.1880-1900	4-33	N	
Oakland Street					
161.	165	c.1760-1770	2-17	E	24
162.	275	c.1876	2-16	E	
163.	348	c.1948	2-15	W	
Olcott Drive					
164.	34	c.1925	1-36	SW	
Olcott Street					
165.	76	c.1897	4-19	SE	
166.	325	c.1845	4-20	NW	
Porter Street					
167.	691	c.1840-1850	3-5	N	
Prospect Street					
168.	84	c.1906	3-26	NW	
169.	96	c.1900	3-25	NW	
170.	97	c.1830-1840	3-17	E	
171.	106	c.1928	3-24	NW	
172.	109	c.1877	3-18	E	
173.	117	c.1900	3-19	E	
174.	118	c.1929	3-23	NW	
175.	127	c.1900	3-20	E	
176.	130	c.1929	3-22	NW	
177.	133	c.1900	3-21	E	
Ridgewood Street					
178.	19	c.1912	4-9	N	
179.	37	c.1923	4-10	N	
St. Lawrence Street					
180.	19	c.1820-1830	4-18	N	

Site Number	Street Number	Construction Date	Photo-Roll:Neg	Photo View	Slide Number
South Main Street					
181.	110	c.1840-1850	7-21	NW	
182.	120	c.1880	7-20	NW	
183.	128	c.1872	7-22	NW	
184.	137	c.1808	7-4	E	
185.	142	c.1880	7-19	NW	
186.	143	c.1870	7-5	E	
187.	148	c.1880	7-18	NW	
188.	154	c.1900	7-17	NW	
189.	155	c.1892	7-6	E	
190.	189	c.1750-1760	7-7	E	25
191.	202	c.1904	7-16	NW	26
192.	211	c.1835-1845	7-8	E	
193.	214	c.1898	7-15	NW	27
194.	234	c.1765	7-14	NW	28
195.	247	c.1922-1924	7-9	E	
196.	333	c.1835-1845	7-10	E	
197.	357	c.1871	7-11	E	
198.	600	c.1864	7-13	NW	
199.	637	c.1840-1850	7-12	E	29
Spencer Street					
200.	188	c.1846	9-3	SW	
201.	West Cemetery	c.1740-	9-2	N	30
Spring Street					
202.	15	c.1916	8-10	N	
203.	113	c.1840-1850	8-11	N	31
204.	673	c.1900-1910	8-24A	N	32
205.	680	c.1890	8-25	E	33
206.	720	c.1904	3-2	S	
Tolland Turnpike					
207.	235	c.1876	2-14	N	
208.	260	c.1880-1900	2-13	NE	
209.	449	c.1826	2-11	N	
210.	509	c.1944	2-10	N	
211.	571	c.1825-1850	2-8	N	
212.	629	c.1920	2-7	N	
213.	669	c.1775-1790	2-6	N	34
214.	717	c.1847	2-5	N	
215.	1075	c.1923	2-4	NW	
216.	1210	c.1770--	1-18	NW	35
217.	1632	c.1860-1880	1-16	S	

Site Number	Street Number	Construction Date	Photo-Roll:Neg	Photo View	Slide Number
Tolland Turnpike, cont.					
218.	1701	c.1830-1840	1-17	N	
Union Street					
219.	191	c.1900	2-9	E	
Vernon Street					
220.	10	c.1900	2-30	NW	
221.	22	c.1840-1850	2-31	NW	
222.	182	c.1918	2-32	NW	
223.	184	c.1927	2-33	NW	
224.	325	c.1780	2-29	NE	
225.	362	c.1887	2-25	W	
226.	543	c.1891	2-28	E	
227.	756	c.1922	2-27	NW	
West Center Street					
228.	109	c.1930	4-31	NE	36
229.	113	c.1930	4-30	NE	
230.	123	c.1932	4-29	NE	
231.	129	c.1930	4-28	NE	
232.	137	c.1930	4-27	NE	
233.	256	c.1870	4-25	SE	
234.	270	c.1839	4-26	SE	
235.	343	c.1870-1880	4-22	N	
Wetherell Street					
236.	26	c.1921	5-12	SW	
237.	42	c.1924	5-13	SW	
238.	56	c.1922	5-14	SW	
239.	91	c.1825-1850	5-11	NW	
240.	119	c.1924	5-10	NW	
241.	143	c.1847	5-9	NW	
242.	173	c.1877	5-8	NW	
243.	216	c.1918	5-19	NE	
244.	248	c.1918	5-20	NE	
Woodbridge Street					
245.	307	c.1928	2-18	NW	
246.	323	c.1928	2-19	NW	
Woodside Street					
247.	76	c.1900-1905	4-21	SE	

**HISTORIC RESOURCES INVENTORY -
BUILDINGS AND STRUCTURES**

IF#1

HIST-6 REV. 5/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

FOR OFFICE USE ONLY

Town No.:	Site No.:
UTM	
QUAD:	
DISTRICT	IF NR. SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION

DESCRIPTION

1. BUILDING NAME (Common) _____ (Historic) Meyer and Mendelsohn Tobacco Warehouse	
2. TOWN, CITY Manchester	VILLAGE _____ COUNTY Hartford
3. STREET AND NUMBER (and / or location) 46 Adams Street	
4. OWNER(S) Allen Boratko <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	
5. USE (Present) Warehouse (Historic) Tobacco Warehouse	
6. ACCESSIBILITY TO PUBLIC: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	EXTERIOR VISIBLE FROM PUBLIC ROAD <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. STYLE OF BUILDING Vernacular DATE OF CONSTRUCTION c.1923	
8. MATERIAL(S) (Indicate use or location when appropriate)	
<input checked="" type="checkbox"/> Clapboard <input type="checkbox"/> Wood shingle <input type="checkbox"/> Board & batten <input type="checkbox"/> Aluminum siding	<input type="checkbox"/> Asbestos siding <input type="checkbox"/> Asphalt siding <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Concrete Type: _____
<input checked="" type="checkbox"/> Brick <input type="checkbox"/> Fieldstone <input type="checkbox"/> Cobblestone <input type="checkbox"/> Cut stone Type: _____	<input type="checkbox"/> Other (Specify) _____
9. STRUCTURAL SYSTEM	
<input checked="" type="checkbox"/> Wood frame <input type="checkbox"/> Load-bearing masonry <input type="checkbox"/> Other (Specify) _____	<input type="checkbox"/> Post and beam <input type="checkbox"/> Structural iron or steel
10. ROOF (Type)	
<input type="checkbox"/> Gable <input type="checkbox"/> Gambrel <input type="checkbox"/> Flat <input type="checkbox"/> Shed <input type="checkbox"/> Mansard <input type="checkbox"/> Hip <input type="checkbox"/> Monitor <input type="checkbox"/> Round <input type="checkbox"/> Sawtooth <input type="checkbox"/> Other (Specify) _____	(Material)
<input type="checkbox"/> Wood shingle <input type="checkbox"/> Asphalt shingle	<input checked="" type="checkbox"/> Roll asphalt <input type="checkbox"/> Built up <input type="checkbox"/> Tin <input type="checkbox"/> Tile <input type="checkbox"/> Slate <input type="checkbox"/> Other (Specify) _____
11. NUMBER OF STORIES 3	APPROXIMATE DIMENSIONS Not available
12. CONDITION (Structural) (Exterior)	
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated
13. INTEGRITY (Location) <input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved	WHEN? _____ ALTERATIONS <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No IF YES, EXPLAIN _____
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES	
<input type="checkbox"/> Barn <input type="checkbox"/> Carriage house	<input type="checkbox"/> Shed <input type="checkbox"/> Shop <input type="checkbox"/> Garage <input type="checkbox"/> Garden <input type="checkbox"/> Other landscape features or buildings (Specify) _____
15. SURROUNDING ENVIRONMENT	
<input type="checkbox"/> Open land <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Woodland <input type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> High building density <input type="checkbox"/> Scattered buildings visible from site

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS This building is situated on a heavily travelled thoroughfare, in an area largely dominated by commercial and industrial activities.

(OVER)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (Interior and/or exterior)

DESCRIPTION (Continued)

46 Adams Street is a large rectangular two-part, three-story, frame industrial structure with a flat roof, resting upon a brick and poured concrete foundation. The building utilizes large 4/1 sash and is sheathed with clapboards. Several truck loading bays are located at the first-floor level.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

While production of milk and butter, along with fruit and vegetable farming, remained important agricultural specialties well into the second half of the twentieth century, tobacco more than any other crop decisively impacted Manchester agriculture. Substantial quantities of tobacco had been grown on area farms for decades, but the introduction of shade-grown (wrapper) tobacco around the turn of the century turned an important crop into a boom industry.

Leaders in the emerging tobacco enterprise included Adolph and Samuel Hartman, who moved to Manchester in 1881, opening a general store. By 1904 they operated under the name of A & S Hartman, Packers and Dealers in Connecticut Seed Leaf Tobacco. They purchased several farms in Buckland and South Windsor, later doing business as the Connecticut Sumatra Company and, after 1928, as the Hartman Tobacco Company. For many years they operated an "upper farm" where the present Buckland Mall is located (broadleaf tobacco) and a "lower farm," current site of the J. C. Penney distribution center (shade-grown Sumatra leaf). (See continuation sheet)

SOURCES

Manchester Assessor's Records
 Manchester Land Records 1169-202
 Burpee, History of Hartford County
 Trumbul, Memorial History of Hartford County
 Manchester Town Directories

PHOTO

PHOTOGRAPHER	DATE
Geoffrey Rossano	January 1998
VIEW	NEGATIVE ON FILE
W	CHC

COMPILED BY

NAME	DATE
Geoffrey Rossano	April 1998
ORGANIZATION	
Town of Manchester	
ADDRESS	
41 Center Street, Manchester 06045	



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

- None known
 Highways
 Vandalism
 Developers
 Other _____
 Renewal
 Private
 Deterioration
 Zoning
 Explanation _____

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item number: _____ Date: _____

FOR OFFICE USE ONLY			
TOWN NO.:			SITE NO.:
UTM: 18	/	/	/
QUAD:			
DISTRICT:	3	NR:	ACTUAL POTENTIAL

Item #19, cont.

Hackett Brothers were also active in Buckland. Manning and Kahn organized in the Hillstown area in 1913. World War I proved a great boon to local growers, as foreign imports declined precipitously. For a short period the crop was so profitable that second-growth woods were hurriedly cleared with explosives.

During the early 1920s prices dropped, and many local farmers turned to cooperative marketing efforts. In 1923 a group of growers who felt wholesale buyers were not paying enough for their crop joined together as the Wapping-Manchester Warehouse Company. They constructed this tobacco warehouse that same year. Overproduction, opposition by buyers, and dissension among growers, however, helped undermine this effort. By 1925 there was a three-year oversupply of tobacco. In the late 1920s the Connecticut Valley Tobacco Growers Association attached the property, which was first leased and then in 1930 sold to the firm of Meyer and Mendelsohn.

Despite dissension and unstable prices, during the 1920s Manchester farmers annually harvested 300,000 pounds of tobacco leaf, with one-quarter of local farmland (1,000 acres) devoted to such production, 500 acres in Buckland alone. At least seven farmers along Gardner Street raised tobacco. To improve production the Hartman operation imported manure from Kentucky by the railroad carfull. The Meyer and Mendelsohn warehouse sometimes accommodated twelve to fifteen truckloads of tobacco per day, as 100 or more employees in peak season sorted, graded, and "sweated" the harvested leaves.

By the late 1930s the local tobacco industry was in decline. Falling popularity of cigars, rising sales of cigarettes, and introduction of cheaper or synthetic cigar wrapper helped reduce local demand. The hurricane of 1938 inflicted severe damage, destroying many barns and sheds. After 1939 attracting sufficient help to tend and harvest the crop proved increasingly difficult as improved employment opportunities at nearby factories siphoned off much of the available labor supply.

The industry declined steadily in the 1940s and 1950s as more and more land was sold for residential and commercial development. By 1965 only five growers remained active in town. In 1978 the Meyer and Mendelsohn tobacco warehouse was sold to the firm of Caldwell and Jones, wholesale fertilizer dealers established in 1842. The last tobacco-growing operation ceased in the early 1980s.

HISTORIC RESOURCES INVENTORY

BUILDINGS AND STRUCTURES

HIST-6 REV. 6/83

IF#2

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
 (203) 566-3005

FOR OFFICE USE ONLY

Town No.:

Site No.:

UTM

QUAD:

DISTRICT

IF NR. SPECIFY

S

NR

Actual

Potential

IDENTIFICATION

1. BUILDING NAME (Common) _____ (Historic) _____

2. TOWN / CITY: Manchester VILLAGE: _____ COUNTY: Hartford

3. STREET AND NUMBER (and / or location): 144 Adams Street

4. OWNER(S): Robert and Dorothy Boulay Public Private

5. USE (Present): Residence (Historic): Residence

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD: Yes No INTERIOR ACCESSIBLE: Yes No IF YES, EXPLAIN: _____

DESCRIPTION

7. STYLE OF BUILDING: Greek Revival DATE OF CONSTRUCTION: c.1840-1850

8. MATERIAL(S) (Indicate use or location when appropriate):
 Clapboard Asbestos siding Brick Other (Specify) Vinyl siding
 Wood shingle Asphalt siding Fieldstone
 Board & batten Stucco Cobblestone
 Aluminum siding Concrete Type: _____ Cut stone Type: _____

9. STRUCTURAL SYSTEM:
 Wood frame Post and beam Balloon
 Load-bearing masonry Structural iron or steel
 Other (Specify) _____

10. ROOF (Type):
 Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other (Specify) _____
 (Material):
 Wood shingle Roll asphalt Tin Slate
 Asphalt shingle Built up Tile Other (Specify) _____

11. NUMBER OF STORIES: 2 APPROXIMATE DIMENSIONS: 23' x 26'

12. CONDITION (Structural): Excellent Good Fair Deteriorated (Exterior): Excellent Good Fair Deteriorated

13. INTEGRITY (Location): On original site Moved WHEN?: _____ ALTERATIONS: Yes No IF YES, EXPLAIN: Re-sided

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
 Barn Shed Garage Other landscape features or buildings (Specify) _____
 Carriage house Shop Garden

15. SURROUNDING ENVIRONMENT:
 Open land Woodland Residential Scattered buildings visible from site
 Commercial Industrial Rural High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This building stands on a heavily travelled thoroughfare amidst both commercial and residential structures of mixed age and type.

(OVER)

DESCRIPTION (Continued)

144 Adams Street is a simple two-story Greek Revival frame residence with a gable roof, oriented with the gable end to the street. The structure rests on a stone foundation and is sheathed with replacement vinyl siding. The building incorporates an offset entry (front/right) and an enclosed front porch. Window sash is of 1/1 configuration arranged in a three-bay facade. Architectural features include a pedimented gable with nine-light sash in the peak, central chimney, and single-story gabled wing in the rear.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

During the second quarter of the nineteenth century, Manchester residents, like their counterparts throughout the United States, erected an array of buildings in the then-popular Greek Revival style (also known as the National style) which emphasized classical details such as pedimented gables, pilaster-and-lintel entries, wide friezes, prominent corner pilasters, and gable-end-to-the-street orientation mimicking ancient temples. 144 Adams Street, constructed c.1840-1850, has long been associated with the nearby Goodwin/Adams paper mill and surrounding mill village, and is a good example of the modest housing provided industrial workers in this era.

SOURCES

Manchester Assessor's Records
 Manchester Land Records 728-191
 Burpee, History of Hartford County
 Trumbul, Memorial History of Hartford County
 Manchester Town Directories

PHOTO

PHOTOGRAPHER: Geoffrey Rossano DATE: January 1998

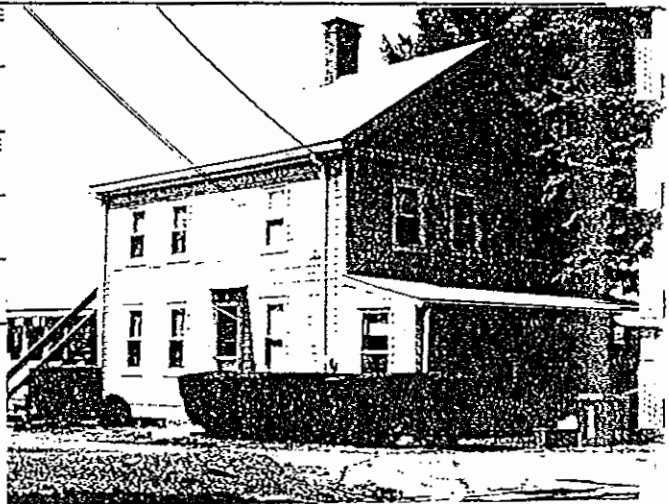
VIEW: NW NEGATIVE ON FILE: CHC

COMPILED BY

NAME: Geoffrey Rossano DATE: April 1998

ORGANIZATION: Town of Manchester

ADDRESS: 41 Center Street, Manchester 06045



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

- None known Highways Vandalism Developers Other _____
- Renewal Private Deterioration Zoning Explanation _____

HISTORIC RESOURCES INVENTORY

BUILDINGS AND STRUCTURES

HIST-6 REV. 6/83

IF#3

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
 (203) 566-3005

FOR OFFICE USE ONLY

Town No.:	Site No.:
UTM:	
QUAD:	
DISTRICT:	IF NR. SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION

1. BUILDING NAME (Common) _____ (Historic) _____	
2. TOWN / CITY Manchester	VILLAGE _____ COUNTY Hartford
3. STREET AND NUMBER (and / or location) 145 Adams Street	
4. OWNER(S) Laszlo and Jolanda Szarka <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	
5. USE (Present) _____ (Historic) _____ Residence Residence	
6. ACCESSIBILITY TO PUBLIC. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	EXTERIOR VISIBLE FROM PUBLIC ROAD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
INTERIOR ACCESSIBLE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No IF YES, EXPLAIN _____	

DESCRIPTION

7. STYLE OF BUILDING Vernacular Gable and Wing		DATE OF CONSTRUCTION c.1850-1860
8. MATERIAL(S) (Indicate use or location when appropriate)		
<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos siding	<input checked="" type="checkbox"/> Brick
<input type="checkbox"/> Wood shingle	<input type="checkbox"/> Asphalt siding	<input checked="" type="checkbox"/> Other (Specify) - Vinyl siding
<input type="checkbox"/> Board & batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Fieldstone
<input type="checkbox"/> Aluminum siding	<input type="checkbox"/> Concrete Type: _____	<input type="checkbox"/> Cobblestone
9. STRUCTURAL SYSTEM		
<input type="checkbox"/> Wood frame	<input checked="" type="checkbox"/> Post and beam	<input type="checkbox"/> Balloon
<input type="checkbox"/> Load-bearing masonry		<input type="checkbox"/> Structural iron or steel
<input type="checkbox"/> Other (Specify) _____		
10. ROOF (Type)		
<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip
<input type="checkbox"/> Wood shingle	<input type="checkbox"/> Roll asphalt	<input type="checkbox"/> Tin
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Slate
<input type="checkbox"/> Other (Specify) _____		
11. NUMBER OF STORIES 2	APPROXIMATE DIMENSIONS 38' x 27'	
12. CONDITION (Structural) _____ (Exterior) _____		
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	
13. INTEGRITY (Location) _____ WHEN? _____ ALTERATIONS _____ IF YES, EXPLAIN _____		
<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Re-sided
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES		
<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden
<input type="checkbox"/> Other landscape features or buildings (Specify) _____		
15. SURROUNDING ENVIRONMENT		
<input type="checkbox"/> Open land	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural
<input type="checkbox"/> Scattered buildings visible from site		
<input type="checkbox"/> High building density		
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS This building stands on heavily travelled Adams street in an area of mixed commercial/residential activity.		

(OVER)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (Interior and/or Exterior)

DESCRIPTION (Continued)

145 Adams Street is a simple two-story vernacular gable-and-wing frame residence with a gable roof, oriented with the principal gable end to the street. The structure rests on a brick foundation and is sheathed with replacement vinyl siding. The building includes an offset entry and 6/6 sash arranged in a two-bay facade. Architectural features include a two-story gabled wing on the right, small central chimney, and simple eaves returns.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

Throughout the nineteenth century, and well into the early twentieth century, local Manchester builders erected simple vernacular structures to house both residents and business activities. Though lacking a specific style, these homes and shops reflected traditional regional building practices, including wood frame construction, gable roofs, clapboard siding, and double-hung sash windows, occasionally embellished with a few decorative details such as modest cornice returns, fancy shinglework, simple brackets, or turned porch columns. 145 Adams Street, constructed c. 1850-1860, has long been associated with the nearby Goodwin/Adams paper mill and surrounding mill village, and is a good example of the modest housing provided industrial workers of that era.

SOURCES

Manchester Assessor's Records
 Manchester Land Records 543-078
 Burpee, History of Hartford County
 Trumbul, Memorial History of Hartford County
 Manchester Town Directories

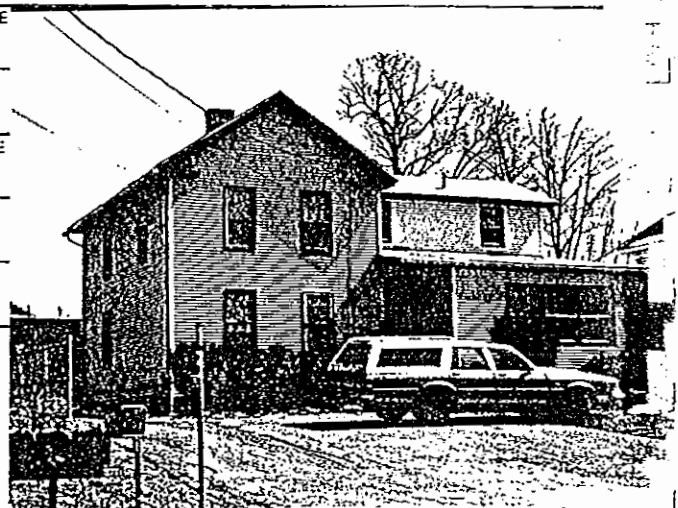
PHOTO

PHOTOGRAPHER: Geoffrey Rossano DATE: January 1998
 VIEW: E NEGATIVE ON FILE: CHC

COMPILED BY

NAME: Geoffrey Rossano DATE: April 1998
 ORGANIZATION: Town of Manchester
 ADDRESS: 41 Center Street, Manchester 06045

3. SUBSEQUENT FIELD EVALUATIONS



THREATS TO BUILDING OR SITE

- None known
- Highways
- Vandalism
- Developers
- Other _____
- Renewal
- Private
- Detentionation
- Zoning
- Explanation _____

HISTORIC RESOURCES INVENTORY

BUILDINGS AND STRUCTURES

IF#4

HIST-6 REV. 6/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
 (203) 566-3005

FOR OFFICE USE ONLY

Town No.:	Site No.:
UTM	
QUAD:	
DISTRICT	IF NR, SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION

1. BUILDING NAME (Common) _____ (Historic) _____

2. TOWN / CITY: Manchester VILLAGE: _____ COUNTY: Hartford

3. STREET AND NUMBER (and / or location): 149 Adams Street

4. OWNER(S): Ralph and Beulah Lewis Public Private

5. USE (Present): Residence (Historic) Residence

6. ACCESSIBILITY TO PUBLIC: Yes No EXTERIOR VISIBLE FROM PUBLIC ROAD: Yes No INTERIOR ACCESSIBLE: Yes No IF YES, EXPLAIN: _____

DESCRIPTION

7. STYLE OF BUILDING: Vernacular DATE OF CONSTRUCTION: c.1860

8. MATERIAL(S) (Indicate use or location when appropriate)

<input checked="" type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos siding	<input checked="" type="checkbox"/> Brck.	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Wood shingle	<input type="checkbox"/> Asphalt siding	<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum siding	<input type="checkbox"/> Concrete Type: _____	<input type="checkbox"/> Cut stone Type: _____	

9. STRUCTURAL SYSTEM

<input type="checkbox"/> Wood frame	<input checked="" type="checkbox"/> Post and beam	<input type="checkbox"/> Balloon
<input type="checkbox"/> Load-bearing masonry	<input type="checkbox"/> Structural iron or steel	
<input type="checkbox"/> Other (Specify) _____		

10. ROOF (Type)

<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor	<input type="checkbox"/> Sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round	<input type="checkbox"/> Other (Specify) _____

(Material)

<input type="checkbox"/> Wood shingle	<input type="checkbox"/> Roll asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify) _____

11. NUMBER OF STORIES: 2 APPROXIMATE DIMENSIONS: 38' x 27'

12. CONDITION (Structural) (Exterior)

<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
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13. INTEGRITY (Location) WHEN? ALTERATIONS IF YES, EXPLAIN

<input checked="" type="checkbox"/> On original site	<input type="checkbox"/> Moved	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify) _____
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	

15. SURROUNDING ENVIRONMENT

<input type="checkbox"/> Open land	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

This building is situated on a heavily travelled thoroughfare lined with both commercial and residential structures of mixed age and type.

(OVER)

DESCRIPTION (Continued)

149 Adams Street is a pleasant two-story vernacular frame cottage with a gable roof, oriented with the gable end to the street. The structure rests on a brick foundation and is sheathed with clapboards. The building incorporates an offset entry (right) and corner entry porch with turned column and sawn brackets. Window sash is of 6/6 configuration arranged in a two-bay facade. Architectural features include molded eaves/returns and a small central chimney

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

Throughout the nineteenth century, and well into the early twentieth century, local Manchester builders erected simple vernacular structures to house both residents and business activities. Though lacking a specific style, these homes and shops reflected traditional regional building practices, including wood frame construction, gable roofs, clapboard siding, and double-hung sash windows, occasionally embellished with a few decorative details such as modest cornice returns, fancy shinglework, simple brackets, or turned porch columns. 149 Adams Street, constructed c. 1860 and long associated with the nearby Goodwin/Adams paper mill and neighboring mill village, is typical of the modest vernacular frame residences available to industrial workers of that era

SOURCES

Manchester Assessor's Records
 Manchester Land Records 435-375
 Burpee, History of Hartford County
 Trumbul, Memorial History of Hartford County
 Manchester Town Directories

PHOTO

PHOTOGRAPHER

Geoffrey Rossano

DATE

January 1998

VIEW

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NEGATIVE ON FILE

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COMPILED BY

NAME

Geoffrey Rossano

DATE

April 1998

ORGANIZATION

Town of Manchester

ADDRESS

41 Center Street, Manchester 06045



3. SUBSEQUENT FIELD EVALUATIONS

THREATS TO BUILDING OR SITE

- None known
 Highways
 Vandalism
 Developers
 Other _____
 Renewal
 Private
 Deterioration
 Zoning
 Explanation _____

HISTORIC RESOURCES INVENTORY

BUILDINGS AND STRUCTURES

IF#5

HIST-6 REV. 6/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06108
 (203) 566-3005

FOR OFFICE USE ONLY

Town No.:

Site No.:

UTM

QUAD:

DISTRICT

IF NR. SPECIFY

S

NR

Actual

Potential

IDENTIFICATION

1. BUILDING NAME (Common) _____ (Historic) _____

2. TOWN / CITY: Manchester VILLAGE: _____ COUNTY: Hartford

3. STREET AND NUMBER (and / or location): 153 Adams Street

4. OWNER(S): Barney Peterman Public Private

5. USE (Present): Residence (Historic) Residence

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD: Yes No INTERIOR ACCESSIBLE: Yes No IF YES, EXPLAIN: _____

DESCRIPTION

7. STYLE OF BUILDING: Vernacular DATE OF CONSTRUCTION: c.1824

8. MATERIAL(S) (Indicate use or location when appropriate):
 Clapboard Asbestos siding Brick Other Vinyl siding (Specify) _____
 Wood shingle Asphalt siding Fieldstone
 Board & batten Stucco Cobblestone
 Aluminum siding Concrete Type: _____ Cut stone Type: _____

9. STRUCTURAL SYSTEM:
 Wood frame Post and beam Balloon
 Load-bearing masonry Structural iron or steel
 Other (Specify) _____

10. ROOF (Type):
 Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other (Specify) _____
 (Material)
 Wood shingle Roll asphalt Tin Slate
 Asphalt shingle Built up Tile Other (Specify) _____

11. NUMBER OF STORIES: 2 APPROXIMATE DIMENSIONS: Not available

12. CONDITION (Structural): Excellent Good Fair Deteriorated (Exterior): Excellent Good Fair Deteriorated

13. INTEGRITY (Location): On original site Moved WHEN? _____ ALTERATIONS: Yes No IF YES, EXPLAIN: Re-sided

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
 Barn Shed Garage Other landscape features or buildings (Specify) _____
 Carriage house Shop Garden

15. SURROUNDING ENVIRONMENT:
 Open land Woodland Residential Scattered buildings visible from site
 Commercial Industrial Rural High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This building is situated on a heavily travelled thoroughfare amidst both commercial and residential structures of mixed age and type.

(OVER)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (Interior and/or exterior)

DESCRIPTION (Continued)

153 Adams Street is a simple two-story vernacular frame residence with a gable roof, oriented with the gable end to the street. The structure rests on a stone foundation and is sheathed with replacement vinyl siding. The building incorporates an offset entry and corner entry porch. Window sash is of 6/6 configuration arranged in a two-bay facade. Architectural features include modest eaves returns and a two-story gabled wing on the right.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

Throughout the nineteenth century, local Manchester builders erected simple vernacular structures to house both residents and small-scale business activities. Though lacking a specific style, these homes and shops reflected traditional regional building practices, including wood frame construction, gable roofs, clapboard siding, and double-hung sash windows, occasionally embellished with a few decorative details such as modest cornice returns, fancy shinglework, simple brackets, or turned porch columns. 153 Adams Street, constructed c. 1824, has long been associated with the nearby Goodwin/Adams paper mill and neighboring mill village, and is a good example of the modest housing provided industrial workers of that era. If the claimed construction date is accurate, this would be one of the earliest surviving structures in Buckland.

SOURCES

Manchester Assessor's Records
 Manchester Land Records 894-205
 Burpee, History of Hartford County
 Trumbul, Memorial History of Hartford County
 Manchester Town Directories

PHOTO

PHOTOGRAPHER	DATE
Geoffrey Rossano	January 1998
VIEW	NEGATIVE ON FILE
E	CHC

COMPILED BY

NAME	DATE
Geoffrey Rossano	April 1998
ORGANIZATION	
Town of Manchester	
ADDRESS	
41 Center Street, Manchester 06045	



SUBSEQUENT FIELD EVALUATIONS

THREATS TO BUILDING OR SITE

- None known Highways Vandalism Developers Other _____
- Renewal Private Deterioration Zoning Explanation _____

HISTORIC RESOURCES INVENTORY
BUILDINGS AND STRUCTURES

IF#6

HIST-6 REV. 6/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
 (203) 566-3005

FOR OFFICE USE ONLY

Town No.:	Site No.:
UTM	
QUAD:	
DISTRICT	IF NR. SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION

DESCRIPTION

1. BUILDING NAME (Common)		(Historic)	
2. TOWN / CITY Manchester		VILLAGE	COUNTY Hartford
3. STREET AND NUMBER (and / or location) 159 Adams Street			
4. OWNER(S) Barney Peterman <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private			
5. USE (Present) Residence		(Historic) Residence	
6. ACCESSIBILITY TO PUBLIC.	EXTERIOR VISIBLE FROM PUBLIC ROAD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INTERIOR ACCESSIBLE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, EXPLAIN
7. STYLE OF BUILDING Vernacular		DATE OF CONSTRUCTION c.1847	
8. MATERIAL(S) (Indicate use or location when appropriate)			
<input checked="" type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Wood shingle	<input type="checkbox"/> Asphalt siding	<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum siding	<input type="checkbox"/> Concrete Type: _____	<input checked="" type="checkbox"/> Cut stone Type: _____	
9. STRUCTURAL SYSTEM			
<input type="checkbox"/> Wood frame	<input checked="" type="checkbox"/> Post and beam	<input type="checkbox"/> Balloon	
<input type="checkbox"/> Load-bearing masonry		<input type="checkbox"/> Structural iron or steel	
<input type="checkbox"/> Other (Specify) _____			
10. ROOF (Type)			
<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor <input type="checkbox"/> Sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round <input type="checkbox"/> Other (Specify) _____
(Material)			
<input type="checkbox"/> Wood shingle	<input type="checkbox"/> Red asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify) _____
11. NUMBER OF STORIES 2	APPROXIMATE DIMENSIONS 46' x 27'		
12. CONDITION (Structural)		(Exterior)	
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
		<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good
		<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
13. INTEGRITY (Location)		WHEN?	ALTERATIONS
<input checked="" type="checkbox"/> On original site	<input type="checkbox"/> Moved		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
IF YES, EXPLAIN			
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES			
<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify)
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	
15. SURROUNDING ENVIRONMENT			
<input type="checkbox"/> Open land	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS			
This building is situated on a heavily travelled thoroughfare amidst both commercial and residential structures of mixed age and type.			

(OVER)

DESCRIPTION (Continued)

159 Adams Street is a simple two-story vernacular frame residence with a gable roof, oriented with the gable end to the street. The structure rests on a stone foundation and is sheathed with clapboards. The building incorporates an offset (corner) entry and small corner porch with turned column. Window sash is of 6/6 configuration. Architectural features include a two-story gabled wing on the right with full-width porch and turned columns, and a two-story bay window with 4/4 sash and bracketed eaves in the center of the street-facing gable. c

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

Throughout the nineteenth century, local Manchester builders erected simple vernacular structures to house both residents and small-scale business activities. Though lacking a specific style, these homes and shops reflected traditional regional building practices, including wood frame construction, gable roofs, clapboard siding, and double-hung sash windows, occasionally embellished with a few decorative details such as modest cornice returns, fancy shinglework, simple brackets, or turned porch columns. 159 Adams Street, constructed c. 1847, has long been associated with the nearby Goodwin/Adams paper mill and neighboring mill village, and is a good example of the modest housing provided industrial workers in that era. The bay window and turned columns reflect embellishments of a later period.

SOURCES

Manchester Assessor's Records
 Manchester Land Records 930-060
 Burpee, History of Hartford County
 Trumbul, Memorial History of Hartford County
 Manchester Town Directories

PHOTO

PHOTOGRAPHER	DATE
Geoffrey Rossano	January 1998
VIEW	NEGATIVE ON FILE
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COMPILED BY

NAME	DATE
Geoffrey Rossano	April 1998
ORGANIZATION	
Town of Manchester	
ADDRESS	
41 Center Street, Manchester 06045	



2. SUBSEQUENT FIELD EVALUATIONS

3. THREATS TO BUILDING OR SITE

- None known
 Highways
 Vandalism
 Developers
 Other _____
 Renewal
 Private
 Deterioration
 Zoning
 Explanation _____

HISTORIC RESOURCES INVENTORY

BUILDINGS AND STRUCTURES

HIST-6 REV. 5/83

IF#7

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

FOR OFFICE USE ONLY

Town No.:

Site No.:

UTM

QUAD:

DISTRICT

IF NR, SPECIFY

S

NR

Actual

Potential

IDENTIFICATION

1. BUILDING NAME (Common)		(Historic)	
Manchester		Peter Adams Paper Mill	
2. TOWN / CITY	VILLAGE	COUNTY	
Manchester		Hartford	
3. STREET AND NUMBER (and / or location)			
165 Adams Street			
4. OWNER(S)			
Anthony Scarpace <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private			
5. USE (Present)		(Historic)	
Restaurant		Paper Mill	
6. ACCESSIBILITY TO PUBLIC:	EXTERIOR VISIBLE FROM PUBLIC ROAD	INTERIOR ACCESSIBLE	IF YES, EXPLAIN
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

DESCRIPTION

7. STYLE OF BUILDING		DATE OF CONSTRUCTION	
Industrial		c.1880, rebuilt 1975	
8. MATERIAL(S) (Indicate use or location when appropriate)			
<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos siding	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Wood shingle	<input type="checkbox"/> Asphalt siding	<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum siding	<input type="checkbox"/> Concrete Type: _____	<input checked="" type="checkbox"/> Cut stone Type: _____	
9. STRUCTURAL SYSTEM			
<input type="checkbox"/> Wood frame	<input type="checkbox"/> Post and beam	<input type="checkbox"/> Balloon	
<input checked="" type="checkbox"/> Load-bearing masonry		<input type="checkbox"/> Structural iron or steel	
<input type="checkbox"/> Other (Specify) _____			
10. ROOF (Type)			
<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round
			<input type="checkbox"/> Other (Specify) _____
(Material)			
<input type="checkbox"/> Wood shingle	<input type="checkbox"/> Roll asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify) _____
11. NUMBER OF STORIES		APPROXIMATE DIMENSIONS	
2		Not available	
12. CONDITION (Structural)		(Exterior)	
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
		<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good
		<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
13. INTEGRITY (Location)		WHEN?	ALTERATIONS
<input checked="" type="checkbox"/> On original site	<input type="checkbox"/> Moved		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
			Windows replaced, entrance remodelled
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES			
<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify)
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	
15. SURROUNDING ENVIRONMENT			
<input type="checkbox"/> Open land	<input type="checkbox"/> Woodland	<input type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS			
This building is situated on heavily travelled Adams Street in an area of mixed industrial/commercial use.			

(OVER)

17 OTHER NOTABLE FEATURES OF BUILDING OR SITE (Interior and/or exterior)

DESCRIPTION (Continued)

165 Adams Street, the old Adams Paper Mill, is a substantial two-story brick masonry industrial building with a shallow gable roof, oriented with the long elevation to the street. The structure rests on a brick and stone foundation. The building incorporates a modern offset enclosed entry (front/right). Architectural features include modern sash in a 15-bay facade, granite sills and segmental-arch brick lintels, corbeled eaves, and brick cornice returns. A complementary flat-roofed addition at the right/rear repeats these architectural elements. The walls are pierced by iron tie rods and diamond-shaped anchor plates. A second small industrial structure stands to the north of the main mill, a one-story gable-roofed brick building with cornice returns, slate roof, and circular window in the gable peak.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

Buckland, an important early industrial area, lay west of Union Village, and eventually supported several manufacturing establishments, beginning with Richard Jones' paper mill (c.1780), as well as a powder mill, oil mill, and grist mill. The site passed through many owners during the nineteenth century: Joseph Chamberlain owned the property in the early 1820s. Peter Rogers and William Debit controlled the site c. 1825 until 1836. In the late 1830s a partnership including Henry Champion, Samuel Maxon, Henry George, and Edwin Goodwin obtained control. Thereafter George Goodwin and his sons operated the mill until 1861, updating the facility by installing coal-fired steam boilers c. 1850. The property later fell under the control of the National Exchange Bank of Hartford which in 1868 sold it to Peter Adams (born in Scotland in 1807) who rebuilt and expanded the site and continued to manufacture paper for several decades thereafter. Known as the Waverly Mills, this large industrial complex, of which only a small portion survives, made a specialty of high-quality writing paper. (See continuation sheet.)

SOURCES

Manchester Assessor's Records
 Manchester Land Records 1620-099
 Burpee, History of Hartford County
 Trumbul, Memorial History of Hartford County
 Manchester Town Directories

PHOTO

PHOTOGRAPHER: Geoffrey Rossano DATE: January 1998

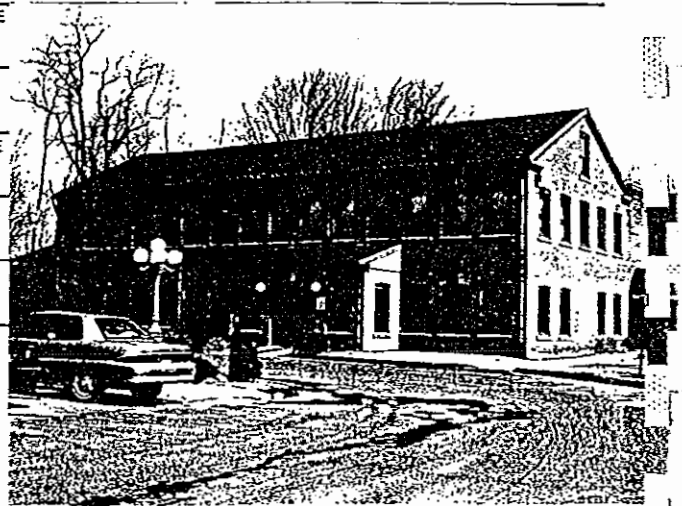
VIEW: NE NEGATIVE ON FILE: CHC

COMPILED BY

NAME: Geoffrey Rossano DATE: April 1998

ORGANIZATION: Town of Manchester

ADDRESS: 41 Center Street, Manchester 06045



20. SUBSEQUENT FIELD EVALUATIONS

1. THREATS TO BUILDING OR SITE

- None known Highways Vandalism Developers Other _____
- Renewal Private Deterioration Zoning Explanation _____

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
89 South Prospect Street, Hartford, Connecticut 06106

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item number: _____ Date: _____

FOR OFFICE USE ONLY			
TOWN NO.:	SITE NO.:		
UTM: 18 / - / - / - / - / -			
QUAD:			
DISTRICT:	5	NR:	ACTUAL POTENTIAL

Item #19, cont.

In 1896 more than 100 employees labored there. Managers installed a large new paper machine in 1900, but the following year sold the site to E. E. Hilliard, who wish to utilize the available waterpower to operate his own expanded factories a bit further south. In 1920 the Gammons-Holman Company occupied some of the space in the former paper mill, its 15 or so employees manufacturing taper pin reamers and others tools. The firm operated successfully until the onset of the Depression. The surviving mill building (constructed c. 1880), though now converted to a restaurant, is a well-preserved example of late nineteenth-century industrial construction, the corbeled eaves and banks of segmental-arch windows being typical features.