

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88000579
Greenwich Municipal Center HD
Property Name

Date Listed: 7/26/88
Fairfield CT
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Amy Schlager
Signature of the Keeper

7/26/88
Date of Action

=====
Amended Items in Nomination:

The total count of properties in this district should read nine (9) contributing, one (1) non-contributing.

Discussed and concurred in by Connecticut SHPO on July 26, 1988.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

APR 14 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Greenwich Municipal Center Historic District
other names/site number N/A

2. Location

street & number 101 Field Point Road; 290,299,310 Greenwich Avenue not for publication N/A
city, town Greenwich vicinity
state Connecticut code CT. county Fairfield code 001 zip code 06830

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>7</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input checked="" type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>2</u>	<u>1</u> objects
		<u>8</u>	<u>2</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 2

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official *[Signature]* Date April 8, 1988
State or Federal agency and bureau Director, Connecticut Historical Commission

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. *Amy Schlager* 7/26/88
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Government/city hall, Fire Station,
correction facility, post office,
Education/school

Current Functions (enter categories from instructions)

Government/city hall, fire station,
correctional facility, post office,
municipal building,
Social/civic
Domestic/multiple dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Romanesque
Beaux Arts
Classical Revival
Colonial Revival
Art Deco

Materials (enter categories from instructions)

foundation brick, limestone
walls brick, limestone
roof slate, copper
other marble, copper

Describe present and historic physical appearance.

The Greenwich Municipal Center Historic District, situated in the center of Greenwich's downtown business district, is a complex of public buildings, parks, and monuments developed during the period between 1893 and 1938 (See Map). Bisected by Greenwich Avenue, the town's primary shopping street, the district extends easterly along Havemeyer Place to Milbank Avenue, and westerly across Havemeyer Field to Field Point Road (Photographs 1, 2, and 15). It is bounded to the north by the Central Business District and a mixed residential area of apartment buildings and small one-family dwellings, to the east by a residential neighborhood of larger, originally one-family dwellings, to the south again by the Central Business District and another residential district of one-family dwellings, and to the west by an area of recently built corporate office buildings.

The district includes six contributing masonry buildings erected between 1893 and 1938, and designed in the following styles: Richardsonian Romanesque, Beaux Arts, Classical Revival, Georgian Revival and Art Deco. Most of them have served more than one function over the years but their original uses were: the Town Hall, the Post Office, the fire house and police station, two high schools, and one combined elementary/high school. Most of the district's 21.6 acres is covered by the 16.8 acre Havemeyer Field, located west of Greenwich Avenue. Besides two of the aforementioned schools, the field includes a contributing war memorial erected in 1921, a non-contributing war memorial erected in 1956, and a non-contributing parking garage built in 1987. The small (.1 acre) triangular park in front of the post office includes a contributing war memorial obelisk erected in 1927. The ratio of contributing resources to non-contributing resources is, therefore, eight to two.

The oldest and most geographically central building in the district is the Havemeyer Building, constructed in 1893 as the Havemeyer School at the eastern end of Havemeyer Field, facing Greenwich Avenue (Photographs 3 and 4). This two-story, limestone-trimmed, yellow brick edifice is of Richardsonian Romanesque design, featuring a prominent Syrian arch framing the recessed main entrance, and an elliptical-arched loggia running in front of the auditorium wing. Its park-like setting includes large specimen trees (primarily oak, maple, beech, and horse-chestnut) as well as two war memorials: a bronze statue of Colonel Raynal C. Bolling, a Greenwich resident killed in World War I, who was also instrumental in organizing the Air Service (Photograph 6); and a World War II and Korean War memorial including the names of those town residents who died in action, and subsequently updated to include those who died in Vietnam (Photograph 5). Alterations to the Havemeyer Building's exterior and its surroundings have been relatively minor. The building has lost the balustrade surmounting its cornice, while the south entrance (originally identical to the front entrance) and most of the loggia's arches have been enclosed with windows. Parking lots have also been constructed at the north and south ends of the building.

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Community Planning & Development

Period of Significance

1892-1938

Significant Dates

1893
1904

Cultural Affiliation

N/A

(Also see continuation sheet 8-1)

Significant Person

N/A

Architect/Builder

(Also see continuation sheet 8-1)
Loring & Phipps/Burritt, A.W. & Co.
Mowbray & Uffinger/Smith, W.J.
Potter, Wilson/Unknown

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

The Greenwich Municipal Center Historic District is of local historical significance because it is the town's municipal focus, and because it developed in response to the town's period of most rapid growth (1890-1930) and its transformation from a farming town into a wealthy suburb of New York City (Criterion A). The district is also of local architectural significance because of the high architectural quality of its buildings (which include examples of Richardsonian Romanesque, Beaux Arts, Classical Revival, Georgian Revival, and Art Deco styles), and the excellent incremental site planning in which the buildings relate positively towards each other and the district as a whole (Criterion C).

Historical Significance

Although Greenwich is one of the oldest towns in Connecticut (settled in 1640), its scattered settlement pattern never produced an acknowledged municipal focus until its period of most rapid growth, between 1890 and 1930. The "boom-town" aspect of this growth is typified by the development of this district: all of its buildings (as well as most of the adjacent commercial buildings) were erected on vacant farmland, i.e. the area never went through an intervening residential period typical of towns with slower growth. The fact that the first of these buildings was a school with a large acreage is also important because its open space gradually began to serve as a public common while adjacent lots were being developed into intensive commercial and residential use.

The district's period of significance coincided with the era when the erection of substantial public buildings was the norm in many cities and towns, often aided, in this case particularly, by abundant local philanthropy. The wealthy benefactors in Greenwich were mainly summer residents whose primary home was in New York City but who nevertheless also came to view Greenwich as their home and correspondingly played a major role in the dramatic transformation of Greenwich from a rural farming town with small, generally undistinguished public buildings, to a cosmopolitan summer resort and suburb with substantial public buildings. Henry O. Havemeyer (1817-1907), the sugar magnate, was typical of this particular breed of newcomer, and, along with his wife Louisine, was the initial and most important developer of the district. They selected the site of the Havemeyer School and donated the money for its construction in 1892. The height of the building's roof, however, disturbed another prominent resident, Commodore E.C. Benedict (1834-1920),

9. Major Bibliographical References

An Architectural and Historic Resources Inventory of Downtown Greenwich. Greenwich, Conn.: Town of Greenwich Planning and Zoning Commission.

An Architectural and Historic Resources Inventory of Downtown Greenwich, Part II. Greenwich, Conn.: Greenwich Neighborhood and Building Survey, Inc..

Bailey, Joseph W. Joseph W. Bailey: Architect, Greenwich, Conn.: Greenwich, Conn.: By the author.

Clark, Elizabeth W. ed. Before & After 1776-A Comprehensive Chronology of the Town of Greenwich: 1640-1976. Greenwich, Conn.: Historical Society of Greenwich, Inc., 1976.

Greenwich Graphic. 24 October 1891, 2 July 1892, 17 December 1892, 18 March 1893, 26 August 1893, 14 November 1903, 25 February 1905, 28 October 1905.

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Specify repository: _____

10. Geographical Data

Acreage of property 21.6 acres

UTM References

A

1	8	6	1	5	2	8	0	4	5	4	2	4	0	0
Zone		Easting				Northing								

B

1	8	6	1	5	8	0	0	4	5	4	2	2	4	0
Zone		Easting				Northing								

C

1	8	6	1	5	5	6	0	4	5	4	2	0	8	0
Zone		Easting				Northing								

D

1	8	6	1	5	2	8	0	4	5	4	2	0	6	0
Zone		Easting				Northing								

See continuation sheet

Verbal Boundary Description

The boundary of the Greenwich Municipal Center Historic District is shown as the broken line on the accompanying map obtained from the Greenwich Planning and Zoning Commission.

See continuation sheet

Boundary Justification

The boundary lines of this district were chosen to include the concentration of publically owned buildings and open spaces in downtown Greenwich, and to exclude commercial properties to the north, south and west, and residential areas to the north, east and south. The district is visually distinguished from the surrounding areas by the large size of its buildings and by the open spaces around them.

See continuation sheet

11. Form Prepared By

name/title Nils Kerschus; edited by John Herzan, National Register Coordinator

organization _____ date November 1, 1987

street & number 18 Morgan Avenue telephone 203-531-0324

city or town Greenwich state Ct. zip code 06831

4/4/86

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street & number: 5,27 Havemeyer Place

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Facing the Havemeyer Building across Greenwich Avenue is the Arts & Senior Center, formerly the Town Hall (1904). This vertical cube of Beaux Arts design rises three stories and is constructed of grey brick, rusticated at the first story and quoins (Photographs 7 and 8). Its limestone-trimmed central pavilion consists of two-story Ionic columns resting on the first-story base which contains the main entrance, surmounted by a prominent incomplete pediment. The low, slate-covered mansard roof rises above a copper cornice and features a clock set below a domed, copper-covered cupola. The flanking one-story wings were added in 1962 but their design continues the rusticated treatment of the original first story.

To the south is the Post Office (1916), a one-story buff-brick edifice facing the triangular Memorial Plaza Park, formed by the acute angle of Greenwich Avenue's intersection with Arch Street (Photographs 9-11). This corner is complimented by the Post Office's concave facade, which consists of a long recessed portico flanked by end bays distinguished with an arched niche. The neo-Classical design also features foliated capitals on the columns and pilasters, and a parapet punctuated by a series of symmetrically placed balustrades. In the middle of the park stands the World War I memorial obelisk constructed in 1927.

Located east of the old Town Hall is the 1938 Central Fire House & Police Station, a three-story limestone ashlar building situated at the northwest corner of Havemeyer Place and Mason Street (Photograph 12). Designed in the Art Deco style, it features a complex massing consisting of a Greek cross with lower blocks filling the interstices, and a restrained use of ornament—mainly marble spandrels and door enframements. Occupying the adjacent block between Mason Street and Milbank Avenue is the Town Hall Annex (now apartments), originally the Town's first high school, built in 1906 (Photographs 13 and 14). This symmetrical cream-brick edifice consists of a three-story central section flanked by 2½ story wings, all surmounted by low mansard roofs with moderately pitched copper-covered lower slopes.

Havemeyer Field extends to the north and west of the Havemeyer Building and consists of several former High School athletic fields at different levels, the field bordering Greenwich Avenue having been re-named Greenwich Common (Photographs 15 and 16). To the west, across the lowest-lying field (Photograph 18), is the present Town Hall, situated on a hill overlooking Havemeyer Field and the rest of the district, but facing Field Point Road, to the west (Photographs 16, 19 and 20). Constructed of red brick with marble trim over a steel frame, this large three-story Georgian Revival building was originally the town's second high school, erected in 1925. It features a centrally placed, two-story Ionic portico that is supported by a rusticated ashlar base containing the main entrance, and surmounted by a modillioned pediment inset into a hipped drum crowned with a tall, slim, Ionic-columned cupola. Each flanking classroom section shows large multi-paned windows and terminates with a projecting end block showing a large arched marble niche. The conversion of the high school into the new Town Hall in 1977 resulted in the demolition of the high school's rear (east) wing which, along with the eastern ends of the north and south wings, was constructed in 1934 and consisted of five stories, the two lower stories having been built into the hillside. The only other significant alteration of the site was the recent construction of a three-level parking garage built into the hillside north of the Town Hall (Photograph 16).

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INVENTORY OF STRUCTURES

Format:

Contributing (C) or Non-contributing (NC), Address, Common Name (Historic Name), Date, Style, Architect, Builder, (Photograph #).

- (C) 101 Field Point Road, Greenwich Town Hall (Greenwich High School), 1925, Georgian Revival, Guilbert & Betelle, Karno-Smith Inc. (Photographs 16, 19 and 20).
- (NC) 101 Field Point Road, Town Hall Parking Garage, 1987, Ragnar Benson Inc. (Photograph 16).
- (C) 290 Greenwich Avenue, Havemeyer Building (Havemeyer School), 1893, Richardsonian Romanesque, Loring & Phipps, A.W. Burritt & Co. (Photographs 3 and 4).
- (NC) 290 Greenwich Avenue, World War II & Korean War Memorial, 1956, Rock of Ages Corp. (Photograph 5).
- (C) 290 Greenwich Avenue, Col. Raynal C. Bolling Memorial, 1921, Edward C. Potter (Photograph 6).
- (C) 299 Greenwich Avenue, Greenwich Arts & Senior Center (Greenwich Town Hall), 1904, Beaux Arts, Mowbray & Uffinger, W.J. Smith (Photographs 7 and 8).
- (C) 310 Greenwich Avenue, U.S. Post Office, 1916, Classical Revival, James A. Wetmore, E. T. Abbott (Photographs 9-11).
- (C) 310 Greenwich Avenue, World War I Memorial, 1927, Charles A. Platt, Dodds Granite Co. (Photographs 9 and 10).
- (C) 5 Havemeyer Place, Central Fire House & Police Station, 1938, Art-Deco, Joseph W. Bailey, Cuzzi Brothers Inc. (Photograph 12).
- (C) 27 Havemeyer Place, Town Hall Annex (Greenwich High School), 1906, Classical Revival, Wilson Potter, builder unknown (Photographs 13 and 14).

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Significant Dates

1916

1925

1938

Architect/Builder

Wetmore, James A./Abbott, E.T.

Guilbert & Betelle/Karno-Smith, Inc.

Bailey, Joseph W./Cuzzi Brothers, Inc.

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broker in gold and gas and a renowned yachtsman. It seems that the roof blocked the view of his yacht on Long Island Sound from his home on West Putnam Avenue. He paid \$2,600 to have the roof lowered and promised another \$10,000 towards the construction of a gymnasium, which would have been located under the original roof. The town never did build the gymnasium, balking at the expense of its maintenance, while the lowered roof has contributed to the distinctive, horizontal aspect of the building.

The next episode in the development of the district was initiated by another prominent philanthropist, Robert M. Bruce (1822-1909), whose fortune was made as a cotton broker during the Civil War. Along with his sister, Sarah E. Bruce, he donated the Town Hall (now the Senior/Arts Center) and its land to the town upon its completion in 1905. The district's core of public buildings was assured in 1909 when Louisine Havemeyer donated the triangular plot of land at the corner of Arch Street and Greenwich Avenue for use as a public park and sold the adjacent property to the United States government for the construction of a new post office, which was not built until 1916. In summation, the district essentially owes its existence to the aforementioned philanthropists, who combined foresight and money to create a civic streetscape that would be difficult, if not impossible, to replace today.

Architectural Significance

This district is also of local significance for the high quality of its buildings' architecture and the compatible manner in which the buildings relate to one another to create the ambience of the district. The most important building is the Havemeyer Building because it was the first to be erected and it set the standard for excellence in architecture and site planning that would be adhered to by the rest of the district's buildings. Its Richardsonian Romanesque design shows a pronounced horizontality (increased by the lowering of the roof) that embraces the slightly elevated, park-like site. Accenting this horizontality is the building's most important elements, the focal Syrian arch framing the recessed main entrance, and the elliptical-arched loggia extending along the auditorium wing. Counterbalancing this horizontal aspect are prominent vertical elements, i.e. the two-story window-bays flanking the entrance, the narrow paired arched windows above the entrance, and the tall arched auditorium windows (Photographs 3 and 4).

The other buildings (except for the Fire House) were all designed in styles employing classical elements. The old Town Hall shows Beaux Arts exuberance in its colossal Ionic columns and its rusticated base and quoins, while its vertical form contrasts effectively with the Havemeyer Building across the street (Photograph 7 and 8). The Town Hall Annex shows its classical proportions in a more abstract manner: a rusticated, raised brick basement (base); recessed window-bays and intervening brick piers (shaft); and a low third story rising above the main cornice (cap) (Photographs 13 and 14). The neo-Classical Post Office shows more readily recognizable classical influence in its long recessed portico but its most important design element is the dramatic curve of its concave facade, an excellent example of a building relating positively to an acute-angled street corner (Photographs 9-11). The Georgian Revival design of the second High School (the present Town Hall) is an outstanding example of a style commonly chosen for schools in the 1920s (Photographs 17, 19 and 20). The lavishly detailed central pavilion recalls the Beaux

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Arts design of the old Town Hall, but on a much grander scale for a much larger building. Massive end blocks with arched niches (a device also used in the Post Office) nicely balance the long facade, while careful working of secondary design elements is also noticeable, i.e. the marble trim and refined proportions of the classroom wings.

The two contributing war memorials are also of classical inspiration, relating favorably to their immediate surroundings. The tapered, obelisk form of the World War I memorial in front of the Post Office not only accentuates the acute angle of the street intersection, but contrasts with the relatively low form of the post office, the curved facade of which relates to this corner in a completely different manner (Photographs 9 and 10). Facing this memorial from the Havemeyer Building's front lawn is the Raynal C. Bolling memorial statue, handsomely sculpted in bronze and admirable sited in regard to the obelisk and the Havemeyer Building (Photograph 6).

Departing from the otherwise classical theme of the district, the Central Fire House and Police Station is designed in the Art Deco mode with the emphasis on the subtle proportions of its complex massing and the quality of its ashlar masonry (Photograph 12). The stepped aspect of its massing and the slightly tapered, cornice-less roofline are its main Art Deco hallmarks. The over-all effect, however, does not detract from the streetscape, but adds variety to it, being a legitimate representation of architecture in the late 1930s.

On the whole, the district has changed relatively little over the last fifty years, but there have been alterations that reflect the prevailing attitudes of the town toward its public buildings. Except for the Post Office, which is owned by the federal government, most of its buildings have been candidates for demolition at one time or another, and the broad expanse of Havemeyer Field has been coveted by real estate developers. Only one of these alterations can be considered major, i.e. the demolition of the second High School's five-story rear wing when the school was converted into the present town hall in 1977 (Photograph 16). The over-all integrity of the district survives, however, because the rest of its buildings and open spaces are essentially intact. The exterior alterations to the Havemeyer Building (the loss of its roof balustrade and the enclosure of most of its arched openings) are not readily evident, and the attempt to harmonize new construction with existing buildings is noticeable in the additions to the old Town Hall, faced with rusticated grey brick and the new Town Hall parking garage, which shows concrete-trimmed brick walls.

In summation, the high quality of this district's architecture and the interesting spatial relationships resulting from their siting have produced an excellent example of urban planning which, however informal and incidental, transcends much of today's so-called urban design, and reflects that era's innate sensitivity to one's surroundings that is so rarely evident today.

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Major Bibliographical References

Greenwich in Pictures. Greenwich, Ct.: Greenwich Press, 1929

Greenwich News. 26 February 1909.

Greenwich News & Graphic. 28 December 1915, 26 June 1917, 23 May 1919, 26 November 1920,
13 January 1922, 10 April 1925, 11 November 1927.

Greenwich Time. 9 April 1956, 29 January 1987.

Insurance Maps of Greenwich, Ct. New York: Sanborn Map Company, 1920.

Property Atlas of "Lower" Fairfield County, Connecticut. Philadelphia: Franklin
Survey Co., 1938, Vol. 1.

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UTM References (continued)

E	18	615140	4542140
	Zone	Easting	Northing

Boundary Justification (continued)

The Police Administration Building on Bruce Place (north of the Old Town Hall) was not included in the district because it was built as a commercial garage (c.1913) and has only been occupied by the Police Department since 1968. Therefore, it does not warrant inclusion in the district because its obvious garage-like appearance would not contribute to the architectural theme of the district, and its use as a public building is too recent by thirty years to be included in the district's period of significance.

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Havemeyer Place Streetscape,
Greenwich Municipal Center Historic District (same for all photographs listed)
Greenwich, Connecticut (same for all photographs listed)
Agnew Fisher (same for all photographs listed)
April, 1987 (same for all photographs listed)
Connecticut State Historical Commission (same for all photographs listed)
Southwest View
Photograph #1

Arch Street Streetscape
Southwest View
Photograph 2

Havemeyer Building
Northeast View
Photograph 3

Havemeyer Building, Detail of Main Entrance
East View
Photograph 4

Veterans Memorial (W.W. II, Korea, Vietnam)
East View
Photograph 6

Old Town Hall
West View
Photograph 7

Old Town Hall
Southwest View
Photograph 8

Post Office and World War I Memorial
North View
Photograph 9

Post Office, World War I Memorial and Memorial Plaza Park
Northwest View
Photograph 10

Post Office, Detail of Facade
West View
Photograph 11

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Central Fire House and Police Station
Southeast View
Photograph 12

Town Hall Annex
Southeast View
Photograph 13

Town Hall Annex
South View
Photograph 14

Greenwich Common (Havemeyer Field)
Northeast View
Photograph 15

Havemeyer Field and Town Hall
Northeast View
Photograph 16

Greenwich Common
Southwest View
Photograph 17

Havemeyer Field
West View
Photograph 18

Town Hall
Southwest View
Photograph 19

Town Hall, Central Pavilion
West View
Photograph 20

GREENWICH MUNICIPAL CENTER
HISTORIC DISTRICT

Greenwich, CT

Boundary

Photograph Location

Scale in Feet



15

