

States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Morris Cove Historic District

Other names/site number: N/A

Name of related multiple property listing: N/A

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

2. Location

Street & number: Between Dean and Myron Streets, Morris Causeway, and Townsend Avenue

City or town: New Haven State: CT County: New Haven

Not For Publication: N/A Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<u>Mary B. Dunne / Deputy SHPO</u>		<u>1/23/18</u>
Signature of certifying official/Title:		Date
<u>CT State Historic Preservation Office</u>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	

Signature of commenting official:	Date

Title :	State or Federal agency/bureau or Tribal Government

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:) _____

for 
Signature of the Keeper

4/17/18
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
Public - Local
Public - State
Public - Federal

Category of Property

(Check only one box.)

- Building(s)
District
Site
Structure
Object

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>340</u>	<u>61</u>	buildings
<u>1</u>	<u>1</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>341</u>	<u>62</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/hotel or boarding house
DOMESTIC/secondary structure
GOVERNMENT/fire station
LANDSCAPE/park

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/secondary structure
GOVERNMENT/fire station
LANDSCAPE/park

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate
LATE VICTORIAN/Queen Anne; Queen Anne-Eastlake
LATE VICTORIAN/Shingle Style
LATE 19TH & 20TH CENTURY REVIVALS/Colonial Revival, Dutch Colonial Revival
LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman
OTHER/Vernacular

Materials: (enter categories from instructions).

Principal exterior materials of the property:

SYNTHETICS: vinyl
WOOD: shingle
WOOD: weatherboard
CONCRETE: concrete-block
STUCCO
GLASS
BRICK
ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Morris Cove Historic District is located in a compact shoreline neighborhood of late nineteenth-century seasonal cottages and early twentieth-century houses developed as the community transitioned into a streetcar suburb. Morris Cove, the neighborhood, is located in the East Shore section of New Haven, just west of the New Haven-East Haven town line in New Haven County, Connecticut. The Morris Cove Historic District is located in the larger Morris Cove neighborhood and encompasses 60.54 acres. Unlike many other sections of New Haven, a densely populated city of 130,000, Morris Cove has a quieter, more suburban character that is enhanced by the scenic quality of Pardee Seawall Park and its views of New Haven Harbor. The district is bounded on the west by Morris Cove and New Haven Harbor; by Myron Street on the north; by the New Haven-East Haven town line and following Dean Street to Arden Street then Concord Street on the east; and by Morris Causeway-Lighthouse Road on the south. It comprises 403 resources, including 340 contributing buildings and one contributing site, as well as 61 non-contributing buildings (residential and commercial buildings either constructed after 1948 or that lack integrity). Land use in the historic district is primarily residential; the few exceptions include the

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

municipally owned Pardee Seawall Park, New Haven Fire House No. 16, and five commercial buildings along Townsend Avenue at the southern end of the district. The historic district's street plan and architectural character reflect two periods of historical development associated with the Morris Cove neighborhood. Approximately 40 dwellings were built along or near waterside Townsend Avenue and Morris Cove Road during Morris Cove's heyday as a seasonal resort from the 1870s to 1915. The majority of the other streets in the district were developed from 1900 to 1948 as Morris Cove expanded as a streetcar and automobile suburb in the City of New Haven. Dwellings built during the second development period reflect the Colonial Revival, Dutch Colonial Revival, and Craftsman styles, as well as Bungalow and vernacular forms. Although many buildings have replacement siding and/or enclosed porches, the Morris Cove Historic District retains its overall historic integrity as a recognizable entity defined by urban plan, land use, building scale, and architectural character.

Narrative Description

Location, Setting, and Layout of the District

The Morris Cove Historic District is located in the southeastern section of the City of New Haven, just west of the New Haven-East Haven town line, along the southwestern coast of New Haven County, in southern Connecticut. This 60.54-acre district consists of a portion of the Morris Cove neighborhood and is bounded on the west by the waters of Long Island Sound (Morris Cove and New Haven Harbor, photo 1 and photo 2); by the National Register-listed Fort Hale Park on the northwest; by the southern side of Myron Street on the north; by the New Haven-East Haven town line, Dean Street, and the Tweed-New Haven Regional Airport on the east; and by the northern side of Morris Causeway and Lighthouse Road on the south. The topography in the district's boundaries is mostly flat with an elevation at or slightly above sea level, except in the extreme northwest corner of the district, where the land rises steeply at the southern perimeter of Fort Hale Park.

Although European settlement along and around Morris Cove dates from the seventeenth century, the present street plan of the Morris Cove Historic District clearly relates to the historical development of the community during the late nineteenth century through the first half of the twentieth century. Townsend Avenue is a curvilinear road that generally follows Morris Cove's coastline in the district boundaries (photo 3). That avenue is the principal and oldest through street in the district; it connects the Morris Cove community with Interstate 95, U.S. Route 1, and the rest of New Haven to the north. The southern end of Townsend Avenue terminates at Silver Sands Road in East Haven. Townsend Avenue veers slightly west as it enters the district from the north, and it skirts the coastline of Morris Cove before proceeding southeast just south of Kirkham Street.

The remaining streets in the district post-date Townsend Avenue and generally create a grid plan. Two north-south streets were established east of Townsend Avenue: Concord Street, laid out in the early 1900s, and Dean Street, which terminated at the New Haven-East Haven town line by the early 1900s (photo 4). Mansion Street (photo 5) is one block long and runs north-south between Parker Place and Florence Avenue. The establishment of the 12 short east-west streets in the historic district boundaries began in the late 1890s and accelerated from 1900 to 1930 during the area's transition from a seasonal community to a year-round suburban district in the City of New Haven. The streets between Townsend Avenue and Concord Street (Parker Place [photo 6], Shoreham Road, Florence Avenue, etc.) neared full development by the mid-1920s, while the streets between Concord Street and Dean Street (Eden, Alden, Myron, and Alfred Streets) were not fully built out until the 1960s. Most of the 1960s development is excluded from this district. Morris Causeway and Lighthouse Road (which continues southwest to the

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

entrance of New Haven's Lighthouse Point Park) define the southern boundary of the historic district. The Tweed-New Haven Regional Airport, established in the 1920s, limited further expansion of the Morris Cove neighborhood to the east and northeast.

All streets in the Morris Cove Historic District are paved and lined by concrete sidewalks and curbs. With the exception of most of Townsend Avenue, deciduous trees occupy the grassplot between sidewalks and streets (photo 7). Streets include regular curb cuts for driveways. A limited amount of beach is extant along Morris Cove at the southern end of Townsend Avenue, but it is not publicly accessible. Historical photographs and maps document that a stretch of beach formerly extended south of Fort Hale Park, but was replaced in the 1920s by the seawall that forms the western side of Pardee Seawall Park.

The Morris Cove Historic District comprises 403 architectural resources, including 340 contributing buildings and one contributing site, as well as 61 non-contributing buildings (residential and commercial buildings constructed after 1948 and/or that lack integrity). Of the total resources in the district, 344 are individual dwellings and 113 are associated outbuildings, mostly garages. There also are five duplexes and former single-family residences that were converted to apartments or duplexes. The few exceptions to residential use include the municipally owned Pardee Seawall Park on the western side of Townsend Avenue between Fort Hale Park and Beecher Place; the municipally owned New Haven Fire House No. 16 at the northwest corner of Townsend Avenue and Lighthouse Road, and five commercial buildings located at the southern end of the district on either side of Townsend Avenue.

Property Types in the Morris Cove Historic District

The following narrative, organized by period of development, provides a summary of resources present in the Morris Cove Historic District. It begins with a description of the residential buildings and the most prevalent historic architectural styles in Morris Cove, including vernacular forms. This discussion is followed by a description of the few other property types in the district, the district's integrity, and a district data table.

Residential Buildings

Summer Resort Period (ca. 1870–1915). The architectural character of Morris Cove reflects the district's two main periods of historical development and its evolution from a summer colony to a streetcar suburb in New Haven. Italianate, Queen Anne, Shingle, and Stick-style dwellings, as well as dwellings with no identifiable style, occupy lots along the waterside Townsend Avenue, Morris Cove Road, and smaller side streets, such as Beecher and Parker places. They date from Morris Cove's heyday as a summer resort from the 1870s to 1915. Development during this period also included construction of several boardinghouses and hotels (the latter mostly demolished), which attracted summer visitors from Connecticut and nearby states.

The approximately 40 surviving resort-period houses along Townsend Avenue and Morris Cove Road are mostly two- or two-and-one-half-story frame dwellings on raised brick or concrete-block foundations. These residences are sited for views towards Morris Cove and New Haven Harbor to the west. Although building setbacks along Townsend Avenue are not uniform, lots on the eastern side of Townsend Avenue generally have small front yards and deep backyards with rear garages. Lots on the western side of Townsend Avenue and Morris Cove Road typically have deep front yards and long driveways; those dwellings are sited close to the water's edge. Main entrances typically are oriented to the public street; however, dwellings oriented functionally to the water and waterside elevations include deep decks and

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

porches. Typical architectural ornamentation present on the dwellings includes decorative brackets and trim, vergeboards, and turned columns.

Representative Examples: Summer Resort Period (ca. 1870-1915)

265 Townsend Avenue (photo 8). Historically known as the Captain Chandler Pardee House, this dwelling is thought to be the oldest building in the Morris Cove Historic District; it may date to the early-nineteenth century (Caplan 2007:173; Townsend 1900:3, 15). According to published sources, this simple one-and-one-half-story, three-bay frame cottage likely was moved to its current location by 1870; it was operated as the Pioneer Guesthouse during part of its history at this location. The wood-shingle-clad house has a rear wing, a concrete foundation, a side-gable roof, and an open front porch with a shed roof and columns. The porch; the one-over-one, double-hung, vinyl-sash windows; and three dormers are later alterations.

187 Townsend Avenue (photo 9). This two-story, two-bay, vinyl-clad frame Gothic Revival-style dwelling with flared and bracketed eaves was built during the 1870s and has a projecting front section, wraparound porch with chamfered wood posts, later Stick-style trim, and half-hipped roof. Windows have non-historic one-over-one and four-over-four, double-hung, vinyl-sash units.

14 Beecher Place (photo 10). Built during the 1870s, this simple two-story, five-bay frame Italianate-style dwelling with vinyl siding was built on an L plan with a projecting front ell with bracketed eaves typical of this period. It has an enclosed and screened wraparound front porch, one-over-one, double-hung, vinyl-sash windows, and single arched windows on the façade. A contributing garage is located at the rear of the property.

110 Townsend Avenue (photo 11). This two-story, three-bay frame Queen Anne-style dwelling dates from the 1890s and has late-Victorian period details including a wraparound porch with turned posts and balustrade, gable-end vergeboards with jig-sawn woodwork, and an angled entrance bay. The vinyl siding, enclosed rear porch with shed roof, and one-over-one, double-hung, vinyl-sash windows are later alterations.

120 Townsend Avenue (photo 12). This one-and-one-half-story, two-bay frame Bungalow-form dwelling with wood-shingle siding was built in 1904. It has a side-gable roof with dormers, front and rear porches, and replacement double-hung, vinyl-sash windows.

126 Townsend Avenue (photo 13). This two-story, five-bay frame late Queen Anne-style dwelling with pyramidal roof and central cross gable, a side ell, vinyl siding, and a concrete foundation dates from 1910. It has a wraparound porch on the front with half-hipped roof and central cross gable, as well as an enclosed rear porch and one-over-one, vinyl-sash windows.

Suburban Period (ca. 1900–1948). The second period of development in Morris Cove began at the turn of the twentieth century and continued into the late 1930s. The majority of dwellings from this period were built during the 1910s and 1920s as residential use continued to dominate the area. Although the construction of summer homes along the waterfront continued, the majority of dwellings built during this period were single-family houses intended for year-round occupation as improved access to downtown New Haven encouraged the transition of the area to an in-town suburb. Beginning around 1893 and continuing into the late 1940s, a municipal streetcar line ran between downtown New Haven and Lighthouse Point, making the Morris Cove area desirable for a mostly middle-class, year-round

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

population that worked and shopped in New Haven. The streetcar originally ran down Townsend Avenue; it was moved to a route along Concord Street by 1897.

Land fronting cross streets in the area was subdivided into rectangular lots measuring 45 or 55 feet wide and 125 feet deep. Builders constructed modest one- or one-and-one-half-story frame houses in a variety of styles with uniform setbacks. Houses were built on brick, concrete-block, or, more rarely, stone foundations, with weatherboard or wood-shingle siding. The majority of dwellings now are clad with replacement vinyl siding. One- and two-bay detached frame garages are common, and usually are at the rears of the dwellings.

Most of these dwellings have in side-gable or front-gable roofs. Selected examples include clipped-gable ends and dormers. Bungalow forms include extended side-gable roofs with overhangs sheltering integrated front porches. The majority of dwellings have one-story front porches sheltered by gable, shed, or half-hipped roofs. Many original porches have been enclosed over the years, and the spaces between the porch piers have been infilled. Dwellings built during this second development period exhibit characteristics of several nationally-popular architectural styles and building types, including the Colonial Revival, Dutch Colonial Revival, and Craftsman, styles, as well as the Bungalow, American Foursquare, and Cape Cod types. Others built during this period represent functional designs, with few stylistic references or ornamentation.

Representative Examples: Suburban Period (ca. 1900-1948)

201 Concord Street (photo 14). This one-and-one-half-story, three-bay frame Bungalow-form dwelling with wood-shingle siding was built in 1916. It has a stone-and-brick foundation, a side-gable roof with dormers, an open front porch with wood-shingles and stone piers, and replacement six-over-six, vinyl-sash windows. There is a contributing frame garage with wood-shingle siding at the rear of the lot.

29 Parker Place (photo 15). Built in 1920, this two-and-one-half-story, two-bay frame American Foursquare-type dwelling has a hipped roof with a central dormer, vinyl siding, a side bay, a brick foundation, an open front porch with half-hipped roof, and one-over-one, double-hung, vinyl-sash windows. There is a contributing frame garage at the rear of the lot.

29 Mansion Street (photo 16). This one-and-one-half-story, two-bay frame Dutch Colonial Revival-style dwelling built in 1920 has vinyl siding, a gambrel roof with flared eaves characteristic of this architectural style, a concrete foundation, an enclosed front porch with columns, and non-historic six-over-one, double-hung, vinyl-sash windows. There is a contributing garage at the rear of the lot.

41 Nelson Street (photo 17). Built in 1921, this one-and-one-half-story, three-bay frame Bungalow-form dwelling with a rusticated concrete-block foundation, central hip-roofed dormer, vinyl siding, and enclosed front porch with short Tuscan columns on bases has later one-over-one, double-hung, metal-sash windows. The porch foundation is clad with later form-stone siding. There is a contributing garage at the rear of the lot.

53 Townsend Avenue (photo 18). This one-and-one-half-story, two-bay frame Bungalow-form dwelling with Colonial Revival-style features dates from 1930. It has a side-gable roof that

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

overhangs a front porch with Tuscan columns and a wooden knee-wall. The front door is flanked by tall sidelights. The shed-roofed dormer is open, forming a second-story front porch.

138 Townsend Avenue (photo 19). Built in 1938, this one-and-one-half-story, three-bay frame Dutch Colonial Revival-style dwelling with an attached side garage, vinyl siding, exterior-end brick chimneys, and a concrete foundation has an enclosed rear porch, gambrel roof with shed dormers, and replacement six-over-one, vinyl-sash windows. The central entrance is framed by pilasters and narrow sidelights.

Non-Contributing Buildings. Non-contributing resources consist of buildings that were built after 1948, and/or that have been altered to such a degree that they no longer retain their overall integrity. Examples of such alterations include the building of additional stories; alteration of rooflines; addition of modern porches and decks out of scale with the original building; addition of siding with a semi-permanent or permanent material such as brick or stone veneer; and the addition of picture or sliding-glass windows and doors that have substantially altered the original design. Most of the post-1948 buildings present in the Morris Cove Historic District are located at the district's southern and eastern boundaries along Townsend Avenue and Concord Street.

Representative Examples: Non-Contributing Buildings

38 Concord Street (photo 20). This two-story, four-bay, vinyl-clad, raised frame Ranch dwelling dates from 1968 and has a side-gable roof and one-over-one-light units and picture windows.

110 Parker Place (photo 21). This one-story, three-bay frame vernacular dwelling dates from 1958. It has a side-gable roof, vinyl siding, concrete foundation, open front porch with gable roof, and six-over-one, vinyl-sash windows.

75 Townsend Avenue (photo 22). This one-story, two-bay, vinyl-clad frame vernacular dwelling from 1949 has a rear ell, enclosed front porch with shed roof, and a gable roof with cross gable. The windows are one-over-one, metal-sash units.

Outbuildings

The majority of the 113 secondary resources in the historic district consist of one- and two-bay detached garages located at the rears of the main dwellings. Examples include the garages located at 19 Alfred Street, 201 Concord Street, 22 Florence Avenue, and 171 Townsend Avenue (photo 23). Most of these outbuildings are of either frame or concrete-block construction and they usually exhibit the same exterior material(s) as the main dwelling, e.g., weatherboard, wood-shingle, vinyl siding, stucco, or brick veneer. The garages are accessed by paved or gravel driveways; some properties still retain their original concrete parallel paving strips. Several historic frame sheds also are present in the district, such as the example at 55 Parker Place.

Non-contributing garages and sheds include those built after 1948, and those that have been altered to such a degree that they no longer retain integrity. Examples of non-contributing outbuildings include the garages located at 99 and 115 Townsend Avenue. Modern portable metal storage sheds, doghouses, and movable yard art of any material are not included in the overall count of non-contributing resources.

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

Non-Residential Properties

In addition to the residential buildings, the historic district includes limited numbers of commercial, civic, and recreational properties. Commercial properties are generally vernacular one- or two-story buildings found on the southern boundaries of the historic district. The City of New Haven Fire House No. 16 is a civic building. The Pardee Seawall Park is a recreational property. Morris Cove's five purposefully-built commercial resources stand on either side of Townsend Avenue, on the block between Morris Cove Road on the north and Lighthouse Road/Morris Causeway on the south. They date from the 1910s through the early 1930s. The commercial building at 28 Townsend Avenue and the concrete-block and frame service station at 38 Townsend Avenue both incorporate apartments on their second stories.

Representative Examples: Commercial

27 Townsend Avenue (photo 24). This one-story, six-bay frame commercial building dates from 1920. It is clad with vinyl siding and has fixed-sash metal windows, a recessed entrance, and a shed roof with stepped roofline on the side elevations. There is a contributing garage at the rear of the property.

28 Townsend Avenue (photo 25). This two-story, two-bay frame vernacular commercial building (now a liquor store) was built in 1930. It has an apartment on the second floor, vinyl and brick-veneer siding, a stuccoed foundation, a hipped roof, and one-over-one, vinyl-sash windows.

The property at the northwest corner of Townsend Avenue and Lighthouse Road, 488 Lighthouse Road, serves as the City of New Haven's Fire House No. 16 (photo 26). It occupies two parcels that extend west to Morris Cove Road. Built ca. 1920, this one-and-one-half-story, three-bay, Colonial Revival-style brick building has a complex hip-and-flat roofing structure with a projecting, gambrel-roofed cross gable on the façade. The wide central vehicular entrance with metal-and-glass roll-up door on the Lighthouse Road façade is flanked by slightly-projecting corner bays with raised brick quoins. Windows are replacement vinyl-sash units, although there is an original wood-frame Palladian window in the gambrel-roofed cross gable on the façade. A one-story, eight-bay brick wing with half-hipped roof and entrances on the façade was built on the northern side of the building in 2003. The building is similar in design to two firehouses constructed in New Haven during the early-twentieth century by the New Haven-based architectural firm Brown & Von Beren. These firehouses, located at Fountain Street (1915) in Westville and East Grand Avenue (1927) in Fair Haven, are one-and-one-half-story brick buildings terminating in gambrel roofs. The Fountain Street Firehouse features a Palladian window in the gambrel-end, similar to that of Fire House No. 16. It is possible that the City of New Haven Fire House No. 16 was designed by Brown & Von Beren (Brown 1976:59, 207).

Pardee Seawall Park

Historical postcards and period photographs show that some of the hotels and clubhouses that once stood in Morris Cove were set amid landscaped gardens with pavilions and with piers along the waterside. Today, this landscape is represented by the contributing Pardee Seawall Park (photo 27), located on the western side of Townsend Avenue, just north of the dwelling at 154 Townsend Avenue. It is owned by the City of New Haven and extends north to the south boundary of adjoining Fort Hale Park, which also is part of the New Haven park system. The approximately 2.14-acre park consists of a flat, grassy area bordered on the west by a sidewalk, a metal guardrail fence, and a rock seawall bordering Morris Cove. A single row of deciduous trees and a squared log barrier define the eastern boundary of the park; there is no

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

other landscaping in the park. A marked trail at the park's northern end leads north and into Fort Hale Park. The park's street furniture, consisting of benches, pole lamps, and trash receptacles, are not historic. The Pardee Memorial is located at the northeast corner of the park (see below). The nucleus of the Pardee Seawall Park is a 0.44-acre parcel purchased by the City of New Haven in 1920; the funds were provided by a charitable trust from local philanthropist William S. Pardee. That acquisition was augmented by the purchase of adjoining lots on the western side of Townsend Avenue from private owners during the 1920s and 1930s, until the present acreage was reached around 1932. Based on documentary evidence, the rock seawall has been replaced and added to over the years. A small memorial to George and William Bradley Pardee is located at the northeast corner of the park (photo 28). It consists of a metal plaque bolted to a granite bolder. The precise date of the memorial is not known, but it probably dates to the early 1920s when the park was under development. The plaque is inscribed as follows:

*In Memory of George Pardee, 1630-1700
Farmer, Ferryman, Teacher of Latin and Good Manners
Who First Owned this Land and of
William Bradley Pardee, 1821-1893
This Tablet is Placed Under the Will of William S. Pardee,
Their Loyal Descendant*

Statement of Integrity

The Morris Cove Historic District retains integrity of location, setting, workmanship, design, feeling, association, and materials necessary to convey its significance as a late nineteenth-century summer resort community that transitioned to a twentieth-century commuter neighborhood beginning around 1900. It remains a primarily residential neighborhood located in southeastern New Haven, Connecticut. The district exhibits characteristic architectural and development patterns extending through two distinct developmental periods from the 1870s into the 1940s. Several of the early boardinghouses and hotels have burned or were demolished, but loss of other dwellings in the historic district and modern infill has been rare. The majority of alterations to extant historic buildings are minor, including the use of non-historic siding and the enclosure of porches. These changes reflect a response to the marine environment and the historical evolution of Morris Cove from a seasonal to a year-round community.

The resources, as a collection, have undergone limited modification and the buildings retain their overall form, mass, and scale. Alternations generally include porch enclosures and the installation of replacement windows and siding. As a whole, the district retains integrity of workmanship, design, and materials. Large-scale new construction has not occurred and the district retains its direct access to the water. Because of these factors, the neighborhood retains integrity of association, feeling, and setting.

Resource Table

The following table provides property addresses in ascending numerical order along with tax parcel numbers for all resources in the Morris Cove Historic District. Each entry also includes a brief description noting the architectural style (where applicable) and resource type, construction date, and resource count(s) with contributing and non-contributing (C and NC) status noted. Construction dates were obtained from a combination of the City of New Haven Office of the Real Estate Assessor database (found at <http://gis.vgsi.com/newhavenc/>), a review of historical maps and property atlases, and the

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

results of field survey conducted in April and December 2016. Architectural styles are based on exterior appearance and the presence of character-defining stylistic elements.

Table of Surveyed Resources: Morris Cove Historic District, New Haven, CT

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
<i>Alfred Street</i>					
15 Alfred St	029-889-00200	1974	This 1-story, 2-bay frame vernacular dwelling with side-gable roof has vinyl siding and 1/1 sash windows. A single picture window is on the façade.		1 bldg
16 Alfred St	029-891-001200	1960	This 1-story, 3-bay frame vernacular dwelling with a rear ell and brick veneer siding has a hip roof, 1/1 windows, and a single picture window on the façade.		1 bldg
18 Alfred St	029-891-01100	1900	This 2-story frame vernacular dwelling with vinyl siding has a concrete foundation, enclosed front porch with half-hipped roof, and a front-gable roof with clipped gable ends.	1 bldg	
19 Alfred St	029-889-00300	1900	This 2.5-story, 3-bay frame vernacular dwelling with vinyl siding has a concrete foundation, enclosed front porch with half-hipped roof and columns, front-gable roof with dormers, and 1/1 sash windows. A contributing garage is at the rear.	2 bldgs	
23 Alfred St	029-889-00400	1920	This 2.5-story frame vernacular dwelling has aluminum siding, a rusticated concrete-block foundation, an enclosed front porch with half-hipped roof, and a front-gable roof with dormers. There is a contributing garage at the rear.	2 bldgs	
28 Alfred St	029-891-01000	1929	This 1-story, 3-bay frame vernacular dwelling with front-gable roof and concrete foundation has an enclosed front porch with half-hipped roof and 1/1 vinyl sash windows.	1 bldg	
29 Alfred St	029-889-00500	1920	This 2.5-story frame vernacular dwelling with weatherboard siding has a rusticated concrete-block foundation, a front-gable roof, and an open front porch with half-hipped roof. There is a contributing garage at the rear.	2 bldgs	
32 Alfred St	029-891-00900	19290	This 1.5-story frame Bungalow dwelling with aluminum siding has a front-gable roof, an enclosed front porch and 6/6 vinyl sash windows.	1 bldg	
37 Alfred St	029-889-00600	1935	This 1.5-story, 3-bay Cape Cod dwelling has a side ell, brick foundation, side-gable roof with dormers, and 1/1 metal and vinyl sash windows.	1 bldg	
38 Alfred St	029-891-00800	1930	This 1-story frame Cape Cod-style dwelling with Tudor Revival features has brick veneer siding, a concrete foundation, a prominent chimney on the façade to the left of the entrance, an enclosed side porch, and a side-gable roof with cross gable with half-timbering. There is a contributing garage at the rear.	2 bldgs	
47 Alfred St	029-889-00700; 029-889-00800	1955	This 1-story, 3-bay frame Cape Cod house has a side-gable roof with projecting gable-roofed ell on the front, a raised concrete foundation, off-center door, and an octagonal window in the attic story. A non-contributing garage is at the rear.		2 bldgs

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
<i>Arden Street, Even Numbers (W to E)</i>					
12 Arden St	031-885-01300	1928	This 1.5-story, 3-bay frame Cape Cod dwelling with a side ell, shed dormer, and vinyl siding has a brick foundation, an enclosed front porch with gable roof, a side-gable roof, and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
14 Arden St	031-885-01200	1929	This 1.5-story, 3-bay Bungalow dwelling with rear ell has vinyl siding, a brick foundation, an enclosed front porch, and a hipped roof with central dormer.	1 bldg	
20 Arden St	031-885-01100	1928	This 1.5-story, 3-bay frame vernacular dwelling with vinyl siding has a projecting front ell, brick foundation, an enclosed front porch with gable roof, a side-gable roof with central dormer, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
24 Arden St	031-885-01000	1928	This 1.5-story, 3-bay Bungalow dwelling with hipped roof and central dormer has a side ell, a brick foundation, vinyl siding, an enclosed front porch with half-hipped roof, 1/1 sash windows, and a picture window. There is a contributing garage at the rear.	2 bldgs	
28 Arden St	031-885-00900	1930	This 1.5-story, 3-bay Bungalow dwelling with hipped roof has a side ell, a brick foundation, vinyl siding, an enclosed front porch with half-hipped roof, a central dormer, 1/1 sash windows, and a picture window. There is a contributing garage at the rear.	2 bldgs	
40 Arden St	031-885-00800	1936	This 1.5-story, 3-bay frame vernacular dwelling with vinyl siding, side-gable roof with central dormer, and a brick foundation has an enclosed front porch with front-gable roof, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
<i>Arden Street, Odd Numbers (W to E)</i>					
11 Arden St	031-883-01100	1920	This 1-story, 5-bay frame vernacular dwelling has a projecting front ell, weatherboard siding, a brick foundation, an enclosed front porch on brick piers with wood lattice infill, a hipped roof, and 1/1 and 6/1 vinyl sash windows.	1 bldg	
15 Arden St	031-883-01200	1910	This 1.5-story, 3-bay Bungalow dwelling with side-gable roof has a brick foundation, vinyl siding, an enclosed front porch with shed roof, 1/1 sash windows, and a central dormer. There is a contributing garage at the rear.	2 bldgs	
17 Arden St	031-883-01300	1962	This 2-story, 3-bay frame vernacular dwelling with vinyl siding and concrete foundation has an open, gable-roofed front porch, a side-gable roof, 1/1 fixed-sash windows, and picture windows. A non-contributing garage is at the rear.		2 bldgs
31 Arden St	031-883-01400	1930	This 1.5-story, 3-bay frame Bungalow dwelling has wood-shingle siding, a gable roof, a rusticated concrete-block foundation, an enclosed front porch with shed roof and columns, and 1/1 vinyl sash windows.	1 bldg	
33 Arden St	031-883-01500	1957	This 1-story, 2-bay frame vernacular dwelling with vinyl siding has a raised basement story with integrated garage, an open front porch, front-gable roof, 4/4 fixed-sash windows, and a picture window.		1 bldg
41 Arden St	031-883-00100	1936	This 1-story, 1-bay frame vernacular dwelling with vinyl siding, concrete foundation, open front porch, and front-gable roof has both 1/1 vinyl sash windows and a picture window on the façade.	1 bldg	
<i>Beecher Place, Even Numbers (W to E)</i>					

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
14 Beecher Pl	030-884-02000	1870s	This 2-story, 5-bay frame Italianate-style vernacular dwelling with vinyl siding has a projecting front ell, enclosed and screened front porch, 1/1 vinyl sash and single arched windows, and a side-gable roof with cross gable. A contributing garage is at the rear.	2 bldgs	
18 Beecher Pl	030-884-01900	1900	This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling has a brick foundation, enclosed front porch with half-hipped roof, 6/6 sash windows and a gambrel roof with dormers.	1 bldg	
26 Beecher Pl	030-884-01800	1918	This 1.5-story, 3-bay frame Bungalow dwelling has a brick foundation, a front porch beneath the roof eaves supported by columns on piers, 6/1 sash windows, and a side-gable roof with dormers. A contributing garage is at the rear.	2 bldgs	
34 Beecher Pl	030-884-17000	1918	This 1.5-story, 3-bay frame Bungalow dwelling has a rusticated concrete-block foundation, a front porch beneath the roof eaves supported by columns on piers, 6/1 sash windows, and a side-gable roof with dormers. A contributing garage is at the rear.	2 bldgs	
38 Beecher Pl	030-884-01600	1918	This 1.5-story, 3-bay frame Bungalow dwelling has a rusticated concrete-block foundation, a front porch beneath the roof eaves and supported by columns on piers, 6/1 vinyl sash windows, and a side-gable roof with dormers. A contributing garage is at the rear.	2 bldgs	
42 Beecher Pl	030-884-01500	1910	This 2-story, 2-bay, vinyl-clad, frame dwelling with Colonial Revival-style features has a brick foundation, an enclosed front porch with half-hip roof and Tuscan half-columns, 1/1 vinyl sash windows, and a side-gable roof with cross gable. A contributing garage is located at the rear.	2 bldg	
46 Beecher Pl	030-884-01400	1923	This 1.5-story, 3-bay frame Dutch Colonial Revival-style house with vinyl siding and a brick foundation has an open front porch with shed roof and columns, 1/1 vinyl sash windows, and a gambrel roof with shed-roofed dormers. A contributing garage is at the rear.	2 bldgs	
50 Beecher Pl	030-884-01300	1910	This 2-story, 2-bay frame vernacular dwelling with vinyl siding and a jerkinhead roof has a brick foundation, an enclosed front porch with half-hipped roof, and 1/1 vinyl sash windows.	1 bldg	
52 Beecher Pl	030-884-01200	1910	This 2-story, 2-bay frame Dutch Colonial Revival-style house with vinyl siding and a side ell has a brick foundation, enclosed front porch, gambrel roof, and 1/1 vinyl sash windows.	1 bldg	
<i>Beecher Place, Odd Numbers (W to E)</i>					
15 Beecher Pl	031-881-02100	1920	This 2-story, 3-bay vernacular frame dwelling with a front-gable roof has an enclosed 2-story front porch with a half-hipped and shed roof, a prominent stone chimney, and 6/1 vinyl sash windows.	1 bldg	
23-25 Beecher Pl	031-881-02200	1912	This 2.5-story, 4-bay vernacular frame double-house with vinyl siding and a concrete foundation has two enclosed front porches with gable roofs, 6/1 vinyl sash windows and a side-gable roof with dormers.	1 bldg	
37 Beecher Pl	031-881-02400	1920	This 2-story, 3-bay frame Colonial Revival-style dwelling has a brick foundation, an open front porch with Tuscan columns, an arched front entry, an enclosed side porch, and 6/1 vinyl sash windows. A contributing garage is at the rear.	2 bldgs	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
39 Beecher Pl	031-881-02500	1918	This 1.5-story, 3-bay, gable-roofed frame Bungalow dwelling has vinyl siding, a brick foundation, an enclosed front porch with shed roof, 2/2 vinyl sash and picture windows, and a central dormer. There is a contributing garage at the rear.	2 bldgs	
41 Beecher Pl	031-881-02600	1916	This 1.5-story, 3-bay frame Bungalow dwelling with a side-gable roof and both weatherboard and stucco siding has a stuccoed and concrete foundation, a front porch with wood posts on stuccoed piers, 1/1 vinyl sash windows, a central dormer on the façade, and a contributing frame garage at the rear.	2 bldgs	
45 Beecher Pl	031-881-02700	1920	This 1.5-story, 4-bay frame Dutch Colonial Revival-style dwelling with vinyl siding and a brick foundation has an open front porch with half-hip roof and Tuscan columns, a gambrel roof with cross gable, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
51-53 Beecher Pl	031-881-02800	1905	This 2-story frame dwelling with Craftsman-style features has both rear and side ells with enclosed porches, a brick foundation, a hipped roof with dormers and 6/1 vinyl sash. Based on cartographic evidence, this house was probably moved here sometime before 1950.	1 bldg	
Concord Street, Even Numbers (S to N)					
30 Concord St	032-878-01000	1910	This 2-story, 2-bay, gable-roofed, frame vernacular house with vinyl siding and a stone foundation has a rear ell and 1/1 vinyl sash windows. The entrance has sidelight windows. There is a contributing garage at the rear. According to the 1924 Sanborn map, this house is on part of the property occupied by Park M.E. Church (church was demolished during the 1970s).	2 bldgs	
38 Concord St	032-878-00900	1968	This 2-story, 4-bay, raised, vinyl-clad frame Ranch dwelling has a side-gable roof and 1/1 sash and picture windows.		1 bldg
42 Concord St	032-878-00800	1940	This 1-story, 3-bay frame vernacular dwelling with vinyl siding, a raised foundation, and a side-gable roof has 1/1 vinyl sash windows.	1 bldg	
50 Concord St	032-878-00600	1934	This 2-story, 3-bay frame Dutch Colonial-style dwelling with a gambrel roof and vinyl siding has a rear wing and 1/1 vinyl sash windows.	1 bldg	
54 Concord St	032-878-00500	1934	This 1.5-story, 2-bay frame Dutch Colonial Revival-style dwelling with a gambrel roof and dormers, rear ell, and vinyl siding has a concrete foundation, enclosed front porch with half-hipped roof, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
60 Concord St	032-878-00400	1961	This 2-story, 3-bay frame vernacular house with a hipped roof, a rear ell, weatherboard siding, and a concrete foundation has an enclosed front porch with a half-hipped roof and 1/1 vinyl sash windows.		1 bldg
66 Concord St	032-878-00300	1960	This 2-story, 3-bay, hip-roofed, frame duplex has a concrete foundation, enclosed front porch with gable roof, and 1/1 vinyl sash windows. There is a non-contributing garage at the rear.		2 bldgs
70 Concord St	032-878-00200	1920	This 1.5-story, 3-bay frame Bungalow dwelling with side-gable roof and salt-box profile has wood-shingle siding, a stone foundation, a central dormer, and 1/1 vinyl sash windows.	1 bldg	
78 Concord St	032-880-00300	1900	This 1.5-story, 3-bay, gable-roofed frame vernacular dwelling has an open front porch with flat roof and	1 bldg	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
			Tuscan columns, concrete foundation, and 1/1 vinyl sash windows.		
80 Concord St	032-880-00200	1915	This 1.5-story, 3-bay frame vernacular dwelling with wood-shingle siding, stone foundation, front-gable roof with knee braces, and dormer has an open front porch with half-hipped roof and 1/1 vinyl sash windows.	1 bldg	
88 Concord St	032-880-00600	2012	This raised 1-story frame Ranch dwelling has vinyl siding, a concrete foundation, a gable-on-hip roof, and vinyl sash windows. There is a non-historic garage on the lot.		2 bldgs
90 Concord St	032-880-00500	1967	This 2-story, 3-bay frame vernacular duplex with a hipped roof, vinyl siding, and a concrete foundation has 1/1 vinyl sash windows.		1 bldg
92-94 Concord St	032-880-00400	1967	This 2-story, 4-bay frame vernacular duplex has aluminum siding, a hipped roof, a central, open front porch with a gable roof, two picture windows on the façade, and 1/1 vinyl sash windows.		1 bldg
132 Concord St	032-881-00700	1920	This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling with weatherboard siding, brick foundation, and front stoop has a gambrel roof with dormers and a pent roof as well, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
136 Concord St	032-881-00600	1920	This 2-story, 2-bay, gable-roofed, Colonial Revival-style frame dwelling has a side ell, vinyl siding, a brick foundation, an enclosed side porch and both 1/1 sash and fixed windows. The bay window is not historic.	1 bldg	
140 Concord St	032-881-00500	1917	This 1.5-story, 2-bay frame Dutch Colonial Revival-style dwelling with a gambrel roof, dormers, side ell, and an enclosed side porch with half-hipped roof has a brick foundation, vinyl siding, and 1/1 vinyl sash windows.	1 bldg	
146 Concord St	032-881-00400	1923	This 1.5-story, 2-bay frame Dutch Colonial Revival-style dwelling with gambrel roof, dormers, brick pier foundation with lattice infill, and vinyl siding, has an open front porch with half-hipped roof and 1/1 and 6/1 vinyl sash windows.	1 bldg	
150-152 Concord St	032-881-00300	1920	This 1.5-story, 4-bay frame Dutch Colonial Revival-style dwelling with gambrel roof and dormers has a rear ell, stuccoed exterior, brick foundation, open front porch with half-hipped roof and columns, and 1/1 vinyl sash windows. The rear garage is non-contributing.	1 bldg	1 bldg
154-156 Concord St	032-881-00200	1923	This 1.5-story, 4-bay frame Dutch Colonial Revival-style dwelling with gambrel roof and dormers has a rear ell, vinyl siding, brick foundation, open front porch with half-hipped roof and columns, and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
210 Concord St	030-887-01000	1960	This 1-story, 5-bay, hip-roofed frame Ranch house has an integrated garage on its northern side and two entrances on the front.		1 bldg
220 Concord St	030-887-00900	1968	This 1-story, 3-bay, vinyl-clad frame vernacular house has a concrete foundation, side-gable roof, and 6/6 vinyl sash windows.		1 bldg
224-226 Concord St	030-887-00800	1960	This 2-story, 3-bay, gable-roofed, frame vernacular dwelling has wood-shingle siding, a concrete foundation, side-gable roof with overhanging second story, and both 1/1 sash and picture windows.		1 bldg
230 Concord St	030-887-00700	1920	This 1.5-story, 3-bay frame Bungalow dwelling with a side-gable roof and dormers has weatherboard and	1 bldg	

Morris Cove Historic District

New Haven County, CT

Name of Property

County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
			pressed-wood siding, a rusticated concrete-block foundation, an open front porch with shed roof, and 1/1 vinyl sash windows.		
236 Concord St	030-887-00600	1966	This 1-story, 3-bay frame vernacular dwelling has pressed-wood siding, a concrete foundation, a side-gable roof, and 1/1 and fixed windows. There is a non-contributing garage at the rear.		2 bldgs
256-258 Concord St	030-890-00700	1986	This 2-story, 4-bay, gable-roofed frame vernacular dwelling has brick veneer siding, a concrete foundation, and 1/1 vinyl sash windows.		1 bldg
260 Concord St	030-890-01600	1948	This 1-story, 3-bay frame vernacular dwelling has a side-gable roof, pressed wood siding, a concrete foundation, an enclosed front porch with gable roof, 1/1 vinyl sash windows and a bay window.		1 bldg
264 Concord St	030-890-01500	1920	This 1-story, 3-bay frame Cape Cod dwelling with front-gable roof has wood-shingle siding, a concrete foundation, an enclosed front porch with gable roof, and 6/6 vinyl sash windows.	1 bldg	
270 Concord St	030-890-01400	1920	This 2-story, 2-bay gable-roofed, frame vernacular dwelling has vinyl siding, a brick foundation, a projecting gable-roofed entrance bay, and 1/1 vinyl sash windows.	1 bldg	
274 Concord St	030-890-01300	1925	This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling has a gambrel roof with dormers, vinyl siding, a concrete foundation, an enclosed front porch with half-hipped roof, and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
280 Concord St	030-890-01200	1940	This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling has a gambrel roof with dormers, vinyl siding, a brick foundation, an enclosed front porch with shed roof, and 1/1 vinyl sash windows.	1 bldg	
288 Concord St	030-890-01100	1920	This 1.5-story, 2-bay frame Dutch Colonial Revival-style dwelling has a gambrel roof with dormers, vinyl siding, a brick foundation with wood lattice infill, an open front porch with half-hipped roof and columns, and 1/1 vinyl sash windows. There is a contributing garage.	2 bldgs	
Concord Street, Odd Numbers, (S to N)					
109 Concord St	031-879-03500	1930	This 2-story, 2-bay frame vernacular dwelling with a side ell, vinyl siding, and a brick foundation has a side-gable roof, and 6/1 vinyl sash windows.	1 bldg	
111 Concord St	031-879-03600	1923	This 1.5-story, 3-bay frame Bungalow dwelling with a side-gable roof with dormers, an open front porch with columns, a brick foundation, and vinyl siding has 1/1 vinyl sash windows.	1 bldg	
121 Concord St	031-879-03700	1924	This 2-story, 3-bay frame Bungalow dwelling with a side-gable roof, an enclosed, front porch as part of a 1.5-story projecting ell with shed-dormer, a brick foundation, and vinyl siding has 1/1 vinyl sash windows.	1 bldg	
127 Concord St	031-879-03800	1930	This 2-story, 2-bay frame Bungalow dwelling with a side-gable roof, an enclosed, front porch as part of a 1.5-story projecting ell with gabled dormer, a brick foundation, and vinyl siding has 1/1 vinyl sash windows.	1 bldg	
135 Concord St	031-882-00600	1912	This 2-story, 3-bay frame Bungalow dwelling with a side-gable roof, an enclosed, front porch as part of a 1.5-story projecting ell with shed-dormer, a concrete foundation, and vinyl siding has 6/6 vinyl sash windows.	1 bldg	
141 Concord	031-882-00500	1968	This 2-story, 2-bay frame vernacular dwelling has a		1 bldg

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
St			raised concrete foundation, a hipped roof, vinyl siding, front porch, and 1/1 vinyl sash windows.		
145 Concord St	031-882-00400	1969	This 1-story, 2-bay frame vernacular dwelling with a concrete foundation, vinyl siding, and front porch has a front-gable roof and fixed-sash windows.		1 bldg
151 Concord St	031-882-00300	1900	This 2-story, 3-bay frame vernacular dwelling has a concrete foundation, vinyl siding, and a front-gable roof. There is an open front porch with half-hipped roof and windows have 1/1 vinyl sash.	1 bldg	
161 Concord St	031-883-00800	1955	This 1-story, 3-bay frame vernacular dwelling with a side ell, a concrete foundation and vinyl siding, has a side-gable roof and 1/1 vinyl sash windows.		1 bldg
165 Concord St	031-883-00900	1910	This 2.5-story, 3-bay frame American Foursquare dwelling with a hipped roof and dormers has a rusticated concrete-block foundation, and an open front porch with shed roof and columns, and 1/1 sash windows. There is a contributing garage at the rear.	2 bldgs	
169 Concord St	031-883-01000	1925	This 1.5-story, 2-bay frame Dutch Colonial Revival-style dwelling has pressed-wood siding, a brick foundation with lattice infill, a gambrel roof with dormers, an open front porch with half-hipped roof, and 6/1 sash windows.	1 bldg	
173 Concord St	031-883-00900	1930	This 1.5-story, 2-bay frame Dutch Colonial Revival-style dwelling has vinyl siding, a brick foundation with lattice infill, a gambrel roof with dormers, an enclosed front porch with half-hipped roof, and 1/1 sash windows.	1 bldg	
189 Concord St	031-885-01500	1920	This 1.5-story, 2-bay frame Bungalow dwelling has vinyl siding, a brick foundation, a side-gable roof with dormers, an enclosed front porch with shed roof, and 6/1 sash windows. There is a contributing garage at the rear.	2 bldgs	
193 Concord St	031-885-01600	1916	This 1.5-story, 2-bay frame Bungalow dwelling with wood-shingle siding, a brick foundation, a side-gable roof with dormers, and an open front porch has 1/1 vinyl sash windows.	1 bldg	
201 Concord St	031-885-00100	1916	This 1.5-story, 3-bay frame Bungalow dwelling with wood-shingle siding, a stone-and-brick foundation, a side-gable roof with dormers, and an open front porch with wood-shingled and stone piers has 6/6 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
219 Concord St	031-888-01700	1930	This 2.5-story, 3-bay frame vernacular dwelling has vinyl siding, a concrete foundation, a front-gable roof with clipped gable ends, and an open wrap-around front porch with a half-hipped roof and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
223 Concord St	031-888-01800	1930	This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling has vinyl siding, a brick foundation, a gambrel roof with dormers, an enclosed front porch with pedimented gable roof, and 6/1 and 6/6 sash windows.	1 bldg	
227 Concord St	030-885-00100	1928	This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling has pressed-wood siding, a brick foundation, a gambrel roof with dormers, an enclosed front porch, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
239 Concord St	029-889-01600	1930	This 1.5-story, 3-story frame Dutch Colonial Revival-style dwelling has vinyl siding, a concrete foundation, a gambrel roof with dormers, an enclosed front porch, and 1/1 vinyl sash windows.	1 bldg	
245 Concord	029-889-01601	1973	This 1-story, 3-bay frame vernacular dwelling has vinyl		1 bldg

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
St			siding, a hipped roof, and 6/6 vinyl sash windows.		
247 Concord St	029-889-01700	1920	This 1.5-story, 2-story frame Dutch Colonial Revival-style dwelling has vinyl siding, a rusticated concrete foundation, a gambrel roof with dormers, a wrap-around porch with half-hipped roof and columns, and 1/1 vinyl sash windows.	1 bldg	
253 Concord St	029-889-01800	1920	This 1.5-story, 2-story frame vernacular dwelling with rear ell has wood-shingle siding, a concrete foundation, a gable roof with dormers, and 1/1 vinyl sash windows.	1 bldg	
257 Concord St	029-889-00100	1915	This 1-story, 3-bay frame vernacular dwelling has wood-shingle siding, a concrete foundation, a front-gable roof, a small open front porch with gable roof and metal posts, and 1/1, 6/1, and 6/1 sash windows. There is a contributing garage at the rear.	2 bldgs	
263 Concord St	029-891-01300	1920	This 1.5-story, 3-bay frame vernacular dwelling with a side ell with secondary entrance, vinyl siding, and a brick foundation has a front-gable roof with dormers, an open front porch with gable roof, and 1/1 vinyl sash windows.	1 bldg	
273 Concord St	029-891-01400	1952	This 1.5-story, 3-bay frame Cape Cod dwelling with a side-gable roof with dormers, vinyl siding, and an enclosed front porch with gable roof has 6/6 vinyl sash windows and a side ell with secondary entrance.		1 bldg
275 Concord St	029-891-01500	1930	This 1.5-story, 2-bay frame Dutch Colonial Revival-style dwelling with a front-gable, gambrel roof has wood-shingle and weatherboard siding, a brick foundation, a rear ell with wood deck, and 1/1 vinyl sash windows.	1 bldg	
281 Concord St	029-891-01600	1920	This 2.5-story, 2-bay frame vernacular dwelling with vinyl siding and a brick foundation has a front-gable roof with clipped gable ends, a 1-bay, gable-roofed porch also with clipped gable end, and 1/1 vinyl sash windows. There is a wood deck at the rear.	1 bldg	
Dean Street (West Side)					
1610 Dean St	030-888-00800	1958	This 1-story, 3-bay frame vernacular dwelling with a side ell, stuccoed foundation, and vinyl siding, has a side-gable roof, and both 6/1 sash windows and a picture window.		1 bldg
Dorchester Terrace					
2 Dorchester Terrace	029-890-02400	1915	Located at the south end of the alley-like Dorchester Terrace, this 2.5-story, 3-bay vernacular American Foursquare-style dwelling with Craftsman features has a porch beneath its hipped roof, stucco and wood-shingle siding, and 1/1 and 6/6 sash windows, and a central dormer.	1 bldg	
4 Dorchester Terrace	029-890-02300	1915	Located at the north end of the alley-like Dorchester Terrace, this 2-story, 3-bay vernacular frame dwelling with vinyl siding has an open front porch with half-hipped roof and columns, front-gable roof, and 1/1 vinyl sash windows.	1 bldg	
Florence Avenue, Even numbers (W to E)					
18 Florence Ave	029-890-02700	1910	This 2-story, 2-bay vernacular frame dwelling with a stuccoed foundation and vinyl siding has an enclosed front porch with shed roof and roof deck, front-gable roof and 6/1 vinyl sash.	1 bldg	
22 Florence Ave	029-890-02601	1910	This 2.5-story, 3-bay, gable-roofed vernacular dwelling with vinyl siding and a concrete foundation has an open front porch, 1/1 vinyl sash windows and a central dormer. A contributing garage is located at the rear.	2 bldgs	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
26 Florence Ave	029-890-02600	1960	This 1-story, 3-bay frame vernacular dwelling with concrete foundation and vinyl siding has a front porch beneath the side-gable roof, projecting front bay, 1/1 sash windows and a picture window on the façade.		1 bldg
34 Florence Ave	029-890-02500	1940	This 2.5-story, 4-bay frame vernacular dwelling with concrete foundation and open front porch with gable roof has a hipped roof, wood siding, 1/1 sash windows, and a central dormer.	1 bldg	
40 Florence Ave	029-890-02200	1930	This 1.5-story, 3-bay, hip-roofed, vinyl-clad, frame vernacular dwelling with a side ell has 1/1 sash windows and a dormer.	1 bldg	
46 Florence Ave	029-890-02100	1900	This 2-story, 3-bay, Queen Anne-style frame dwelling with shingle and weatherboard siding has a front porch with half-hip roof, front-gable roof, and 1/1 vinyl windows. This house may have been moved to this location sometime before 1924, based on historical maps. There is a non-contributing garage on the property.	1 bldg	1 bldg
52 Florence Ave	029-890-02000	1912	This 2-story, 3-bay, gable-roofed, frame vernacular dwelling with side and rear ells has aluminum siding, a screened front porch with cross gable, brick pier and lattice foundation, and 1/1 vinyl windows.	1 bldg	
54 Florence Ave	029-890-01900	1945	This 2-story, 4-bay, vinyl-clad frame vernacular duplex has an open front porch with flat roof, side-gable roof, and 1/1 vinyl sash windows.	1 bldg	
58 Florence Ave	029-890-01800	1920	This 2.5-story, 3-bay, American Foursquare-type dwelling with vinyl siding has a screened front porch with shed roof, a hipped roof with dormers, and 1/1 and Craftsman-style sash windows.	1 bldg	
<i>Florence Avenue, Odd numbers (W to E)</i>					
19 Florence Ave	030-886-00200	1909	This 2-story, 3-bay, vernacular frame dwelling with vinyl siding has a front-gable roof and 1/1 vinyl windows. A non-contributing garage is also on the property.	1 bldg	1 bldg
25 Florence Ave	030-886-00300	1917	This 2-story, 2-bay, vinyl-clad frame vernacular dwelling has a rusticated concrete-block foundation, open front porch with shed roof and columns, and 1/1 sash windows.	1 bldg	
35 Florence Ave	030-886-00400	1880	This 2-story, 3-bay, Stick-style, frame dwelling with a side ell and wood-shingle siding has a rusticated concrete-block foundation, a wrap-around porch with columns, and a front-gable roof. The altered windows have 1/1 sash and there is also a picture window.	1 bldg	
37 Florence Ave	030-886-00500	Ca. 1912	This 2-story, 2-bay, gable-roofed, frame vernacular dwelling with vinyl siding and brick foundation has an enclosed front porch with gable roof and 1/1 vinyl sash. A contributing frame shed is also on the property.	2 bldgs	
41 Florence Ave	030-886-00600	1945	This 2-story, 2-bay, gable-roofed, frame vernacular dwelling has a shed-roofed front porch with columns and 1/1 sash windows.	1 bldg	
53 Florence Ave	030-887-00100	Ca. 1912	This 1.5-story, 3-bay, wood-shingle-clad Bungalow dwelling has a front porch beneath the side-gable roof, and a central dormer.	1 bldg	
57 Florence Ave	030-887-00200	1915	This 1.5-story, 2-bay, Dutch Colonial Revival-style frame dwelling with a gambrel roof with dormers, and a rusticated concrete-block foundation has an enclosed front porch with half-hipped roof, 1/1 vinyl sash windows, and a picture window.	1 bldg	
61 Florence	030-887-00300	1920	This 1.5-story, 3-bay, Dutch Colonial Revival-style	1 bldg	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
Ave			frame dwelling with gambrel roof and brick foundation has vinyl siding, an open front porch with shed roof, and 6/1 vinyl sash windows.		
65 Florence Ave	030-887-00400	1940	This 2-story, 2-bay, vernacular frame dwelling with vinyl siding, enclosed front porch with half-hipped roof, and a side-gable roof has 1/1 vinyl sash windows.	1 bldg	
69 Florence Ave	030-887-00500	1920	This 2-story, 3-bay frame vernacular dwelling has a rear ell, brick foundation, hip roof, and 6/1 vinyl sash windows.	1 bldg	
Mansion Street, Even Numbers, (S to N)					
4 Mansion St	030-886-01400	1940	This 2-story, 3-bay frame vernacular dwelling has wood-shingle siding, a brick foundation, a side-gable roof, 1/1 vinyl sash windows, and an open front porch with half-hipped roof. There is a contributing garage at the rear.	2 bldgs	
8 Mansion St	030-886-01300	1930	This 1.5-story frame Dutch Colonial Revival-style dwelling with a gambrel roof, vinyl siding and a brick foundation has an open front porch with half-hipped roof, dormers, and 1/1 vinyl sash windows.	1 bldg	
14 Mansion St	030-886-01200	1920	This 1.5-story, 3-bay frame vernacular house with a side-gable roof has a rusticated concrete-block foundation, an integrated front porch, dormers, and 1/1 vinyl sash windows.	1 bldg	
18 Mansion St	030-886-01100	1920	This 1.5-story, 3-bay frame Bungalow dwelling with a side-gable roof has wood-shingle siding, a rusticated concrete-block foundation, an integrated front porch, dormers, and 1/1 wood and vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
22 Mansion St	030-886-01000	1920	This 2-story, 3-bay frame Colonial Revival-style dwelling with a side-gable roof and aluminum siding has a brick foundation, an enclosed front porch with gable roof, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
28 Mansion St	030-886-00900	1912	This 2.5-story, 2-bay frame Dutch Colonial Revival-style dwelling with gambrel roof and wood-shingle siding has a brick foundation, an enclosed front porch with half-hipped roof, dormers, and 9/1 vinyl sash windows.	1 bldg	
30 Mansion St	030-886-00800	1969	This 1-story, 2-bay frame vernacular dwelling with vinyl siding, a brick foundation, and a hipped roof has a picture window on the façade.		1 bldg
32 Mansion St	030-886-00700	Ca. 1912	This 1.5-story, 2-bay frame Dutch Colonial Revival-style house with a gambrel roof and dormers has a rusticated concrete-block foundation, vinyl siding, an enclosed front porch with a gable roof, and 6/6 vinyl sash windows.	1 bldg	
Mansion Street, Odd Numbers (S to N)					
11 Mansion St	030-887-01200	1915	This 2-story, 3-bay frame vernacular dwelling with vinyl siding, a side-gable roof, and a brick foundation has an open front porch with half-hipped roof, and 1/1 and 2/2 sash windows. There is a contributing garage at the rear.	2 bldgs	
15 Mansion St	030-887-01300	1920	This 1.5-story, 3-bay frame vernacular dwelling with a rear ell, vinyl siding, and a front-gable roof with dormers has a brick foundation, an open front porch with gable roof and columns, and 1/1 vinyl sash windows. The faux-Victorian wood trim is not historic. There is a contributing garage at the rear.	2 bldgs	
25 Mansion St	030-887-01400	1910	This 1.5-story, 2-bay frame vernacular dwelling with both a side-gable and gambrel roof has a rubble-stone foundation, asbestos-shingle and stucco siding, an	1 bldg	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
			integrated and enclosed front porch, and 1/1 vinyl and wood sash windows.		
27 Mansion St	030-887-01500	1920	This 1.5-story, 2-bay frame, late-Shingle Style dwelling with wood-shingle and weatherboard siding has a brick foundation, an open and integrated front porch, a side-gable roof, a two-bay dormer topped by a single hip-roofed dormer, and 1/1 vinyl sash windows.	1 bldg	
29 Mansion St	030-887-01600	1920	This 1.5-story, 2-bay frame Dutch Colonial Revival-style dwelling has vinyl siding, a gambrel roof, as well as a cross gable, a concrete foundation, an enclosed and integrated front porch with columns, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
33 Mansion St	030-887-01700	1930	This 1.5-story, 2-bay frame vernacular dwelling with vinyl siding and a brick foundation has a side-gable roof, an enclosed front porch with shed roof, a dormer, and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
Morris Cove Road					
64 Morris Cove Road	032-871-01500	1890	This 2-story, 3-bay frame vernacular dwelling with weatherboard siding, and a raised foundation has a front-gable roof, an open front porch with half-hipped roof and wood posts, and vinyl sash windows.	1 bldg	
65-67 Morris Cove Rd	032-873-01800	1940	This 2-story, 4-bay, gable-roofed, vernacular frame dwelling has a rear ell, vinyl siding, both open and enclosed porches with half-hipped roofs, and 1/1 vinyl sash windows.	1 bldg	
76 Morris Cove Rd	032-871-01300	1905	This vernacular frame dwelling with wood-shingle siding and a raised foundation consists of a central 2-story, 2-bay section with front-gable roof flanked by 1-story wings with side-gable roofs and an entrance on the north side. A large brick-faced deck wraps around the front and north side of the house. A bay window is on the façade.	1 bldg	
82 Morris Cove Rd	032-871-01200	1875	This 2-story, 3-bay frame vernacular dwelling with a raised foundation, vinyl siding, and a front-gable roof has a rebuilt 2-story porch on the front, and large modern open porch on the water side.	1 bldg	
86 Morris Cove Rd	032-871-01100	1890	Most of the original portion of this 2-story, vernacular frame dwelling with front-gable roof and vinyl and wood siding is obscured by a large, modern frame projecting ell on the east built on stilts.		1 bldg
90 Morris Cove Rd	032-871-01000	1900	This 2-story, 2-bay frame vernacular dwelling has a front-gable roof, raised foundation, vinyl siding, and an open porch on the east	1 bldg	
94 Morris Cove Rd	032-871-00900	2004	This 2.5-story, 2-bay frame vernacular dwelling has a front-gable roof with dormers, vinyl siding, a raised foundation, and prominent 2-bay garage ell on the east side.		1 bldg
Myron Street					
33 Myron St	029-890-00400	1940	This 1-story, 4-bay frame Minimal Traditional-style dwelling has vinyl siding and a concrete foundation, a side-gable roof with cross gable and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
37 Myron St	029-890-00500	1945	This 1.5-story, 3-bay frame Cape Cod dwelling with side-gable roof and dormers has both vinyl and brick-veneer siding, a concrete foundation, an open front porch with shed roof, and 6/6 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
43 Myron St	029-890-00600	1945	This 1.5-story, 3-bay frame Cape Cod dwelling with side-gable roof and dormers has vinyl siding, a concrete foundation, an enclosed front porch with shed roof, and 6/6 vinyl sash windows, with a single picture window on the facade.	1 bldg	
47 Myron St	029-890-00700	1930	This 1.5-story, 3-bay frame Cape Cod dwelling with side-gable roof and dormers has vinyl siding, a concrete foundation, an enclosed front porch with gable roof, and 6/6 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
53 Myron St	029-890-00800	1930	This 1.5-story, 3-bay, Cape Cod dwelling with a side-gable-roof and dormers has vinyl siding, a brick foundation, an enclosed rear porch, and 6/6 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
57 Myron St	029-890-00900	1920	This 1.5-story, 3-bay frame Cape Cod dwelling with side-gable roof and dormers has a rear ell, vinyl siding, a concrete foundation, an open front porch, and 6/6 vinyl sash windows.	1 bldg	
63 Myron St	029-890-01000	1925	This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling with vinyl siding and a brick foundation has a gambrel roof with dormers, an open front porch with half-hipped roof and metal posts, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
70 Morris Cove Rd	032-871-01400	1935	This 2.5-story, 3-bay frame vernacular dwelling built on a T-plan with an off-center cross gable on the façade has a side-gable roof, rebuilt 2-story front porch, exterior brick chimney, and vinyl sash windows. A modern wood deck is on the rear.	1 bldg	
91 Myron St	029-891-00100	1930	This 1.5-story, 3-bay, gable-roofed, frame Cape Cod dwelling with vinyl siding, with dormers, and a concrete foundation has a screened gable-roofed side porch, and 1/1 vinyl sash windows.	1 bldg	
95 Myron St	029-891-00200	1952	This 1.5-story, 3-bay, gable-roofed, frame Cape Cod dwelling with vinyl siding, with dormers, and a concrete foundation has an enclosed front porch, and 1/1 vinyl sash windows. There is a non-contributing garage at the rear.		2 bldgs
99 Myron St	029-891-00300	1920	This 2-story, 2-bay frame vernacular dwelling with a rear ell, vinyl siding, a brick foundation, and a jerkinhead roof has a rusticated concrete-block foundation, an enclosed front porch with half-hipped roof, and 1/1 vinyl sash windows.	1 bldg	
105 Myron St	029-891-00401	1926	This 2-story, 2-bay frame vernacular dwelling with vinyl siding and a concrete foundation has a front-gable roof and 1/1 vinyl sash windows.	1 bldg	
109 Myron St	029-891-00400	1930	This 2-story, 3-bay frame vernacular dwelling with vinyl siding and a concrete foundation has an open front porch with a half-hipped roof, and 1/1 vinyl sash windows and a single picture window on the façade.	1 bldg	
115 Myron St	029-891-00500	1927	This 1.5-story, 3-bay frame vernacular dwelling with Craftsman-style features has a side ell, vinyl siding, a front-gable roof with dormer, and a brick foundation. The house has an open front porch with gable roof and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
131 Myron St	029-891-00600	1920	This 2-story, 3-bay frame vernacular dwelling has aluminum siding, a rusticated concrete-block foundation,	2 bldgs	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
			and a front-gable roof has an enclosed front porch with gable roof, 1/1 vinyl sash windows, and a contributing garage at the rear.		
<i>Nelson Street, Odd Numbers (W to E)</i>					
11 Nelson St	030-888-00200	1930	This 1.5-story, 2-bay frame vernacular dwelling with a side-gable roof with dormers has a brick foundation, vinyl siding, open front porch with gable roof, and 6/1 vinyl sash windows.	1 bldg	
15 Nelson St	030-888-00300	1920	This 1.5-story, 2-bay frame Bungalow dwelling with wood-shingle siding, concrete foundation, a side-gable roof with dormers, and an open, integrated porch with piers, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
23 Nelson St	030-888-00400	1900	This 1.5-story, 4-bay frame vernacular dwelling with vinyl siding and a brick foundation has a front-gable roof with cross gable on the side, an open front porch with gable roof, and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
41 Nelson St	030-888-00600	1930	This 1.5-story, 3-bay frame Bungalow dwelling with rusticated concrete-block foundation, vinyl siding, and enclosed, integrated front porch has metal 1/1 sash windows. There is a contributing garage at the rear.	2 bldgs	
47 Nelson St	030-888-00700	1930	This 1.5-story, 3-bay frame Bungalow dwelling with vinyl siding and a rusticated concrete-block foundation has a side-gable roof with dormers, an enclosed front porch, and 1/1 metal sash windows.	1 bldg	
<i>Nelson St, Even Numbers (W to E)</i>					
16 Nelson St	029-889-01500	1940	This 1-story, 2-bay frame vernacular dwelling with vinyl siding, a concrete foundation, and a side-gable roof with cross gable has an open side porch with shed roof.	1 bldg	
20 Nelson St	029-889-01400	1920	This 1.5-story frame Bungalow dwelling with side-gable roof with dormers and enclosed, integrated front porch has aluminum siding and a partially stuccoed exterior, a stuccoed foundation, and 1/1 vinyl sash windows. There is a non-contributing garage at the rear.	1 bldg	1 bldg
26 Nelson St	029-889-01300	1910	This 2-story, 3-bay frame vernacular dwelling with vinyl siding and a rusticated concrete-block foundation has a front-gable roof, and an open front porch with half-hipped roof. Windows have 1/1 vinyl sash. There is a contributing garage at the rear.	2 bldgs	
30 Nelson St	029-889-01200	1954	This 1-story, 2-bay frame vernacular dwelling with vinyl siding, a concrete foundation, and a side-gable roof, has an open front porch with gable roof, and both 1/1 vinyl sash windows and a picture window.		1 bldg
40 Nelson St	029-889-01100	1950	This 1.5-story frame vernacular dwelling with vinyl siding and a concrete foundation has a side-gable roof with dormers, and both 1/1 vinyl sash windows and a picture window. There is a non-contributing garage at the rear.		2 bldgs
44 Nelson St	029-889-01000	1930	This 1.5-story, 3-bay frame Bungalow dwelling with vinyl and brick-veneer siding has a rusticated concrete-block foundation, a side-gable roof with dormer, an enclosed, integrated front porch and 1/1 metal sash windows.	1 bldg	
50 Nelson St	029-889-00900	1935	This 1.5-story, 3-bay frame Bungalow dwelling with	1 bldg	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
			vinyl siding and rusticated concrete-block foundation has a side-gable roof with dormer, an enclosed, integrated front porch, and 1/1 vinyl sash windows.		
<i>Parker Place, Even Numbers (W to E)</i>					
18 Parker Pl	030-886-01900	1900	This 2-story, 2-bay frame vernacular dwelling has a side-gable roof with cross gable, a brick foundation, vinyl siding, an enclosed front porch with half-hipped roof, and both 1/1 sash windows and a picture window.	1 bldg	
24 Parker Pl	030-886-01600	1870s	This 1.5-story, 2-bay frame dwelling with Italianate features has a jerkinhead roof, an enclosed front porch with half-hipped roof, and both 1/1 vinyl sash windows and wood casement windows.	1 bldg	
28 Parker Pl	030-886-01500	1902	This 2-story, 2-bay frame vernacular dwelling with a side-gable roof has a projecting front ell with a cross-gable roof with flared eaves, vinyl siding, a concrete foundation, an enclosed front porch with half-hipped roof, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
50 Parker Pl	030-887-01100	1910	This 2.5-story, 3-bay frame vernacular dwelling with vinyl siding and a brick foundation has a front-gable roof, dormers, an open front porch with shed roof, and 6/1 vinyl sash windows. There is a contributing frame shed in the rear.	2 bldgs	
68 Parker Pl	030-888-01600	1920	This 1.5-story, 3-bay frame Bungalow dwelling with Craftsman-style features has a hipped roof with dormers, a brick foundation, vinyl siding, and enclosed side porch with half-hipped roof, and Craftsman-style windows with multi-pane upper sash. There is a contributing garage at the rear.	2 bldgs	
72 Parker Pl	030-888-01500	1930	This 1-story, 3-bay frame vernacular dwelling with a side ell has a front-gable roof, a vinyl siding, a brick foundation, an enclosed side porch with gable roof, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
74 Parker Pl	030-888-01400	1915	This 1.5-story, 3-bay frame Bungalow dwelling with a side-gable roof with dormers, weatherboard siding, and brick foundation has an integrated front porch with stone piers and columns, and 6/1 vinyl sash windows.	1 bldg	
76 Parker Pl	030-888-01300	1930	This 2-story, 2-bay frame dwelling with Craftsman-style features has an asymmetrical side-gable roof, wood-shingle siding, brick foundation, an enclosed, integrated side porch, and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
80 Parker Pl	030-888-01200	1900	This 1.5-story, 2-bay frame Colonial Revival/Craftsman-style dwelling has a side-gable roof with dormers, vinyl siding, a brick foundation with lattice infill, an open and integrated front porch with columns, and 6/1 sash, Craftsman, and arched windows.	1 bldg	
94 Parker Pl	030-888-01100	1930	This 1-story, 2-bay frame vernacular dwelling has a front-gable roof, a brick foundation, and vinyl siding. There is an enclosed front porch with gable roof. The windows have 1/1 vinyl sash.	1 bldg	
100 Parker Pl	030-888-01000	1910	This 1.5-story, 2-bay frame Bungalow dwelling with Colonial Revival-style features has a side-gable roof with dormers, vinyl siding, a brick foundation with lattice infill, an enclosed and integrated front porch with columns, and 1/1 and 2/2 wood and vinyl sash windows.	2 bldgs	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
			There is a contributing garage at the rear.		
110 Parker Pl	030-888-00900	1958	This 1-story, 3-bay frame vernacular dwelling with a side-gable roof, vinyl siding, and a concrete foundation has an open front porch with gable roof and 6/1 vinyl sash windows.		1 bldg
<i>Parker Place, Odd Numbers (W to E)</i>					
15 Parker Pl	030-884-00200	1929	This 2-story, 3-bay frame Colonial Revival-style dwelling with a rear ell and gable roof has vinyl siding, a concrete foundation, an enclosed rear porch with flat roof and 6/6 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
21 Parker Pl	030-884-00300	1910	This 1.5-story, 3-bay frame Bungalow dwelling has a side-gable roof with dormers, vinyl siding, a brick foundation, an integrated and enclosed front porch and 1/1 and fixed sash windows.	1 bldg	
25 Parker Pl	030-884-00400	1923	This 1.5-story, 3-bay frame Bungalow dwelling has a jerkinhead roof with dormers, a brick foundation, vinyl siding, and an enclosed front porch with half-hipped roof. Windows have 1/1 vinyl sash.	1 bldg	
29 Parker Pl	030-884-00500	1920	This 2.5-story, 2-bay frame American Foursquare-type dwelling has a hipped roof with a central dormer, vinyl siding, a brick foundation, an open front porch with half-hipped roof, and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
35 Parker Pl	030-884-00600	1907	This 2-story, 3-bay frame vernacular dwelling has a side ell, a side-gable roof, a brick foundation, vinyl siding, and an open front porch with shed roof and columns. There is a contributing garage at the rear.	2 bldgs	
37 Parker Pl	030-884-00700	1919	This 1.5-story, 2-bay frame dwelling with Craftsman-style features has a side-gable roof with clipped gables with a central cross gable, a rear ell, vinyl siding, a brick foundation, and an open front porch with half-hipped roof. Windows have 1/1 vinyl sash.	1 bldg	
41 Parker Pl	030-884-00800	1910	This 1.5-story, 3-bay frame Bungalow dwelling with a side ell has weatherboard siding, a brick foundation, a side-gable roof that overhangs at the front to shelter an open front porch, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
45 Parker Pl	030-884-00900	1910	This 2-story, 2-bay frame Dutch Colonial Revival-style house with gambrel roof, a rear ell, and brick foundation has vinyl siding, an enclosed front porch with half-hipped roof, and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
51 Parker Pl	030-884-01000	1910	This 1.5-story, 2-bay frame vernacular dwelling with vinyl siding and brick foundation has a front-gable roof with dormers, an enclosed front porch with shed roof, and 6/1 vinyl sash windows.	1 bldg	
55 Parker Pl	030-885-01100	1910	This 1.5-story, 3-bay frame Craftsman-style dwelling has wood-shingle siding, a brick foundation, an open integrated porch at the front and an enclosed side porch, a front-gable roof with dormers and both 6/1 and 6/6 vinyl sash windows. There is a contributing shed at the rear.	2 bldgs	
71 Parker Pl	030-885-00200	1920	This 1-story, 3-bay frame Craftsman-style dwelling has vinyl siding, a brick foundation, a hipped roof, an open front porch with half-hipped roof and tapered piers, and 6/1 vinyl sash windows.	1 bldg	
73-75 Parker	030-885-00300	1900	This 2-story, 2-bay frame Colonial Revival-style	2	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
Pl			dwelling with a side ell, vinyl siding, and a brick foundation, has a front-gable roof, two-story front porch that is partially enclosed and 6/1 vinyl sash windows. There is a contributing garage at the rear.	bldgs	
91 Parker Pl	030-885-00400	1906	This 2-story, 3-bay frame Colonial Revival-style dwelling with gable roof, vinyl siding, a rusticated concrete-block foundation with wood lattice infill, an open front porch with columns and a screened rear porch has 1/1 vinyl sash windows and a contributing garage located at the rear of the property.	2 bldgs	
95 Parker Pl	030-885-00500	1930	This 2-story, 3-bay frame vernacular dwelling has vinyl siding, a rusticated concrete-block foundation, a front-gable roof, an open front porch with shed roof, and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
103 Parker Pl	030-885-00600	1910	This 1.5-story frame Craftsman-style house has vinyl siding, a brick foundation, a front-gable roof with clipped gable ends and dormers, an enclosed front porch with gable roof, and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
107 Parker Pl	030-885-00700	1930	This 1-story, 3-bay frame vernacular dwelling has a rear ell, front-gable roof, vinyl siding, a concrete foundation, and an open front porch with gable roof and arched openings.	1 bldg	
<i>Shoreham Road</i>					
14 Shoreham Rd	031-881-01300	2007	This 2-story, 4-bay frame vernacular house with a side-gable roof and wall dormers has vinyl siding and 6/6 vinyl sash windows.		1 bldg
16 Shoreham Rd	031-881-01200	1921	This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling with a brick foundation and vinyl siding has a gambrel roof with dormers, an open side porch with half-hipped roof, and 1/1 vinyl sash windows.	1 bldg	
17 Shoreham Rd	031-880-01500	1900	This 2-story, 3-bay frame vernacular dwelling with pressed-wood siding, a brick pier foundation, and a side-gable roof has an enclosed front porch with half-hipped roof and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
19 Shoreham Rd	031-880-01600	1910	This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling with vinyl siding and a concrete foundation has a gambrel roof, an enclosed front porch with half-hipped roof, dormers, and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
22 Shoreham Rd	031-881-01100	1922	This 1.5-story, 2-bay frame Dutch Colonial Revival-style dwelling with weatherboard siding and a brick foundation has a gambrel roof with dormers, an enclosed side porch with half-hipped roof, and both 6/1 vinyl sash and a picture window. There is a contributing garage at the rear.	2 bldgs	
25 Shoreham Rd	031-880-01700	1920	This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling with vinyl siding and a concrete foundation has a gambrel roof, an enclosed front porch with half-hipped roof and columns, dormers, and 1/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
28 Shoreham Rd	031-881-01000	1920	This 1.5-story, 4-bay frame Bungalow with wood-shingle siding and a brick foundation has a hipped roof and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	

Morris Cove Historic District

New Haven County, CT

Name of Property

County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
32 Shoreham Rd	031-881-00900	1920	This 1.5-story, 3-bay frame Bungalow dwelling with Craftsman-style features has a side ell, weatherboard siding, a brick foundation, an enclosed side porch, a hipped roof with bracketed eaves and knee-braces, and 6/1 vinyl sash windows.	1 bldg	
33 Shoreham Rd	031-880-01800	1973	This 2-story, 2-bay frame vernacular dwelling with vinyl siding has a concrete foundation and 6/6 vinyl windows.		1 bldg
36 Shoreham Rd	031-881-00800	1915	This 1-story, 3-bay frame Bungalow dwelling with vinyl siding, brick foundation, and hipped roof has 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
37 Shoreham Rd	031-880-00100	1915	This 1.5-story, 3-bay frame Bungalow dwelling with a side-gable roof has a brick pier foundation, an open front porch with columns, and 6/1 vinyl sash windows.	1 bldg	
<i>Townsend Avenue, Odd numbers (S to N)</i>					
27 Townsend Ave	032-878-01200 and 032-878-01100	1920	This 1-story, 6-bay frame commercial building is clad with vinyl siding, with fixed-sash, metal windows, and has a recessed entrance, and a shed roof with stepped roofline on the side elevations.	1 bldg	
29 Townsend Ave	032-878-01300	1920	This 1-story, 3-bay frame, commercial building has vinyl and shingle siding, a flat roof, and fixed-sash wood windows on the façade.	1 bldg	
31-33 Townsend Ave	032-878-01400	1910	This 2-story, 3-bay frame multi-family vernacular dwelling has a side ell, aluminum siding, brick foundation, a gambrel roof, and an open front porch.	1 bldg	
35-37 Townsend Ave	032-878-01500	1910	This 1-story, 3-bay, stuccoed and vinyl-clad commercial building has a flat roof and 4/4 vinyl windows. There is little original exterior fabric extant.		1 bldg
41 Townsend Ave	032-878-01600	1920	This 1.5-story, 3-bay, gable-roofed, frame vernacular dwelling has vinyl siding, a stuccoed foundation, and open porch with half-hipped roof, and 1/1 vinyl windows.	1 bldg	
43 Townsend Ave	032-878-01800	1970	This 2-story, 4-bay frame vernacular dwelling has vinyl siding, a concrete foundation, a side-gable roof, and both 1/1 and fixed sash windows.		1 bldg
45 Townsend Ave	032-878-01900	1920	This 1.5-story, 4-bay frame Bungalow dwelling with side-gable roof and vinyl siding has an enclosed front porch with brick piers and both 1/1 and 4/1 vinyl sash windows.	1 bldg	
49 Townsend Ave	032-878-02000	1920	This 1.5-story, 2-bay, gable-roofed frame Bungalow dwelling with vinyl siding has a shed-roofed front porch and both fixed and 1/1 sash windows.	1 bldg	
53 Townsend Ave	032-878-02100	1920	This 1.5-story, 2-bay frame Bungalow dwelling with side-gable roof, vinyl siding, and a brick foundation has an open front porch with shed roof and 1/1 and 6/6 vinyl sash windows.	1 bldg	
57 Townsend Ave	032-878-02200	1920	This 1.5-story, 2-bay frame vernacular dwelling with vinyl siding, a side-gable roof, and brick foundation, has an enclosed front porch with half-hipped roof and 6/1 vinyl sash.	1 bldg	
61 Townsend Ave	032-878-02300	1920	This 1.5-story, 2-bay frame Dutch Colonial Revival-style dwelling with vinyl siding and brick foundation has an enclosed front porch, a gambrel roof, and 1/1 vinyl sash windows.	1 bldg	
65 Townsend Ave	032-878-02400	1930	This 2-story, 2-bay, vinyl-clad frame vernacular dwelling has a front-gable roof with cross gable and 1/1 and 6/1 vinyl sash windows.	1 bldg	
67 Townsend	032-878-02500	1929	This 1.5-story, 3-bay, Bungalow-style dwelling has	2	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
Ave			shingle siding, a side ell, a side-gable roof and an open porch with shed roof, stone piers, and columns. There is a contributing garage at the rear.	bldgs	
75 Townsend Ave	032-878-02700	1949	This 1-story, 2-bay, vinyl-clad, frame vernacular dwelling has a rear ell, enclosed front porch with shed roof, and a gable roof with cross gable. The metal windows have 1/1 sash.		1 bldg
81 Townsend Ave	032-878-02900	1910	This 1.5-story, 2-bay frame Bungalow-style dwelling has wood-shingle and vinyl siding, an open front porch with shed roof, a side-gable roof, and shed dormers.	1 bldg	
87 Townsend Ave	031-880-00700	1920	This 2-story, 4-bay, vernacular dwelling has vinyl and brick veneer siding, an enclosed front porch with half-hipped roof, a front-gable roof, and 1/1 vinyl sash windows.		1 bldg
89 Townsend Ave	031-880-00800	1965	This 1-story, 3-bay frame vernacular dwelling with a hipped roof has vinyl siding, concrete foundation, an open front porch with half-hipped roof.		1 bldg
99 Townsend Ave	031-880-01000	1910	This 1-story, 4-bay building (recently used as a pre-school) has stucco and brick veneer, a front-gable roof and fixed windows. Little remains of this building's original exterior. A non-contributing garage is at the rear.		2 bldgs
105-107 Townsend Ave	031-880-01100	1900	This 2-story, 2-bay vernacular frame dwelling with asbestos-shingle siding has an open front porch with half-hipped roof, a front-gable roof, and 1/1 metal sash windows. A contributing garage is at the rear.	2 bldgs	
115 Townsend Ave	031-880-01200	1910	This 2-5-story, 3-bay frame vernacular dwelling with front-gable roof has an open front porch with half-hipped roof, brick foundation, and 1/1 vinyl sash windows. Two non-contributing garages stand at the rear.	1 bldg	2 bldgs
117 Townsend Ave	031-880-01300	Pre-1911	This 2-story, 2-bay frame vernacular dwelling with brick veneer and vinyl siding has brick piers and a brick foundation, a front-gable roof, and 1/1 sash windows. A contributing carriage house, now a garage, is at the rear.	2 bldgs	
129 Townsend Ave	031-880-01400	1920	This 1.5-story, 2-bay frame vernacular house with aluminum siding has a rear wing, enclosed front porch with wood lattice and concrete foundation, a gambrel roof, and 1/1 vinyl sash windows. A contributing garage is at the rear.	2 bldgs	
139 Townsend Ave	031-881-01400	1920	This 1.5- and 2-story frame vernacular house has a side ell, concrete-block foundation, side-gable roof with cross gable, arched hood, and 9/1 vinyl-sash windows. A contributing garage stands at the rear.	2 bldgs	
143 Townsend Ave	031-881-01500	1920	This 1.5-story, 3-bay, hip-roofed, frame Craftsman-style dwelling with vinyl siding, brick foundation, and an enclosed side porch with half-hipped roof, has 1/1 vinyl sash. There is a contributing garage at the rear.	2 bldgs	
147 Townsend Ave	031-881-01600	1921	This 1.5-story, 5-bay, vinyl-clad, frame Dutch Colonial Revival-style dwelling with side ell has a brick foundation, enclosed side porch with gable roof, a gambrel roof, and 6/1 vinyl sash windows. A contributing garage stands to the rear.	2 bldgs	
151 Townsend Ave	031-881-01700	1930	This 1.5-story, 3-bay, hip-roofed, frame Craftsman-style dwelling has a brick foundation, side ell, hip-roofed dormers, wood brackets beneath the eaves, and 8/1 vinyl sash windows.	1 bldg	
155 Townsend	031-881-01800	1900	This 2-story, 4-bay, vinyl-clad, frame Dutch Colonial Revival-style dwelling with side ell and brick foundation	2 bldgs	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
Ave			has an enclosed shed-roofed front porch, gambrel roof with cross gable, and 6/1 vinyl sash windows. A contributing garage stands to the rear.		
165 Townsend Ave	031-881-01900	1900	This 2-story, 3-bay, vinyl-clad, frame vernacular duplex has a side ell, open front porch with gable roof, a front-gable roof, and 1/1 vinyl sash windows.	1 bldg	
171 Townsend Ave	031-881-02000	1919	This 1.5-story, 3-bay, gable-roofed, frame Colonial Revival-style dwelling with brick veneer, and an open front porch with shed roof, has a side-gable roof with cross gable and casement, fixed, and dormer windows. A contributing garage stands at the rear. The dwelling was designed by Phillip Sellers (Architectural Club of New Haven 1921).	2 bldgs	
183 Townsend Ave	030-884-02100	Late 1800s	This much-altered 2.5-story, 3-bay, vinyl-clad frame dwelling with rear ell, brick foundation, and hipped roof, has an enclosed front porch with half-hipped roof and 1/1, 4/4, and dormer windows.		1 bldg
187 Townsend Ave	030-884-02200	1870s	This 2-story, 2-bay, vinyl-clad, frame Gothic Revival-style dwelling with flared and bracketed eaves, and a projecting front section has a wrap-round porch with wood posts and Stick-style trim, and half-hipped roof. Windows have 1/1 and 4/4 vinyl sash. There is a non-contributing garage at the rear.	1 bldg	1 bldg
197 Townsend Ave	030-884-00100	1912	This 2.5-story, 3-bay dwelling with Mediterranean-style features and with a stone foundation and stuccoed exterior has an enclosed stone front porch with half-hipped roof, a hipped roof with clay tiles, and 1/1 windows and French doors. A contributing garage stands to the rear.	2 bldgs	
207 Townsend Ave	030-886-02000	1947	This 1-story, 4-bay vernacular dwelling with brick veneer and brick foundation has a shed-roofed front porch, side-gable-roof with cross gable, and 6/1 and 1/1 sash windows, along with a picture window. A non-contributing garage stands to the rear.		2 bldgs
211 Townsend Ave	030-886-02100	2000	This modern 2-story, 3-bay Queen Anne-style dwelling has vinyl siding, a rear ell, a gambrel roof, and an open front porch with columns and a flat roof. A non-contributing garage stands at the rear.		2 bldgs
215 Townsend Ave	030-886-02200	1900	This 1.5-story, 2-bay, gable-roofed frame vernacular dwelling with cross gable, wood-shingle and vinyl siding, and a concrete foundation has an enclosed front porch covered with brick veneer and both fixed and dormer windows. The many exterior alterations render this non-contributing. A non-contributing garage stands to the rear.		2 bldgs
219 Townsend Ave	030-886-02300	Pre-1911	This 2-story, 3-bay frame vernacular house with vinyl siding and front-gable roof has a brick foundation, open, 2-story front porch with tapered square posts and a kneewall and 6/6 vinyl sash windows. A contributing garage stands at the rear.	2 bldgs	
221-223 Townsend Ave	030-886-02400	1900	This 2-story, 3-bay vernacular duplex has vinyl siding, a concrete foundation, an enclosed front porch with half-hipped roof, and a side-gable roof with cross gable. A contributing garage stands to the rear.	2 bldgs	
225 Townsend Ave	030-886-02500	1980s	This 2-story, 3-bay, vinyl-clad dwelling has a flat roof and an enclosed front porch.		1 bldg

Morris Cove Historic District

New Haven County, CT

Name of Property

County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
229 Townsend Ave	030-886-02600	1900	This 1.5-story, 3-bay frame vernacular dwelling has vinyl and asbestos-shingle siding, a front-gable roof, an enclosed side porch with half-hipped roof, and 2/2 and dormer windows. A non-contributing garage stands to the rear.	1 bldg	1 bldg
235 Townsend Ave	030-886-02700	1907	This 2-story, 3-bay, vinyl-clad, frame vernacular dwelling with rear ell and front-gable roof has a stone foundation, an enclosed front porch with half-hipped roof, and 6/1 windows. A non-contributing garage stands to the rear.	1 bldg	1 bldg
239 Townsend Ave	030-886-02800	1930	This 1.5-story, 3-bay frame vernacular dwelling with front-gable roof with brick veneer has a rear ell with enclosed porch and both 1/1 and fixed windows. A contributing garage stands to the rear.	2 bldgs	
241 Townsend Ave	030-886-02900	1915	This 2-story, 2-bay, vinyl-clad frame house with enclosed front porch with brick piers and half-hipped roof has a front-gable roof and both 1/1 and fixed sash windows. A contributing garage stands to the rear.	2 bldgs	
245-247 Townsend Ave	030-886-03000	1880	This 2-story, 2-bay frame vernacular house with front-gable roof and a side ell has a concrete foundation, enclosed front porch with shed roof, and 6/6 vinyl windows, including a single attic window.	1 bldg	
249 Townsend Ave	030-886-00100	1905	This 2-story, 3-bay, gable-roofed, frame vernacular dwelling with rear ell has vinyl siding, a concrete foundation, an enclosed front porch with shed roof, and fixed windows.		1 bldg
255 Townsend Ave	029-890-02800	Late 1800s	This 2-story, 3-bay frame vernacular house with vinyl siding and a side-gable roof with cross gable has a side ell, later open front porch with half-hipped roof and square posts, and 6/1 vinyl windows. A non-historic garage stands to the rear.	1 bldg	1 bldg
261 Townsend Ave	029-890-02900	1905	This 1.5-story, 3-bay house with side-gable roof and cross gable has a concrete foundation, enclosed front porch with shed roof and both fixed and 1/1 sash windows. A contributing garage stands to the rear.	2 bldgs	
265 Townsend Ave	029-890-03000	Ca. 1860	This 1.5-story, 5-bay, wood-shingle-clad, frame house with rear wing, has a concrete foundation, side-gable roof and an open front porch with shed roof and columns. There are 1/1 and dormer windows. A contributing garage stands to the rear.	2 bldgs	
271 Townsend Ave	029-890-03200	1909	This 2-story, 3-bay, vinyl-clad frame vernacular dwelling has a side-gable roof with cross gable, an enclosed porch with brick veneer siding and a half-hipped roof, and 2/2 and 2/1 sash windows. A contributing garage stands to the rear.	2 bldgs	
277 Townsend Ave	029-890-03300	1905	This 2-story, 2-bay frame vernacular dwelling has a side ell, vinyl siding, brick foundation, a front-gable roof, and an open front porch with half-hipped roof. A contributing garage stands to the rear.	2 bldgs	
291 Townsend Ave	029-890-03400	Ca. 1900	This 2.5-story, 3-bay, wood-shingle-clad frame vernacular dwelling has a stone foundation, partially enclosed front porch with columns, and a side-gable roof. There are 1/1, Craftsman-style, and dormer windows present.	1 bldg	
299 Townsend Ave	029-890-03600	1920	This tall 2.5-story, 2-bay frame duplex with rusticated concrete-block foundation and vinyl siding has a hipped roof with dormers, an open front porch with half-hipped	2 bldgs	

Morris Cove Historic District

New Haven County, CT

Name of Property

County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
			roof, and 1/1 and picture windows. There is a contributing garage at the rear.		
305 Townsend Ave	029-890-03600	1880	This 2-story, 2-bay frame vernacular dwelling has vinyl siding, a steeply pitched front-gable roof with knee braces and faux-Victorian wood trim, a concrete foundation, an enclosed front porch with flat roof and second-story deck, and 1/1 vinyl sash windows.	1 bldg	
309 Townsend Ave	029-890-03700	1938	This 1-story, 3-bay frame vernacular dwelling has wood-shingle siding, a concrete foundation, an open front porch with half-hipped roof, and 6/1 vinyl sash windows.	1 bldg	
Fire Station No. 16, Townsend Ave at Lighthouse Road (488 Lighthouse Road)	032-873-00600; 032-873-00700	Ca. 1905-1907	This 2-story, 3-story, brick masonry, Colonial Revival-style fire station has a central section with small one-story wings and a large extension built in 2003 at the north end. The building features a hipped roof with slate shingles and a projecting cross gable with gambrel roof. There are 6/6 vinyl sash windows as well as an original central Palladian window on the façade above the two roll-up, glass-and-wood doors.	1 bldg	
28 Townsend Ave	032-873-00500	1930	This 2-story, 2-bay frame vernacular commercial building (now a liquor store) with an apartment on the second floor has vinyl and brick-veneer siding, a stuccoed foundation, a hipped roof, and 1/1 vinyl sash windows.	1 bldg	
30 Townsend Ave	032-873-00300	1935	This 1.5-story, 2-bay frame vernacular dwelling has vinyl siding, a side-gable roof with clipped gable ends, dormers, and 4/1 and 6/1 vinyl sash windows. There is a contributing garage at the rear.	2 bldgs	
32 Townsend Ave	032-873-00200	1927	This 2-story, 3-bay frame vernacular dwelling with vinyl siding and a brick pier foundation has an enclosed front porch with a flat roof, a front-gable roof, and 1/1 vinyl sash windows.	1 bldg	
38 Townsend Ave	032-873-00100	1936	This 2-story, 6-bay vernacular concrete-block service station with two entrances on the façade and both fixed-sash and double-hung sash windows has a 2-story, gable-roofed frame section on the north with a large garage bay on the street level and an apartment on the second level with vinyl siding and 1/1 vinyl sash windows.	1 bldg	
42 Townsend Ave	032-871-00800	1910	This 3-story, 3-bay frame vernacular dwelling with a rear wing, side-gable roof, and wood-shingle siding has a concrete foundation, an enclosed front porch and open side porch, and 1/1 vinyl sash windows.	1 bldg	
48 Townsend Ave	032-871-00700	1900	This 2-story, 4-bay frame vernacular dwelling has vinyl siding, a concrete foundation, hipped roof, a rear porch, attached garage, and 1/1 vinyl sash windows	1 bldg	
56 Townsend Ave	032-871-00600	1910	This 2.5-story, 3-bay frame vernacular dwelling with a side-gable roof and dormers has vinyl siding, a concrete foundation, enclosed front and rear porches, and 6/1 vinyl sash windows.	1 bldg	
60 Townsend Ave	032-871-00500	Pre-1911	This 2-story, 3-bay, gable-roofed, frame Colonial Revival-style dwelling has a side-ell, vinyl siding, a brick foundation, a rear porch, and fixed-sash windows.	1 bldg	
66 Townsend Ave	032-871-00400	1920	This 1.5-story, 3-bay frame Cape Cod dwelling has a stuccoed concrete foundation, a side-gable roof with dormers, a rear porch, and both 1/1 vinyl sash and fixed windows.	1 bldg	
70 Townsend Ave	032-871-00300	1910	This 2-story, 3-bay frame Dutch Colonial Revival-style dwelling has a front ell, a gambrel roof, a concrete-block	2 bldgs	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
			foundation, vinyl siding, a rear porch, and both 1/1 and Craftsman-style windows with multi-pane upper sash. There is a contributing garage at the rear.		
74 Townsend Ave	032-871-00200	1983	This 2-story, 2-bay, stuccoed frame dwelling has a rear porch and front-gable roof.		1 bldg
76-78 Townsend Ave	032-871-00100	1990	This 3-story, 5-bay frame vernacular house built in 1990 has a front-gable roof, open rear porch, and both fixed and sliding glass windows.		1 bldg
<i>Townsend Avenue, Even numbers (S to N)</i>					
80-82 Townsend Ave	031-871-01700	1900	This 2-5-story, 2-bay frame Queen Anne dwelling has a rear ell, brick veneer and vinyl siding, a brick foundation, an open front porch with stone wall and piers, an enclosed rear porch, a front-gable roof, and 6/1 vinyl sash windows.	1 bldg	
88 Townsend Ave	031-871-01600	1908	This 2-story, 3-bay frame vernacular dwelling with a side ell and both aluminum and asbestos shingle siding has a concrete foundation, rear porch, side-gable roof with cross gable and 1/1 vinyl sash windows. There is a contributing garage at the front.	2 bldgs	
90 Townsend Ave	031-871-01400	1900	Currently a cleared site. The dwelling was demolished in fall 2017.		1 site
92 Townsend Ave	031-871-01300	1900	This 2.5-story, 3-bay frame vernacular dwelling has vinyl siding, a concrete foundation, an enclosed rear porch and open front porch, both with half-hipped roofs, a side-gable roof, and 1/1 vinyl sash and fixed-sash windows.	1 bldg	
100 Townsend Ave	031-871-01200	1917	This 2.5-story, 3-bay frame American Foursquare dwelling with hipped roof and rear ell has a concrete foundation, vinyl siding, both front and rear enclosed porches with half-hipped roofs, and 6/1 vinyl sash windows.	1 bldg	
110 Townsend Ave	031-871-01100	1890s	This two-story, three-bay frame Queen Anne-style dwelling has such late-Victorian period details as a wrap-around porch with turned posts and balustrade, gable-end bargeboards with jig-sawn woodwork, and an angled entrance bay. The vinyl siding, enclosed rear porch with shed roof, and 1/1 vinyl sash windows are later alterations.	1 bldg	
112-114 Townsend Ave	031-871-01000	1900	This 2-story, 5-bay frame vernacular dwelling with vinyl siding and a concrete foundation has a side-gable roof, an open front porch and an enclosed rear porch with shed roofs, and 1/1 vinyl sash windows.	1 bldg	
116 Townsend Ave	n/a	Ca. 1910	This 2.5-story, 3-bay frame American Foursquare dwelling with wood-shingle and weatherboard siding has a concrete foundation, open porches on both the front and rear elevations with piers and columns, and a hipped roof with dormers.	1 bldg	
120 Townsend Ave	031-881-00900	1904	This 1.5-story, 2-bay frame Bungalow-form dwelling with wood-shingle siding, a side-gable roof with dormers, and both front and rear porches, has 6/1 vinyl sash.	1 bldg	
126 Townsend Ave	031-881-00800	1910	This 2-story, 5-bay frame late Queen Anne-style dwelling with pyramidal roof and central cross gable, a side ell, vinyl siding, and a concrete foundation has a wrap-around porch on the front with half-hipped roof and central cross gable, as well as an enclosed rear porch and 1/1 vinyl sash windows.	1 bldg	
138	031-881-00600	1938	This 1.5-story, 3-bay frame Dutch Colonial Revival-style	1 bldg	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

ADDRESS	PARCEL NO.	DATE	RESOURCE DESCRIPTION	C	NC
Townsend Ave			dwelling with a side ell, vinyl siding, and a concrete foundation has an enclosed rear porch, gambrel roof with dormers, and 6/1 vinyl sash windows.		
144 Townsend Ave	031-881-00500	1924	This large, 2.5-story, 3-bay frame Cape Cod dwelling with vinyl siding, a front-gable roof with dormers, and an enclosed rear porch has 1/1 vinyl sash windows.	1 bldg	
146 Townsend Ave	031-881-00400	2001	This 2-story, 3-bay frame Cape Cod dwelling with front-gable roof, integrated garage, and a rear porch was built in 2001 to replace a house built on this site in 1945.		1 bldg
150 Townsend Ave	031-881-00300	1945	This 1.5-story, 3-bay frame Dutch Colonial Revival-style dwelling with vinyl siding, a concrete foundation, and a gambrel roof with dormers has a rear porch and both 1/1 vinyl and fixed-sash windows.	1 bldg	
154 Townsend Ave	031-881-00200	1949	This one-story Cape Cod dwelling with a side-gable roof and vinyl and brick veneer siding has been altered by the addition of a large, out-of-scale, two-story rear ell with porch that protrudes beyond the original roofline		1 bldg
Pardee Seawall Park, west side Townsend Ave	n/a	1921-1930s	The 2.14-acre park consists of a grassy area bordered on the west by a sidewalk, a metal guard rail fence, and a rock seawall bordering Morris Cove.	1 site	
Pardee Memorial in Pardee Seawall Park		Early 1920s	This memorial to George and William Bradley Pardee consists of a metal plaque bolted to a granite bolder. It is located at the northeast corner of Pardee Seawall Park.	1 object	

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

Areas of Significance

(Enter categories from instructions.)

RECREATION
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

ca. 1870-1948

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Morris Cove Historic District is locally significant under Criterion A in the areas of Recreation and Community Planning and Development for its association with two important patterns of middle-class residential development in coastal Connecticut during the period ca. 1870–1948. The first pattern is the development of seasonal beach communities (ca. 1870–1915); the second is the development of middle-class streetcar suburbs with direct urban access (ca. 1900–1948). Morris Cove first developed as a summer resort community in the late nineteenth century. The community transitioned to a streetcar and automobile suburb of New Haven during the early twentieth century, continuing its established development pattern into the post-World War II period. The historic district is a recognizable residential neighborhood constructed for New Haven’s burgeoning middle class, the growth of which resulted from the increasing dominance of New Haven’s manufacturing industry. The period of significance begins in 1870, the approximate construction date of the earliest extant resource in the district, and extends to 1948 at the conclusion of trolley service in New Haven.

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

Criterion A: Recreation

Summer Resort Period in Morris Cove (ca. 1870–1915)

The historical pattern of development common to summer colonies along Connecticut’s coastline is illustrated in the history of Morris Cove from the 1870s through 1915. This pattern is defined by a progression from farmland to summer resorts including the construction of boardinghouses and hotels, to the construction of summer colonies of second homes intended as seasonal dwellings that acted as recreational facilities, and commercial establishments. In some instances, the construction of second houses for seasonal occupancy predated the resort period. For example, one of Morris Cove’s more prominent annual summer residents, Charles M. Parker of New York, built a large summer home (Figure 1) (since demolished) along Townsend Avenue sometime during the 1850s. The house was located just north of what would become the area’s small group of hotels and boardinghouses.

In the years before the Civil War, the present Morris Cove neighborhood, which was part of the Town of East Haven until 1882, was populated by the descendants of early settlers who operated farms (Whiteford 1852). This sparsely developed area southeast of New Haven historically was known for two scenic landmarks: the Five Mile Point (New Haven) Lighthouse located south of Morris Cove, and Fort Nathan Hale, a Revolutionary-era fort (rebuilt during the Civil War) located immediately northwest of the Morris Cove Historic District boundary (Adams 1970:8.1). Rural roads, precursors of such present-day Morris Cove thoroughfares as Townsend Avenue, Morris Cove Road, and Lighthouse Road, linked New Haven to these landmarks and were depicted on historical atlases and nautical charts dating from the 1830s through the Civil War (U.S. Coast Guard 1838 and 1846; Whiteford 1852; Beers 1868). These roads survive as important elements of Morris Cove’s resort-era streetscape.

In Connecticut, the establishment of guesthouses, boardinghouses, and inns was usually the first phase in the development of fully realized summer colonies. At least one small seasonal hotel operated in the

Morris Cove Historic District

Name of Property

New Haven County, CT

County and State

limits of the Morris Cove Historic District by the late 1860s. Run by husband and wife George D. and Emeline Nettleton, this inn (not extant) was located along Townsend Avenue. In addition to the Nettleton hotel, “accommodations for a limited number can usually be found in several of the other private houses in the [Morris Cove] vicinity,” as noted in a contemporary city directory (Benham 1863:36). Morris Cove resident Samuel C. Thompson, Jr. offered guest rooms to summer visitors in the 1870s at the Pioneer Guesthouse, an enterprise that may have been established by Thompson’s seafaring father, Captain Samuel C. Thompson, Senior. Moved to its current location at 265 Townsend Avenue before the guesthouse period, the one-and-one-half-story frame house is known today as the Captain Chandler Pardee House (photo 8) (Caplan 2007:173; Townsend 1900:3, 7, and 15).

The proliferation of boardinghouses and small hotels along Connecticut’s coast during the late nineteenth century capitalized on the economic opportunity presented by tourism. Tourism was supported by the expansion of leisure time in post-Civil War America, and by improvements in regular rail and steamship service throughout the state. By the 1870s, summer residents began to establish themselves among the farmers, oystermen, and mariners who had occupied the Morris Cove area for generations (New Haven Preservation Trust 1984:51-52). By the end of the nineteenth century, Morris Cove claimed at least two of

the essential elements of a typical summer community: a rail, water, and roadway system that brought visitors, and private homes and hotel accommodations to house them. Local landowners abandoned farming and sold their properties for residential development as agriculture declined throughout coastal Connecticut during the late nineteenth century and after realizing they could earn additional income from catering to summer visitors to Morris Cove.

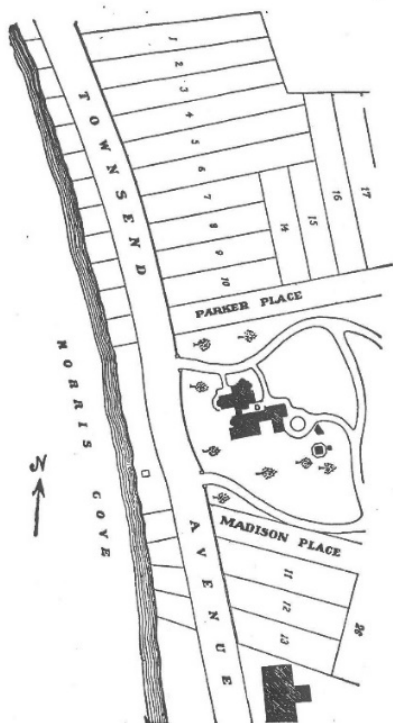


Figure 1: Sketch representing survey of a portion of the Charles Maverick Parker estate in Morris Cove, ca. 1881 (Source: Supreme Court of Errors in Connecticut, “Street et al. v. Leete, Dec. 18, 1906,” In *The Atlantic Reporter, Volume 65, Containing All the Reported Decisions of the Supreme Courts of ...Connecticut ...*, December 27, 1906 – April 11, 1907 [St. Paul: West Publishing Co., 1907], 374.

By the late 1870s, visitors from Connecticut and other states, including New York, Massachusetts, and Illinois, came in increasing numbers to the scenic Connecticut coastline, lured by articles and advertisements in newspapers and popular magazines. In August 1878, a correspondent for the *Springfield* (Massachusetts) *Republican* described the attractions of New Haven’s nearby shoreline attractions, including Morris Cove:

New Haveners who ride after their own horses these beautiful evenings are pretty sure to select the drive to Morris’s Cove around on the east side of the bay. It is the most charming three-mile ride in any direction from the city. The road is of Fair Haven oyster-shells, white and hard and smooth, while the views along its course are of surprising and varied beauty. ... your horse climbs the gentle East Haven slope, passes the verdant brow of Fort Hill, by dismantled Fort Hale, and descends to the cove, a delicious curve of sand indenting the bay. Morris’s Cove has a pleasant hotel upon its rim and a cluster of pretty cottages

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

perch upon the declivity approaching it (Springfield (MA) Republican 1878).

In Morris Cove, boardinghouses and small hotels introduced visitors to the area and spurred the construction of summer residences along the scenic shoreline on Townsend Avenue and Morris Cove Road by wealthy visitors from Connecticut and New York who sought more permanent vacation accommodations. Increased construction of seasonally-occupied houses occurred as land became available for development. The redevelopment of the Parker property illustrates this trend.

Following Parker's death in October 1872, his heirs retained the Morris Cove estate for nearly a decade. The Parker family had the surrounding acreage surveyed and divided into small building lots while maintaining the Parker House and its surrounding grounds. Lot sales began in the spring of 1882, and by 1886, the family had sold most of the "Parker Property" land for summer cottages. The Parker Property included parcels along Townsend Avenue and along three newly established streets: Mansion Street, Parker Place, and Florence Avenue. According to legal documents, "that part of Parker Place lying east of Townsend Avenue has since 1886 been worked and used ... as a highway" (Supreme Court of Errors in Connecticut 1907:372-373).

In early 1881, the Town of East Haven negotiated the transfer of its western section, including Fair Haven Heights, Morris Cove, and the area known as "the Annex," to the City of New Haven. In return, New Haven assumed East Haven's Civil War road and bridge construction debts, which amounted to over \$200,000. The annexation by New Haven was completed in 1882 (Rockey 1892:224). As part of the agreement, residents of the newly acquired areas retained a degree of political and taxing autonomy. Morris Cove maintained its own roads, operated its own police force and fire department, and paid reduced taxes to New Haven for the few services that the City provided. These services included the operation of the small Morris Cove elementary school located between Cove and Lighthouse Roads (not extant). From 1920, the City built the firehouse located at 488 Lighthouse Road (photo 26) to serve the area's hotels and summer residents. The community also supported a small church, Park M.E. Chapel located on Townsend Avenue, as well as a seasonal cottage fronting on Morris Cove that was owned by Trinity Episcopal Parish (neither building is extant.)

Regular streetcar service from New Haven to Morris Cove was introduced in 1893, providing a critical transportation link supporting closer integration with the city. Coastal Connecticut's trolley system originated in urban centers, including New Haven and New London. By the 1890s, previously horse-drawn trolleys were electrified and their routes expanded to provide service to smaller coastal communities, such as Guilford and Chester, during the 1910s. The system ceased operation during the 1930s (Herzan 1997:55). Attractions were constructed along the shoreline to encourage tourists to visit the coast, with the trolleys providing the transportation. The route connected Lighthouse Park, south of Morris Cove, to downtown New Haven travelling north along the length of Townsend Avenue. However, Morris Cove retained its separate political identity and taxing authority until residents voted to join New Haven in 1923 (Shelton 2009).

Census records from the early 1900s provide data on the few full-time residents of Morris Cove at that time. Some of these residents had bought property subdivided from larger holdings and built year-round houses. Maria H. McCleve, who was employed as a "seamer boarder" in the 1900 census, was among those who purchased building lots from the Parker family estate (U.S. Census 1900). By 1883, McCleve was operating a summer boardinghouse at her Townsend Avenue dwelling, the site of which presently is occupied by a later house at 219 Townsend Avenue. The boardinghouse was located on one of four lots that Maria and her son, Robert, owned on the block. Mother and son built two additional houses by the

Morris Cove Historic District

Name of Property

New Haven County, CT

County and State

late 1890s on the Parker Place lots, and both took in summer boarders in 1900 (Hurd & Co. 1893; Strueli & Puckhafer 1911; U.S. Census 1900). Mrs. McCleve continued to live at 24 Parker Place until her death in late 1919. When her son was not in residence next door at 28 Parker Place, the house was rented. Following his mother's death, Robert McCleve returned full-time to 28 Parker Place, and he maintained his mother's adjacent property as a rental property until at least 1930 (U.S. Census 1930). Research indicates that McCleve sold the property at 219 Townsend Avenue after 1920, and that the original buildings may have been replaced during the 1920s. Both dwellings at 24 and 28 Parker Place are extant.

The Gothic Revival-style dwelling at 187 Townsend Avenue (photo 9), the Stick-style dwelling at 35 Florence Avenue, and the Queen Anne-style dwelling at 110 Townsend Avenue (photo 11) all date from the 1880s and 1890s, during Morris Cove's popularity as a summer colony. The three dwellings share the common characteristics of wood-frame construction and large, ample porches oriented to enjoy views of Morris Cove. The Bungalow-form dwelling at 120 Townsend Avenue (1904) (photo 12) and the large, late Queen Anne-style dwelling at 126 Townsend Avenue (1910) (photo 13) are among the post-1900 dwellings documenting the growth of Morris Cove's summer colony after the turn of the twentieth century.

Numerous modest dwellings dating from the late 1800s and early 1900s are found in Morris Cove, such as those located at 82, 86, and 90 Morris Cove Road and built in 1875, 1890, and 1905, respectively. In contrast to Morris Cove's modest architecture, some of the state's best-known resorts were constructed for the wealthy and feature high-style, architect-designed dwellings; examples include Woodmont in Milford; Shippan in Stamford; and locations throughout Greenwich. Woodmont is defined by its "grand, high style nineteenth century homes...interspersed with early twentieth century residential buildings" (Royalty et al. 2015:19). Shippan, a summer community located in Stamford, was the resort for wealthy Manhattanites. The *New York Times* reported in 1894 that 40 such families summered in the community that year. Properties included Marion Castle designed by Hunt & Hunt, the architects of George W. Vanderbilt's Biltmore in Asheville, North Carolina, for film magnate Frank J. Marion (Gordon 2014:84-85). Marion Castle cost \$140,000 to construct in 1913 (approximately \$3.4 million in 2017 dollars) and included formal gardens and an orchard (Gordon 2014:86). Greenwich was first settled as a summer colony by William and John D. Rockefeller who built sizable mansions in the area. In 1907, Percy Rockefeller, the son of William Rockefeller, constructed a \$500,000 residence in Greenwich (approximately \$13 million in 2017 dollars); the house included a library with 60-foot ceilings and a \$700 white metal sink in the kitchen (approximately \$18,000 in 2017 dollars). Greenwich and Stamford contained large and luxurious homes exclusively for the wealthy (Gordon 2014:55; U.S. Inflation Calculator 2017).

The Sound View neighborhood in Old Lyme, New London County is an example of a modest summer resort colony for the working class and is similar to Morris Cove. Sound View was developed in 1892, and its beach was deeded to the public in perpetuity. Construction in the historic district is "functional" and "modest in scale" (Enersen 2017:6). Like Morris Cove, the Sound View neighborhood is characterized by simple cottages with minimal ornamentation. Most of Sound View's dwellings have little ornamentation that would inform architectural style. Of the 145 contributing resources within the Sound View Historic District, six (n=four per cent) have a clearly recognizable architectural style. Morris Cove's vernacular and modest architecture suggests, that like Sound View and Milford's Silver Sands community, the neighborhood was a haven for the middle and working class. These vacationers, like those of the upper class, sought respite from the stresses of urban life; however, their second homes were on a more modest, smaller scale. In all, approximately 40 dwellings survive from the period of Morris Cove's heyday as a summer resort from 1870 to 1915.

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

Water recreation was an essential part of the summer colony lifestyle in Morris Cove in the years before World War I. The anchorage at Morris Cove made it a popular stopping point for vessels traveling Long Island Sound between Cold Spring Harbor, New York, and New London, Connecticut (Coonley 1897). In 1886, New Haven sportsmen organized the Pequot Association, and incorporated the group in 1891. The Pequot Association clubhouse was established on Townsend Avenue at Morris Cove. In 1893, the Yale Corinthian Yacht Club leased “a roomy cottage ... at Morris Cove for a clubhouse” for yachting activities during the college term months of May, June, September, and October (*New York Times* 1893). A small steam launch transported the Yale club members from the head of New Haven’s harbor to their Morris Cove clubhouse. Neither of the clubhouses survive today; both sites are occupied by later residential construction. However, the scenic views, waterfront access, and historic layout of Morris Cove remain, linking the neighborhood to the ocean. Through at least the early 1910s, races were held over a local course in Morris Cove, in addition to the traditional Harvard-Yale race course in New London.

Historical photographs and atlases published in 1893 and 1911 indicate that the Morris Cove beach at one time extended as far north as the foot of Fort Nathan Hale, and that the coastline was marked by at least three private piers ([Figure 2], Hurd & Co. 1893; Strueli & Puckhafer 1911). In 1902, the new owner of the lot adjoining the north side of Parker Place, Clara E. Leete, improved the public seaside tract at street’s end illegally:

[She] built a bulkhead with steps over it upon the west side, to prevent the sea from washing away the land and undermining the walls in front of the lots north and south of it. It has been used by the public in going to and from the beach with teams, as a landing and embarking place for small boats, and since 1886 has been in constant use by ... the public as a way of access on foot to the beach and the sea. There has been no marked road over it, and its surface has been similar in appearance to that of shore land adjoining it upon the north and south.

A suit was brought against Leete by other landowners on Parker Place. Leete claimed she had been unaware of the prohibition of construction on the shorefront. The Supreme Court of Errors of the State of Connecticut determined that the property’s deed provided sufficient notice, and ruled the construction was illegal (Supreme Court of Errors in Connecticut 1907: 375-376).

Criterion A: Community Planning and Development

Beginning in the early 1900s, Morris Cove began a transition from an exclusively seasonal colony to a community of year-round residents with economic, commercial, and social ties to New Haven. Extension of a trolley line from central New Haven to Morris Cove via Townsend Avenue in 1893 was an incentive for the development of the area as a suburban locale and facilitated the transition from resort to commuter neighborhood. Most of Morris Cove’s clubhouses and seasonal hotels burned in the 1890s and 1900s, and they were not rebuilt. The Pequot Association’s clubhouse on Townsend Avenue burned in 1896, and although rebuilt the year after, the club disbanded in 1905 (New Haven Free Public Library n.d.). The 1912 Business Directory for New Haven lists four hotels in Morris Cove: the Morris Cove, Union Grove, the Shoreham Hotels, and the Tabard Inn (Julin 1912). The area’s leading hotel, the Shoreham Hotel, located on the waterside of Townsend Avenue, burned in 1919 and was not replaced (*New York Times* 1919). By 1920, only the Morris Cove Hotel and Tabard Inn remained. The small lots on the western side of Townsend Avenue, occupied by bathhouses and open space before 1911, were developed with

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

additional dwellings for year-round residents by 1924 (Sanborn Insurance Map Company 1924). During the early 1920s, the waterfront lots along Townsend Avenue north of Florence Avenue were sold or willed by their owners to the City of New Haven to form the municipally owned Pardee Seawall Park (photo 27) (Murphy 1921:472; Murphy 1922:493).

Nonetheless, a study conducted in 1916 investigating the need for an additional breakwater to create “a harbor of refuge” at Morris Cove found many summer homes in the area. The District Engineer Officer, U.S. Army Corps of Engineers, described the community:

On the shores of Morris Cove there are several summer hotels [including those located to the south near Lighthouse Point], and large numbers of cottages which are the summer residences of citizens of New Haven. The community is in no sense an industrial or commercial one, and no commerce is received or shipped by water. There are no wharves in the cove other than landings for small boats The cove is the anchorage ground for large numbers of small yachts during the summer season, and during easterly weather small commercial vessels occasionally anchor in this locality (U.S. Secretary of War 1916:4).

Morris Cove as a Streetcar Suburb (1910–1948)

As Morris Cove lost many of its hotels and sporting clubs, the area began to develop as a suburb of New Haven. The transformation of Morris Cove from seasonal resort to suburban community for the middle class reflected the growth of “first-ring” suburbs around Connecticut’s cities in the early 1900s. Although Morris Cove retained a semi- autonomous status after its annexation by New Haven in 1882, its physical development after 1890 was inextricably tied to two important developments in New Haven: the continued growth of the city as a major manufacturing and commercial center in coastal Connecticut, and improvements to the city’s urban transportation system that enabled New Haven to expand beyond its historic urban core.

Historically known for its clock-making, armaments, and carriage factories, New Haven benefited greatly from its location at the center of an extensive and ever-expanding transportation network. As early as the eighteenth century, New Haven Harbor was a busy commercial port, while regular steamship and rail services to New York and Boston were established before the Civil War. In 1872, New Haven became the headquarters of the newly formed New York, New Haven & Hartford (New Haven) Railroad (Weller 1969:72-73). The explosive growth of New Haven’s manufacturing sector during the late nineteenth century was made possible by an influx of new workers and their families, many of them European immigrants, as well as native-born residents who migrated from rural parts of the state. In 1900, New Haven’s population stood at 108,027, an increase of almost one-third from the previous decade. In 1910, the city’s population was 133,605, an increase of 24 percent from 1900. In 1920, New Haven claimed 162,537 residents, an increase of nearly 22 percent over ten years (*Connecticut Population by Town, 1900–1950*).

By necessity, many of New Haven’s major manufacturers were located in close proximity to the city’s railroad and maritime transportation routes, and the locations of industry historically influenced where workers lived. Improvements in the city’s transportation system, principally the introduction of electrified streetcar service during the early 1890s, laid the foundation for New Haven’s first period of suburban expansion, which continued until the beginning of World War II. New Haven’s streetcar routes radiated from the city’s historic green and followed most of the main arterial roads from downtown. With regular

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

and reliable transportation, areas located along the streetcar lines quickly became desirable for residential development (Wasserman 2016).

By 1900, New Haven possessed the essential ingredients for suburban development: rapid population growth, stable industry, a large professional class, an established mass transit system that extended in all directions from its city center, and large undeveloped tracts of land in and just outside of the city limits. The location of areas such as Morris Cove and market demand for housing created conditions conducive to their development as inner suburbs oriented to the City of New Haven and to a year-round population.

Period maps of New Haven and its outlying areas document the substantial development of the Morris Cove area during the late nineteenth and early twentieth centuries. The 1893 Hurd & Co. map of “Ward 15, Town of New Haven” in the *Town and City Atlas of the State of Connecticut* (Figure 2) shows Townsend Avenue and the new streetcar line from central New Haven. Only three named streets were recorded in the heart of Morris Cove: Parker Place, and Mansion and Thompson streets (later Florence Avenue) (Hurd 1893). The 1911 Strueli & Puckhafer *Atlas of New Haven, Connecticut* depicts Morris Cove poised for residential development. Newly laid-out Concord Street is shown running north-south, roughly parallel to Townsend Avenue to its west. The streetcar line had been re-routed along this Concord Street, rather than Townsend Avenue.

Unlike the summer resort period, most residential development in Morris Cove after 1900 was removed from Townsend Avenue and no longer was oriented to the beach or the Morris Cove shoreline due to the large amount of development occupying the streetscape. In contrast to the irregular siting of the older nineteenth-century houses, newer houses were built on uniform lots in a gridded street system. Concord Street and its streetcar line served as the “spine” for suburban residential development in Morris Cove. Dean Street, a third north-south road, was established along the New Haven-East Haven town line; it ran as far south as Parker Place. Eight short east-west streets and an extension of Parker Place were created east of Concord Street. Land was subdivided into roughly uniform building lots measuring 35 and 45 feet wide, and between 100 and 125 feet long. Lots were subdivided east to Dean Street, when the latter street was extended south to Morris Causeway around 1950. Only nine dwellings were built on these newly created streets between 1893 and 1911, although owners of undeveloped lots, including the Willkenden Land Company, are recorded (Strueli & Puckhafer 1911).

While newspaper and town records research did not identify merchant builders or developers associated with Morris Cove during the period, the area shares several characteristics typical of Connecticut’s residential suburbs from the first half of the twentieth century. An example of such development is Kelsey Point in Clinton. Development in both Kelsey Point and Morris Cove during the period followed a uniform street plan, and a grid design superimposed over the previous patchwork of individual properties. Buildings are low-scale and not more than two-and-one-half-stories high (Enersen et al. 2017). Morris Cove’s initial period of suburban development was dominated by single-family dwellings, although apartment buildings and one duplex also were constructed in the immediate pre-World War II era. The area adopts uniform setbacks stratified by block. Dwellings built along the side streets of Parker and Beecher places directly adjoin the sidewalk, while those built along Concord Street and Townsend Avenue generally include large front yards. Detached garages were constructed in Morris Cove after 1910; they are located at the rears of the main dwellings. These outbuildings generally are accessed from the street by side driveways. Other typical suburban amenities of the early twentieth century include paved streets with curbs, sidewalks, electric street lights, and planting strips with street trees.

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

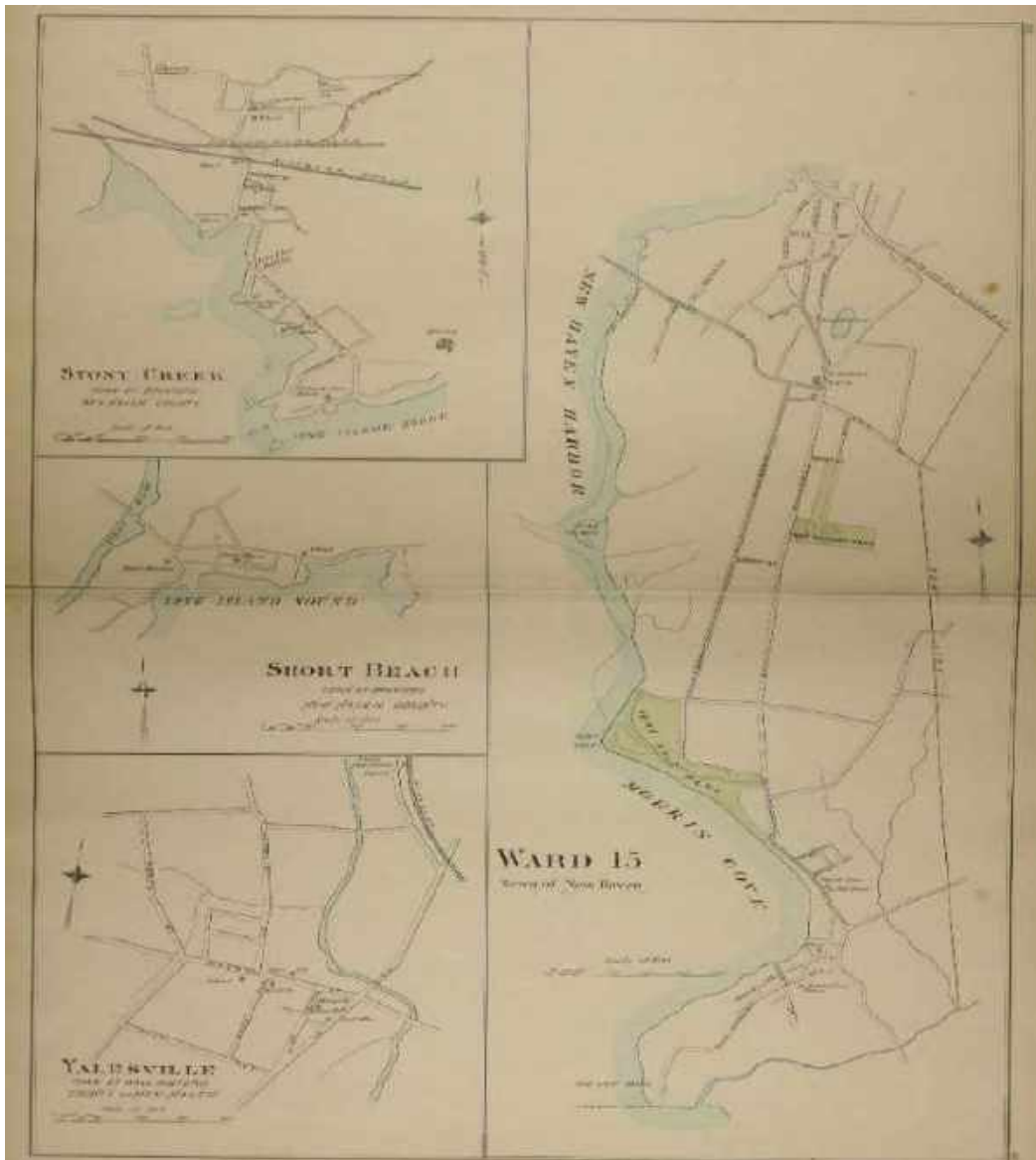


Figure 2: 1893 Hurd & Co. map of “Ward 15, Town of New Haven” in the *Town and City Atlas of the State of Connecticut* Source: Hurd & Co., D. H. “South Part of New Haven County, Connecticut. *Town and City Atlas of the State of Connecticut*, pp. 62-63 (images 84-85). Boston: D. H. Hurd & Co., 1893.

Morris Cove Historic District

Name of Property

New Haven County, CT

County and State

The 1910 and 1920 population censuses for New Haven reflect the transformation of Morris Cove from seasonal resort to an inner suburb, and they provide information on the area's demographics and internal development. During the late nineteenth century, New Haven's population was increasingly foreign born. In 1880, 24 percent (n = 37,321) of the population was foreign born; by 1890, 28 percent (n = 57,730) of the population was foreign born. New Haven's growth during the first decade of the twentieth century was fueled by European immigration. Only 37,726 (n = 28 percent) residents of 133,605 were white and native-born of native-born parents; 49,434 (n = 37 percent) residents were native-born of either foreign-born or mixed native/foreign-born parentage; and 42,784 (n = 32 percent) residents were immigrants. The largest ethnic groups represented were Italians (13,159), Irish (9,004), Russians (7,980), and German or German-descended residents (4,114). New Haven's 15th Ward, which included Morris Cove and adjacent areas, recorded 2,727 residents, of whom 1,090 (n = 40 percent) were native-born, a higher percentage than that recorded for the city as a whole. Of the ethnic groups identified, Germans were most numerous, with 108 residents identified followed by 95 Italian and 85 Russian residents. Population density in the 15th Ward was less than in the city as a whole; in 1910, the entire ward contained 612 families living in 520 dwellings, indicating a preference for single-family dwellings (U.S. Census 1910:263-264).

City directories from the 1910s show the progress of development in Morris Cove. The New Haven city directory for 1912-13 was the first to provide information on individual streets in the city. In that year, eight residences were listed for Florence Avenue, seven were listed along Concord Street, five on Myron Street, four on Parker Place, two on Mansion Street, and a single address was listed on Shoreham Road. Four remaining hotels, the local firehouse (built ca. 1905-07) (photo 26), and two businesses were the only non-residential buildings in the district. The businesses recorded included a grocery operated by Conrad Hein at 105-107 Townsend Avenue, and a confectionary at 115 Townsend Avenue (Price and Lee 1913).

Figures from New Haven Ward 15¹ in the enumeration of the 1920 census for New Haven document the rapid transformation of Morris Cove during the previous decade to a mostly full-time, year-round community with economic ties to New Haven. The Ward 15 population in 1920 reached 4,295 year-round residents; seasonal visitors were not counted (U.S. Census 1920). The evolution from periodic, seasonal occupancy to year-round, full-time occupancy was common throughout Connecticut.

Families were recorded on all of the recently developed streets east of Townsend Avenue. Approximately 60 percent of Ward 15 households listed owned their homes (U.S. Census 1920). Nearly half of the working heads of households were employed in one of New Haven's industries as machinists, engineers, or superintendents. Ten percent of the work force was employed by the New Haven Railroad, one of the city's major employers. Around 30 percent of working residents were white-collar workers employed as accountants, retail clerks, telephone operators, or in management positions in banks or insurance companies located in the city (U.S. Census 1920, Enumeration District 406:317-328). These residents likely commuted to work by streetcar or automobile.

Demographically, Morris Cove in 1920 was not as diverse as New Haven as a whole. Around 30 percent of residents were foreign-born or claimed mixed foreign/native-born parentage. Ethnic groups represented were primarily German, English, Scottish, or Canadian. Foreign-born residents were not recent immigrants and had immigrated in the 1880s and 1890s. (U.S. Census 1920, Enumeration District 406:317-328).

¹ The majority of New Haven Ward 15 contains Morris Cove.

Morris Cove Historic District

Name of Property

New Haven County, CT

County and State

An increase in population, and the corresponding increase in construction, also coincided with the establishment, by Special Act, of the New Haven Zoning Commission in 1921. The first ordinance and zoning map were prepared in 1926. The establishment of the Zoning Commission, which regulated land use, and the adoption of a zoning ordinance and map likely influenced the design of the neighborhood (Gilvarg, personal communication 2017). With strong ties to New Haven, Morris Cove's new residents naturally sought the services and infrastructure enjoyed elsewhere in the city. In 1923, the community voted formally to become part of the City of New Haven (Shelton 2009). In 1925, the City built the Nathan Hale School on Townsend Avenue north of Fort Hale Park to replace the old Morris Cove School.

The development of the Pardee Seawall Park (photo 27) along the western side of Townsend Avenue added another urban amenity to Morris Cove. The City of New Haven Parks Commission, established in 1888, likely had a role in the park's establishment (Gilvarg, personal communication 2017). In 1921, the U.S. government sold the decommissioned Fort Hale and surrounding grounds to the State of Connecticut, which transferred the site to the City of New Haven for use as a municipal park (Community Foundation for Greater New Haven 2015). The design of the new park in Morris Cove was made possible, in part, through a bequest of leading citizen William Scranton Pardee, a New Haven attorney, public figure, and yachtsman. As a descendant of the Morris family, early settlers of Morris Cove, Pardee purchased and later bequeathed the eighteenth-century Pardee-Morris House to the New Haven Colony Historical Society. Pardee left a legacy to the City of New Haven for beautifying its parks. This included allocations from the W.S. Pardee Trust Fund for the development of a landscaped strip of park located along the western side of Townsend Avenue adjacent to Morris Cove and south of Fort Hale Park. (During the early 1920s, the City of New Haven drew upon this fund to purchase several land parcels located between Townsend Avenue and the Morris Cove shoreline, thus guaranteeing permanent, unobstructed water views for homeowners east of Townsend Avenue). In his Annual Report for 1920, the President of the New Haven Commission of Public Parks wrote:

Several bits of land on the shore front at Morris Cove have been added to what may be called the Pardee Park strip during the year. Mr. Pardee's conception of vacant land between highway and shore around the sweep of the Cove is a noble one but it will take a generation to realize it. Being really an extension of Fort Hale the two tracts can be conveniently managed together (Murphy 1921:472).

In 1921, two more lots were purchased from individual landowners. It was noted that "some lots are protected by seawalls, some better than others" (Murphy 1922:493). By 1926, the park contained 1.91 acres including land purchased from Gustave Emanuelson for \$10,000. In that year, it was noted that "recent heavy storms did considerable damage along the waterfront, washing away several thousands of yards of seawall" (Murphy 1927:480). In 1929, "large boulders from the golf course and bought from the C.W. Blakeslee quarry have been trucked to reinforce the seawall." By 1930, a city bond issue in the amount of \$100,000 was authorized for the construction of a permanent seawall along Pardee Park (City of New Haven 1930:210). The park is maintained today as part of New Haven's public parks system.

In 1922, New Haven's mayor appointed a commission to study the feasibility of constructing an airport for the city. In November 1929, workers started to clear, drain, and grade 110 acres of forest and swamp located in East Haven east of Morris Cove. The first successful landing at the partially completed airport was made on February 8, 1930 (*New Haven Register* February 11, 1930). The airport was expanded and

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

improved during World War II, when its runways were paved. New Haven's airport effectively blocked residential development in Morris Cove east of Dean Street² (Figure 3).



Figure 3: 1935 postcard illustrating Morris Cove and the New Haven Airport (Courtesy of Sal DeCola).

City directories from the early 1920s provided insights into the economic character and status of the residents of Morris Cove. By 1923, there were 18 residences listed on Parker Place. Fred Hill, an electrical engineer, lived at 45 Parker Place; Jon Greene, an employee of the New Haven Gas & Light Company, occupied 28 Parker Place; and building contractor William Robertson resided at 18 Parker Place. Six residences were listed along Mansion Street and eight along Shoreham Road (Price & Lee 1923). Residents built houses in several nationally popular architectural styles between the 1920s and World War II, including the Colonial Revival, Dutch Colonial Revival, and Craftsman styles, and in several popular domestic forms including the Cape Cod type. Although New Haven architect Charles Frederick Townsend was recorded as residing in the American Foursquare-type house at 29 Parker Place (photo 15), it is not known if he had a hand in the design of his own or other houses in Morris Cove. The 1928 directory listed 26 residences on Parker Place alone; at that time, most of Townsend Avenue was developed (Price & Lee 1928). By the 1920s, the majority of houses had separate garages located at the rears of the main houses. The area's few businesses were located along Townsend Avenue. Among those noted, but no longer extant, were Foschini's shoemaker's shop at 39 Townsend Avenue; Nicholas Chiepp Gas & Oil at 67 Townsend Avenue; and an A&P grocery store at 41 Townsend Avenue. Morris Cove has never been home to more than a handful of commercial establishments.

Information on housing and housing values in New Haven reported to the U.S. Census Bureau in 1940 provides a picture of Morris Cove and the city on the eve of America's entry in World War II. The City of New Haven recorded 11,126 owner-occupied housing units with an average home value of \$5,450

² The 1940 U.S. Census for New Haven Ward 15 does not list any residents as employed at the airport.

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

(\$95,271.06 in 2017 dollars) and a median home value of \$3,964 (\$69,294.40 in 2017 dollars). Census Tract No. 33, which included Morris Cove along with the neighborhoods south and southwest, reported 344 owner-occupied housing units with an average value of \$5,376 (\$93,977.47 in 2017 dollars) and median value of \$5,446 (\$95,201.14 in 2017 dollars). Roughly half these units fell within a range of \$5,000 (\$87,404.64 in 2017 dollars) to \$8,000 (\$139,847.43 in 2017 dollars), and no houses were valued over \$20,000 (\$349,618.57 in 2017 dollars) or below \$2,000 (\$34,961.86 in 2017 dollars) (U.S. Census 1940:16-17; US Inflation Calculator). The figures suggest that this census tract continued to be a solidly middle-class suburb dominated by single-family residences.

Residential development in Morris Cove, which was rapid in the 1920s, slowed during the Depression of the 1930s and came to a halt during World War II. Postwar suburban expansion was less dramatic in Morris Cove than other parts of the city, owing to the density of initial development and to physical constraints on the neighborhood. The construction of the Connecticut Turnpike (Interstate 95) north of the Morris Cove area in the 1950s funneled suburban development east and west of New Haven, as well as to undeveloped areas south of the city. Development in Morris Cove during this period focused on infill construction on previously undeveloped tracts, including lots on the western side of Dean Street facing the airport that initially were considered less desirable building sites. Although postwar suburban expansion in Morris Cove increased the neighborhood's density and population, the limited scale of additional residential development did not appreciably alter Morris Cove's early twentieth-century suburban appearance. The postwar suburban development in the neighborhood is excluded from the district.

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- Adams, Leonard Edward
1970 *Fort Nathan Hale*. National Register of Historic Places Documentation. National Register of Historic Places, Washington, DC.
- Architectural Club of New Haven
1921 *Second Annual Exhibition*.
- Beers, Frederick W.
1868 Town of East Haven [Connecticut]. *Atlas of New Haven County, Connecticut*, Map No. 18. F. W. Beers, A. D. Ellis & G. G. Soule, New York, New York.
- Benham, J. H., ed.
1863 *Benham's New Haven Directory and Annual Advertiser, Number Twenty-four, 1863-4*. J. H. Benham, New Haven, Connecticut.
- Brown, Elizabeth Mills
1976 *New Haven: A Guide to Architecture and Urban Design*. Yale University Press, New Haven, Connecticut.
- Caplan, Colin M.
2007 *A Guide to Historic New Haven, Connecticut*. History Press, Charleston, South Carolina.
- Community Foundation for Greater New Haven
2015 Greater New Haven Parks: An Enduring Legacy. Electronic document, <http://www.cfgnh.org/UnderstandingOurRegion/ViewArticle/tabid/161/ArticleId/98/Greater-New-Haven-Parks-An-Enduring-Legacy.aspx>, accessed July 20, 2017.
- Coonley, Frederick
1897 The Yale Corinthian Yacht Club. *Sports Library Magazine* 32. Electronic document, http://library.la84.org/SportsLibrary/Outing/Volume_32/outXXXII03/outXXII03d.pdf.
- Enersen, Jill.
2017 National Register Nomination: Sound View Historic District. Draft documentation on file at the Connecticut State Historic Preservation Office, Hartford, Connecticut.
- Enersen, Jill, Scott Goodwin, and Molly Soffiatti
2017 State Historic Resource Inventory Report: Kelsey Point, Clinton, Middlesex County, Connecticut.
- Gilvarg, Karyn
2017 Personal communication.

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

Gordon, Maggie

2014 *The Gilded Age on Connecticut's Gold Coast: Transforming Greenwich, Stamford, and Darien*. History Press, Charleston, South Carolina.

Hartley, William

1866 Map of the Boundary Line between the Towns of New Haven and East Haven as Established by Mutual Agreement."

Herzan, John

1997 *Historic Preservation in Connecticut Volume V*. Connecticut Historical Commission, Hartford, Connecticut.

Hurd & Co., D. H.

1893 "Ward 15, Town of New Haven [and three other New Haven County communities]." *Town and City Atlas of the State of Connecticut*. D. H. Hurd & Co., Boston, Massachusetts.

Julin, Charles F., comp.

1912 *New Haven: City Pocket Guide and Business Directory*. White Publicity Syndicate: Hartford, Connecticut.

Murphy, Hugh J., comp.

1921 *No. 60, City Year Book of the City of New Haven for 1920*. S. Z. Field Company: New Haven, Connecticut.

1922 *No. 61, City Year Book of the City of New Haven for 1921*. S. Z. Field Company: New Haven, Connecticut.

New Haven Free Public Library

n.d. Text attached to "Pequot Club," unidentified photographer, early 1900s. New Haven: New Haven Free Public Library, New Haven, Connecticut.

1896 New Haven Street Railway Company. *Monthly Bulletin of the Free Public Library, New Haven, Conn., August, 1896*.

1899 Morris Cove Hotel. *Monthly Bulletin of the Free Public Library, New Haven, Conn., September, 1899*.

New Haven Preservation Trust

1984 *New Haven Historical Resources Inventory, Phase II: Eastern New Haven*. City Planning Department and New Haven Preservation Trust, New Haven, Connecticut.

New York Evening Post.

1872 "Mortuary Notice: Charles Maverick Parker." October 14, 1872, 4.

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

New York Times

1893 "Yale Has a Yacht Club. The Nucleus of a Large and Fast Fleet Already Secured."
April 2, 1893.

1896 Advertisement: "Forbes House, Morris Cove, Ct." July 8, 1896.

1919 "Shoreham, at Morris Cove, Burns." May 2, 1919.

Price, and Lee Co.

Various *New Haven Directory, 1899*. Price, and Lee Co., New Haven, Connecticut.

Rockey, J. L., ed.

1892 *History of New Haven County, Connecticut*, Volume I. W. W. Preston & Co., New York, New York.

Roth, Matthew and Bruce Clouette

1990 *Five Mile Point Light*. National Register of Historic Places Documentation. National Register of Historic Places, Washington, DC.

Royalty, Doug, Lindsay Hannah, and Kelly Whittie

2015 *Historic Seaside Residential Buildings of Milford, Connecticut*. Draft Documentation National Register of Historic Places. On file at the Connecticut State Historic Preservation Office, Hartford, Connecticut

Sanborn Map Company

1901 "Sanborn Fire Insurance Map from New Haven, New Haven County, Connecticut."
Volume 1, page 98.

1924 "Sanborn Fire Insurance Map from New Haven, New Haven County, Connecticut."
Volume 3, 82 sheets, includes East Haven. Pages 367-368.

1923- February, 1951 Sanborn Fire Insurance Map from New Haven, New Haven County, Connecticut." Volume 1, 113 sheets. Pages 367-368.

Shelton, Jim

2009 "The Fighting Annex." *New Haven Register & News*. May 15, 2009.

Shumway, Floyd, and Richard Hegel, eds.

1987 *New Haven: An Illustrated History*. Rev. ed. Windsor Publications, Woodland Hills, California.

Springfield (MA) Republican.

1878 "New Haven's Shore Haunts. Savin Rock – Morris's Cove – Light-House Point and a Drive Along the Shore." August 12, 1878.

Streuli & Puckhafer, comp.

1911 "New Haven Plate 43 (New Haven Harbor)." In *Atlas of New Haven, Connecticut*. Walker Lithograph & Publishing Co, Boston, Massachusetts.

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

Supreme Court of Errors in Connecticut.

1907 "Street et al. v. Leete, Dec. 18, 1906." In *The Atlantic Reporter, Volume 65, Containing All the Reported Decisions of the Supreme Courts of ... Connecticut ...*, December 27, 1906–April 11, 1907, 373-376. West Publishing Co.: St. Paul, Minnesota.

Tolles, Bryant F., Jr.

2008 *Summer by the Seaside: The Architecture of New England Coastal Resort Hotels 1820-1950*. University Press of New England, Hanover, New Hampshire.

Townshend, Charles Hervey.

1900 *Pictorial History of Raynham and Its Vicinity*. Tuttle, Morehouse & Taylor Company, New Haven, Connecticut.

U.S. Bureau of the Census

1900 United State Census. Electronic document, <https://www.census.gov/prod/www/decennial.html>, accessed October 27, 2017.

1910 United States Census: Population—Connecticut, 263-264. Electronic document, http://www.library.yale.edu/thecitycourse/Census_PDFs/1910/Characteristics_of_New_Haven_by_wards_1910.pdf, accessed October 27, 2017.

1920 United States Census Enumeration District 406, 317-328. Electronic document, https://books.google.com/books?id=jc1DOnfBAxQC&pg=PA228&lpg=PA228&dq=1920++census+district+406&source=bl&ots=OtLv5lZ4EE&sig=CM0h2_5v_VLhVsbhTy4BIdjRoII&hl=en&sa=X&ved=0ahUKEwiuub2srpHXAhXFy4MKHUhdAMgQ6AEISzAI#v=onepage&q=1920%20%20census%20district%20406&f=false, accessed October 27, 2017.

1930 United States Census. Electronic document, <https://www.familysearch.org/search/image/index?owc=QZF9-ZYL%3A648803301%2C649649601%3Fcc%3D1810731>, accessed October 27, 2017.

1940 United States Census: Value of Owner Occupied Dwelling Units, Statistics for Census Tracts, City of New Haven, Connecticut, 16-17. Electronic document, http://www.library.yale.edu/thecitycourse/Census_PDFs/1940/New_Haven_house_value_by_tracts_1940.pdf, accessed October 27, 2017.

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

U.S. Coast Survey

1846 *New Haven Harbor*. U.S. Coast Survey Depot. Electronic document, <https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~33345~1170765:New-Haven-Harbor->, accessed October 27, 2017.

U.S. Inflation Calculator

2017 U.S. Inflation Calculator. Electronic document, <http://www.usinflationcalculator.com/>, accessed July 13, 2017.

U.S. Secretary of War

1907 "Document No. 601, Morris Cove, New Haven Harbor, Conn.: Letter from the Secretary of War, Transmitting, with a Letter from the Chief of Engineers, Report on Preliminary Examination of Morris Cove, New Haven Harbor, Conn., with a View to the Construction of a Harbor of Refuge." *House Documents, Vol. 23, 64th Congress, 1st Session, December 6, 1915 – September 8, 1916*. Washington, D.C.: Government Printing Office, 1916.

Wasserman, Jacob L.

2016 "The Trolley Problem: The Demise of New Haven's Streetcar System." *Vanderbilt Historical Review*.

Weller, John L.

1969 *The New Haven Railroad: Its Rise and Fall*. Hastings House Publishers, New York, New York.

Whiteford, R.

1852 *Map of the County of New Haven, Connecticut*. A. Budington & R. Whiteford, New Haven, Connecticut.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

Name of repository: _____
Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 60.54 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: N Longitude: W

Or UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 18	Easting: 676153.483061	Northing: 4570276.218092
2. Zone: 18	Easting: 676264.631666	Northing: 4570273.925304
3. Zone: 18	Easting: 676396.528457	Northing: 4570385.684670
4. Zone: 18	Easting: 676594.549915	Northing: 4570456.241250
5. Zone: 18	Easting: 676697.116378	Northing: 4570151.261653
6. Zone: 18	Easting: 676592.788400	Northing: 4569796.744936
7. Zone: 18	Easting: 676683.093502	Northing: 4569552.962145
8. Zone: 18	Easting: 676638.303085	Northing: 4569498.099231
9. Zone: 18	Easting: 676493.588688	Northing: 4569525.263738
10. Zone: 18	Easting: 676398.315176	Northing: 4568817.351079

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

The attached map depicts the boundaries of the historic district.

The 60.54-acre Morris Cove Historic District is bounded on the west by the waters of Morris Cove and New Haven Harbor; by the National Register-listed Fort Nathan Hale Park on the northwest; by the south side of Myron Street on the north; by the New Haven-East Haven town line, the west side of Dean Street, the south side of Arden Street, and the east side of Concord Street terminating at 85 Concord Street, at which point the boundary solely includes the west side of Concord Street; and by the north side of Morris Causeway-Lighthouse Road and north of 506 Lighthouse Road and 57 and 64 Morris Cove Road on the south. The boundaries of the Morris Cove Historic District are shown on the accompanying USGS map and City of New Haven tax assessor's map; the latter also shows individual resources, their street addresses, and contributing/non-contributing status. A third map shows the historic district boundaries with locations of photos described in the preceding text.

Boundary Justification (Explain why the boundaries were selected.)

The Morris Cove Historic District boundary encompasses the most intact concentration of properties dating from the 1870s through 1948 that reflect the neighborhoods periods of recreational and streetcar suburban development. Peripheral areas of post-WWII suburban development are excluded, including portions of Myron and Dean Streets. Morris Cove and the airport form strong neighborhood edges to the east and west. Excluded residential properties to the south are separated by commercial infill and are on streets with a higher ratio of recent development. Included anchoring properties to the north and south are the park and neighborhood fire station. Non-historic and substantially altered properties outside the district boundaries intentionally were excluded.

11. Form Prepared By

name/title: Geoffrey B. Henry/Senior Architectural Historian; Kirsten Peeler/Senior Project Manager; and Molly Soffiatti/Architectural Historian

organization: R. Christopher Goodwin & Associates, Inc.

street & number: 241 East Fourth Street, Suite 100

city or town: Frederick state: MD zip code: 21701

e-mail kpeeler@rcgoodwin.com

telephone: 301.694.0428

date: December 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Morris Cove Historic District

City or Vicinity: New Haven

County: New Haven

State: Connecticut

Photographer: RC Goodwin & Associates

Date Photographed: May 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0001)

West boundary of Morris Cove Historic District, with Morris Cove on left, Pardee Seawall Park in middle and Townsend Avenue on right.

Camera facing NW

Photo #2 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0002)

West boundary of Morris Cove Historic District, with Morris Cove on left, Pardee Seawall Park in middle and Townsend Avenue and Parker Place on right.

Camera facing NE

Photo #3 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0003)

Townsend Avenue in the Morris Cove Historic District, with 146 Townsend Avenue on the left.

Camera facing N

Photo #4 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0004)

Concord Street in the Morris Cove District, south of Kirkham Street.

Camera facing SW

Photo #5 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0005)

Mansion Street at Parker Place, looking towards Florence Avenue in the distance.

Camera facing NW

Photo #6 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0006)

Parker Place at Concord Street, with 65 Parker Place on the left and Townsend Avenue and Morris Cove in the far distance on the right.

Camera facing SW

Photo #7 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0007)

Morris Cove Historic District

Name of Property

New Haven County, CT

County and State

North side of Parker Place, west of Concord Street, showing street trees planted in grassy median between the sidewalk and the street.

Camera facing NW

Photo #8 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0008)

265 Townsend Avenue, west façade.

Camera facing SE

Photo #9 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0009)

187 Townsend Avenue, west façade and SW corner.

Camera facing NW

Photo #10 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0010)

14 Beecher Place (north side of Parker Place), south façade and west elevation.

Camera facing NE

Photo #11 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0011)

110 Townsend Avenue, east façade.

Camera facing W

Photo #12 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0012)

120 Townsend Avenue, east façade and north elevation.

Camera facing SW

Photo #13 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0013)

126 Townsend Avenue, east façade.

Camera facing NW

Photo #14 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0014)

201 Concord Street, west façade and north gable end.

Camera facing SE

Photo #15 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0015)

29 Parker Place, north façade and west elevation.

Camera facing SE

Photo #16 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0016)

29 Mansion Street, west façade.

Camera facing E

Photo #17 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0017)

41 Nelson Street, north façade and west gable end.

Camera facing SE

Photo #18 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0018)

53 Townsend Avenue, west façade.

Camera facing SE

Photo #19 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0019)

138 Townsend Avenue, east façade.

Camera facing W

Photo #20 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0020)

Morris Cove Historic District

Name of Property

New Haven County, CT

County and State

38 Concord Street, east façade.
Camera facing W

Photo #21 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0021)
110 Parker Place, south façade.
Camera facing N

Photo #22 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0022)
75 Townsend Avenue, west façade.
Camera facing E

Photo #23 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0023)
Garage at 171 Townsend Avenue.
Camera facing NE

Photo #24 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0024)
27 Townsend Avenue.
Camera facing NE

Photo #25 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0025)
28 Townsend Avenue.
Camera facing NW

Photo #26 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0026)
New Haven Fire House No. 16, 488 Lighthouse Road.
Camera facing NW

Photo #27 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0027)
Pardee Seawall Park.
Camera facing S

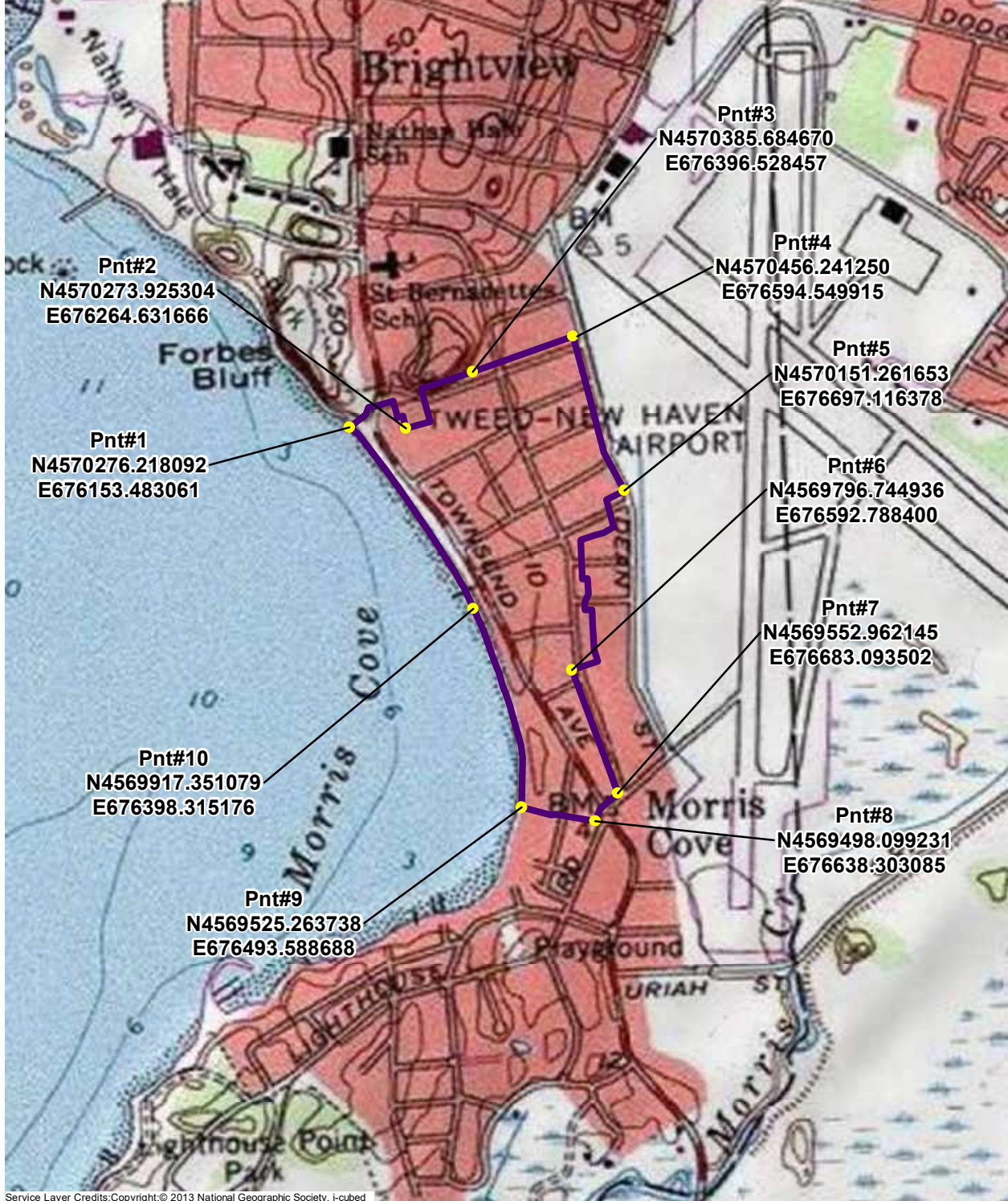
Photo #28 of 28 (CT_NewHavenCounty_MorrisCoveHistoricDistrict_0028)
Pardee Memorial, detail of plaque, east face.
Camera facing NW

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

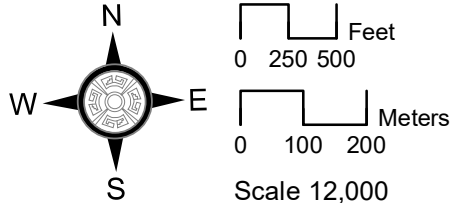
Morris Cove Historic District
Name of Property

New Haven County, CT
County and State

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Service Layer Credits: Copyright © 2013 National Geographic Society, i-cubed



Morris Cove National Register District New Haven, Connecticut

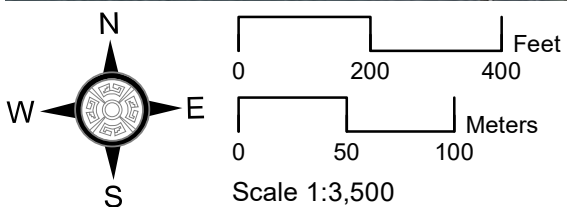
- UTM Coordinate Points (Zone 18)
- ▭ District Boundary

USGS 7.5 Minute
Quadrangle Map

Figure 1



Service Layer Credits: NOAA High Resolution Orthoimagery, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



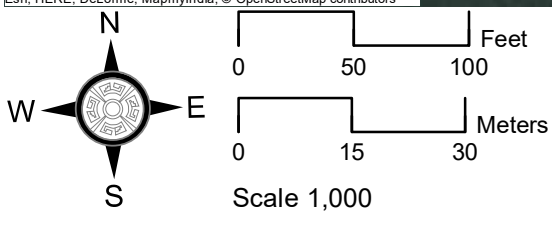
- District Boundary
- Parcel Boundary
- Map Pages

Morris Cove National Register District New Haven, Connecticut

Overview Map
Figure 2



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



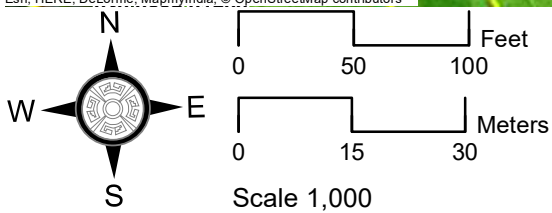
- Parcel Boundary
- District Boundary
- Contributing Parcel
- Non-Contributing Parcel
- Vacant Lot

Morris Cove National Register District
New Haven, Connecticut

Contributing and Non-Contributing
Parcel Map



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



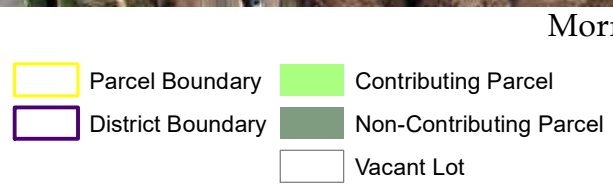
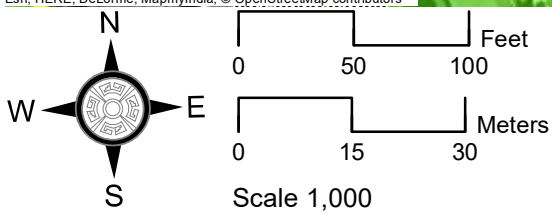
- Parcel Boundary
- District Boundary
- Contributing Parcel
- Non-Contributing Parcel
- Vacant Lot

Morris Cove National Register District
New Haven, Connecticut

Contributing and Non-Contributing
Parcel Map

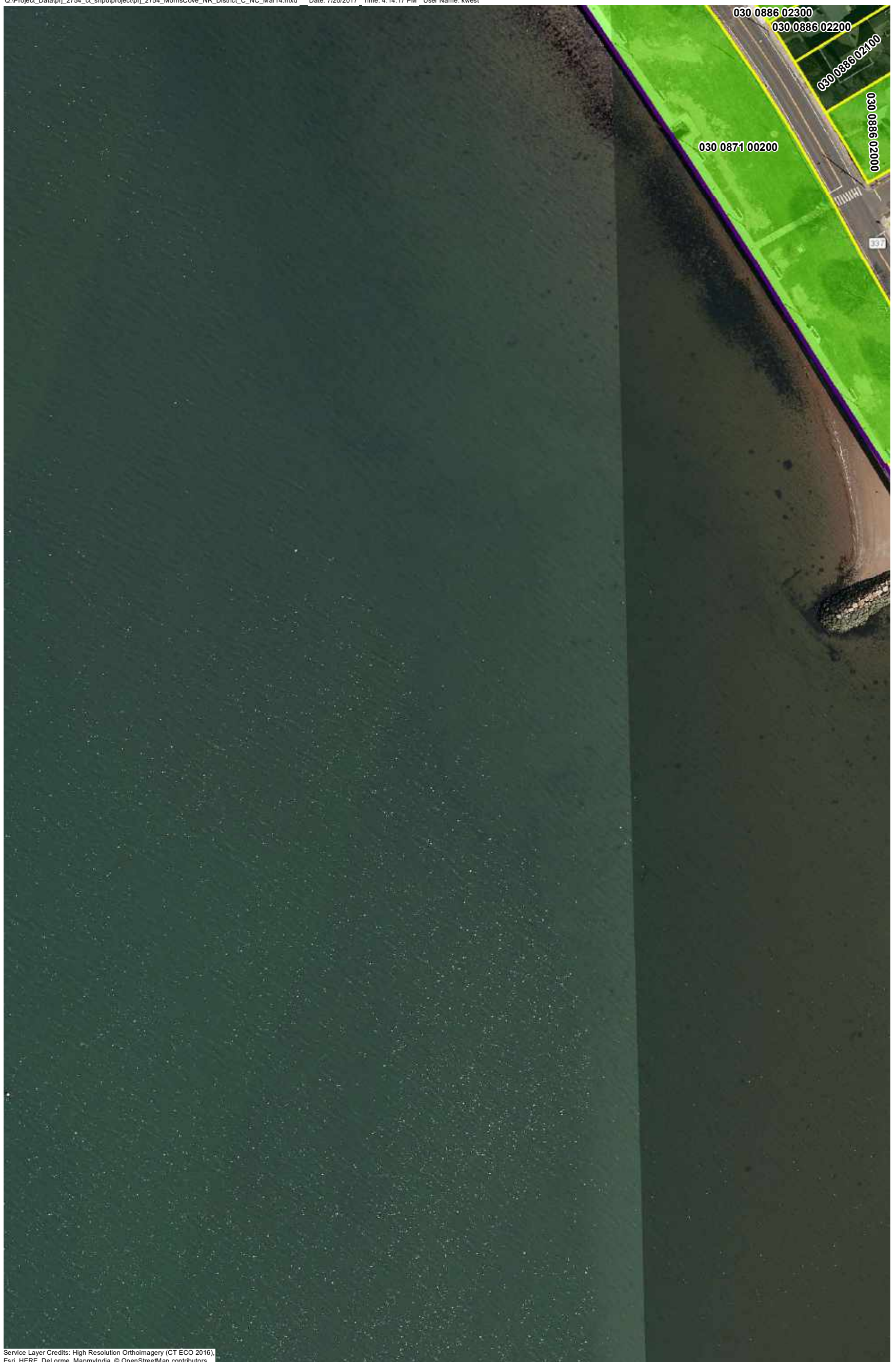


Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

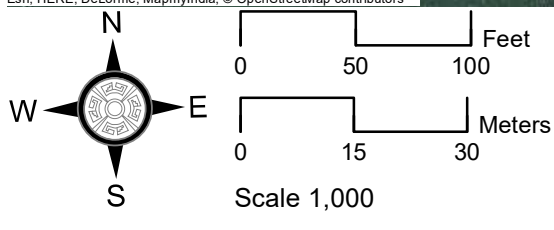







Morris Cove National Register District
New Haven, Connecticut

Contributing and Non-Contributing
Parcel Map



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



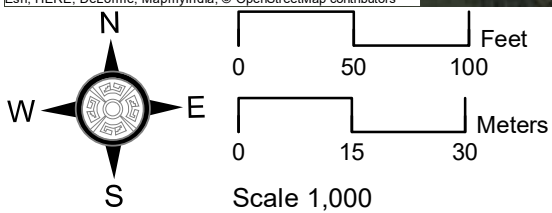
-  Parcel Boundary
-  District Boundary
-  Contributing Parcel
-  Non-Contributing Parcel
-  Vacant Lot

Morris Cove National Register District New Haven, Connecticut

Contributing and Non-Contributing Parcel Map



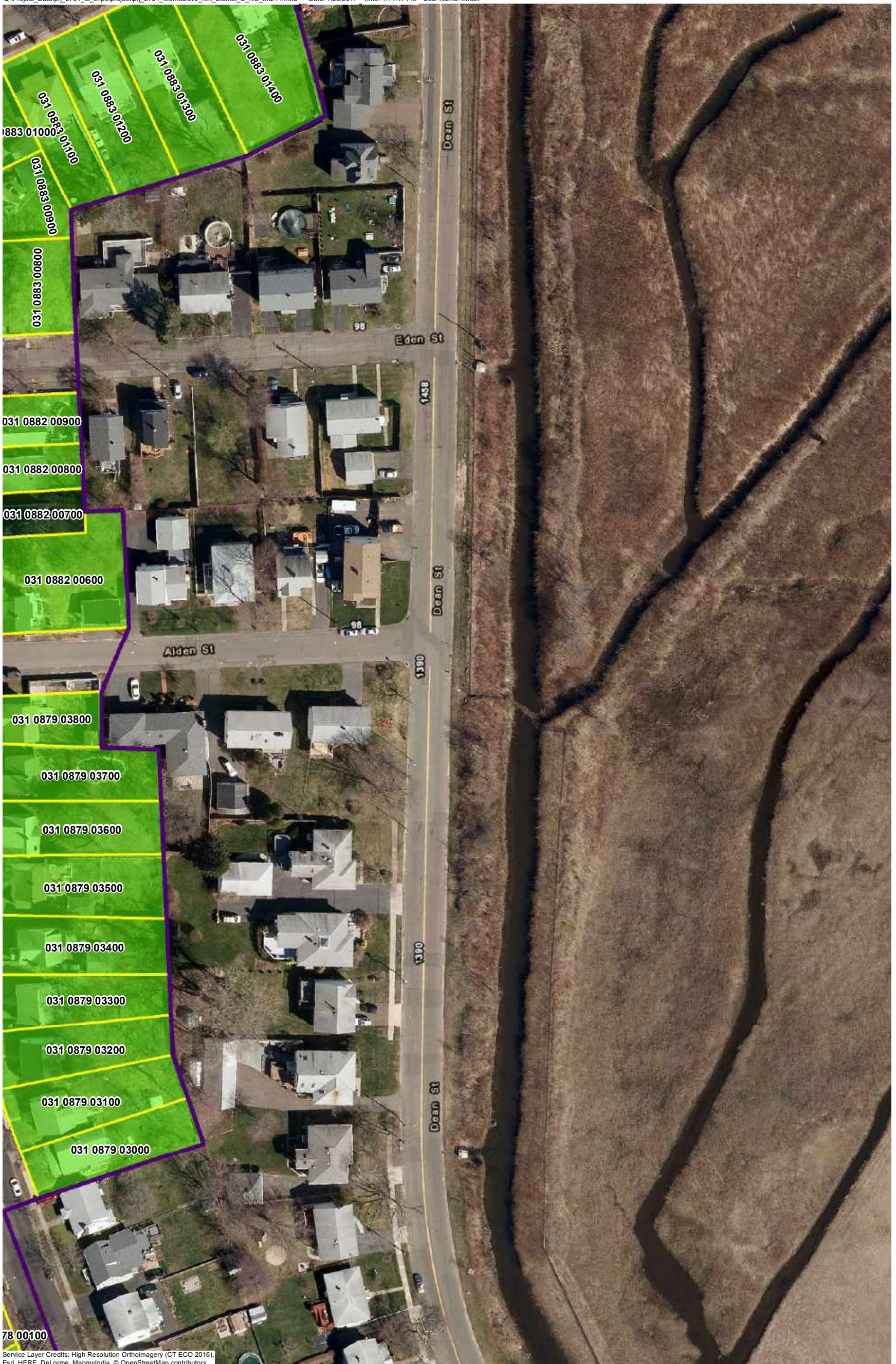
Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



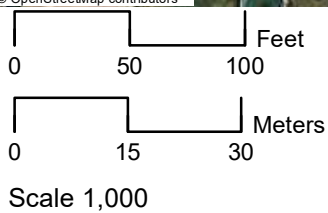
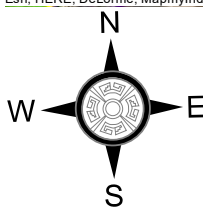
- Parcel Boundary
- District Boundary
- Contributing Parcel
- Non-Contributing Parcel
- Vacant Lot

Morris Cove National Register District
New Haven, Connecticut

Contributing and Non-Contributing
Parcel Map



Service Layer Credits: High Resolution Orthomagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



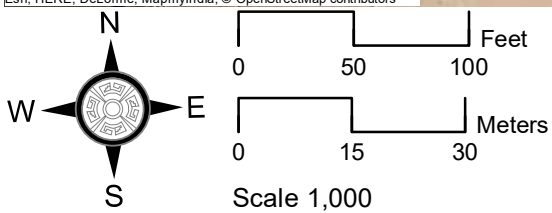
- Parcel Boundary
- District Boundary
- Contributing Parcel
- Non-Contributing Parcel
- Vacant Lot

Morris Cove National Register District
New Haven, Connecticut

Contributing and Non-Contributing
Parcel Map



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



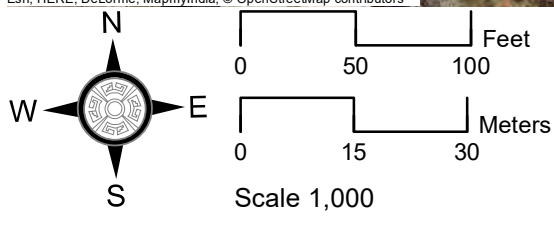
- Parcel Boundary
- District Boundary
- Contributing Parcel
- Non-Contributing Parcel
- Vacant Lot

Morris Cove National Register District New Haven, Connecticut

Contributing and Non-Contributing
Parcel Map



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



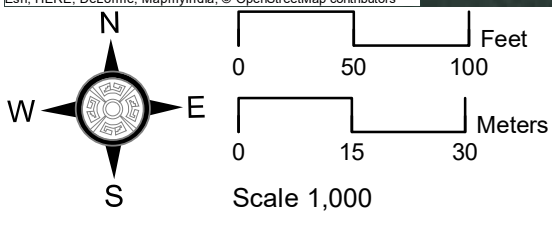
- Parcel Boundary
- District Boundary
- Contributing Parcel
- Non-Contributing Parcel
- Vacant Lot

Morris Cove National Register District
New Haven, Connecticut

Contributing and Non-Contributing
Parcel Map



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



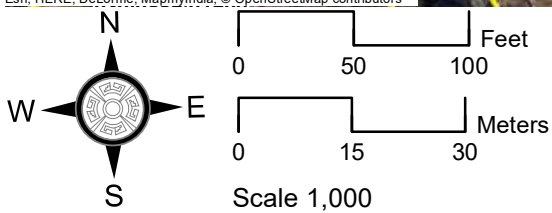
- Parcel Boundary
- District Boundary
- ➔ Denotes Resource Photograph Direction and Number

Morris Cove National Register District New Haven, Connecticut

Parcel Locator Map with Photograph Designations and Directions



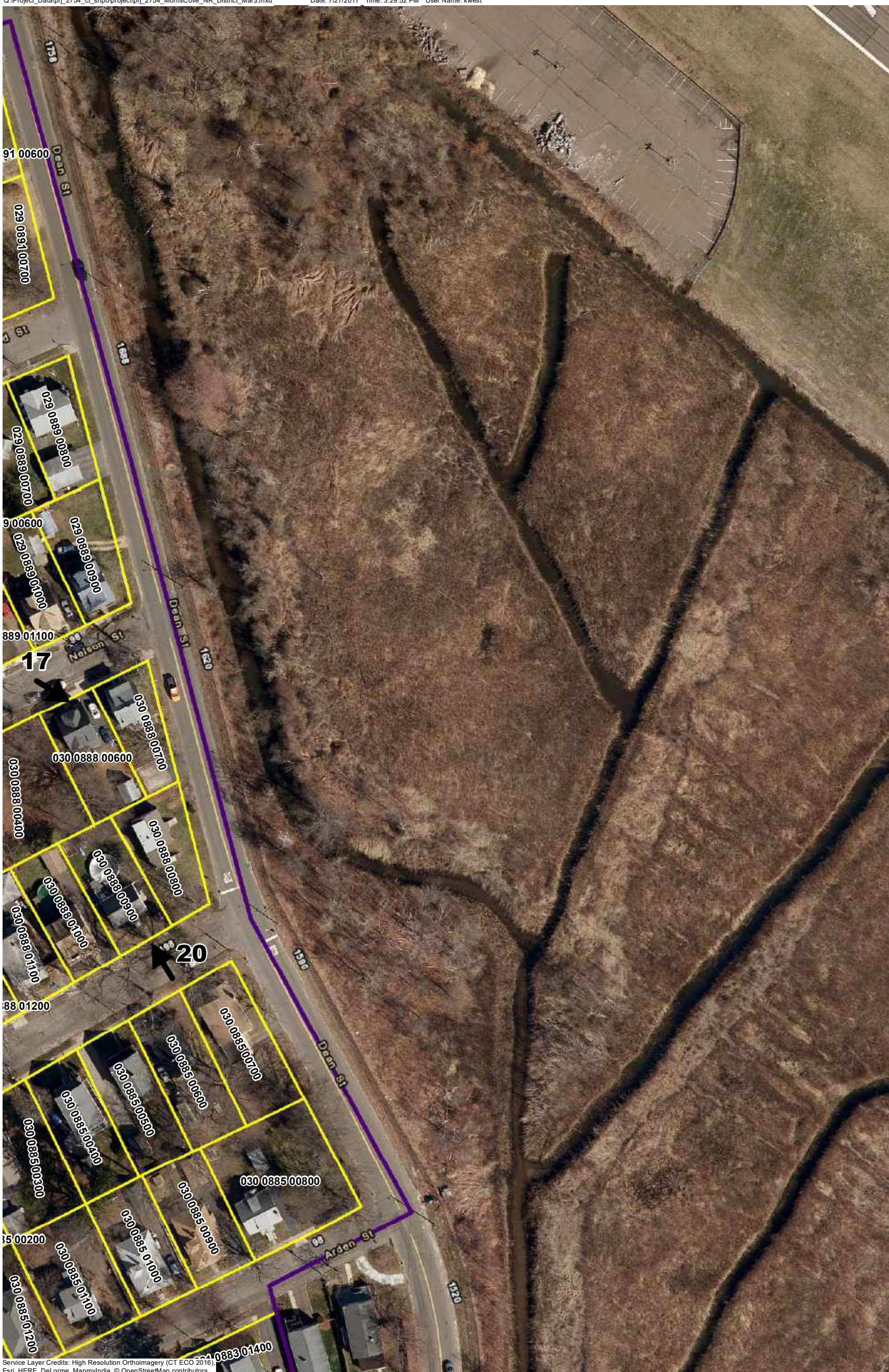
Service Layer Credits: High Resolution Orthom imagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



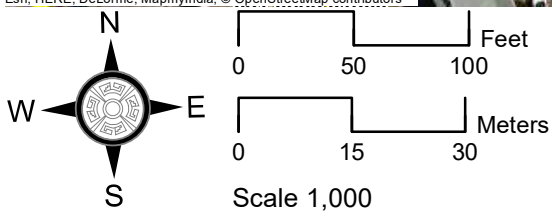
- Parcel Boundary
- District Boundary
- ➔ Denotes Resource Photograph Direction and Number

Morris Cove National Register District
New Haven, Connecticut

Parcel Locator Map with Photograph
Designations and Directions



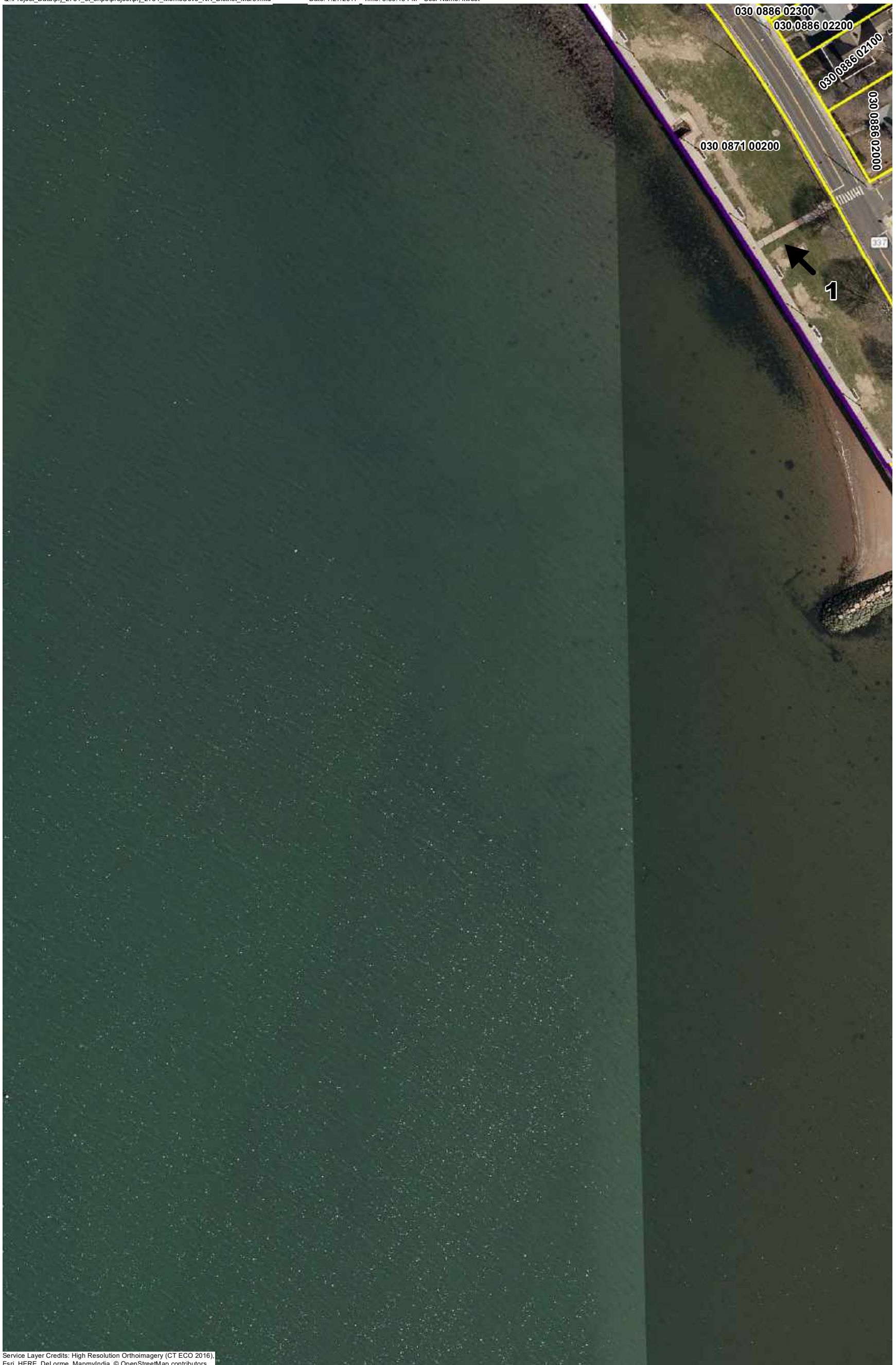
Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



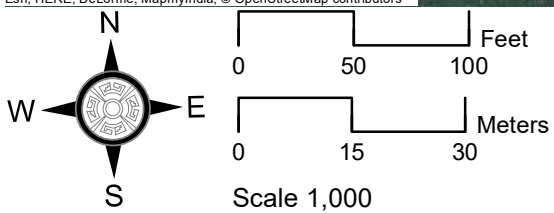
- Parcel Boundary
- District Boundary
- ➔ Denotes Resource Photograph Direction and Number

Morris Cove National Register District
New Haven, Connecticut

Parcel Locator Map with Photograph
Designations and Directions



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



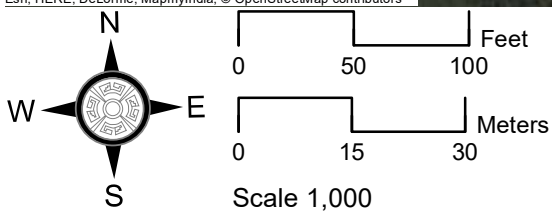
- Parcel Boundary
- District Boundary
- Denotes Resource Photograph Direction and Number

Morris Cove National Register District
New Haven, Connecticut

Parcel Locator Map with Photograph
Designations and Directions



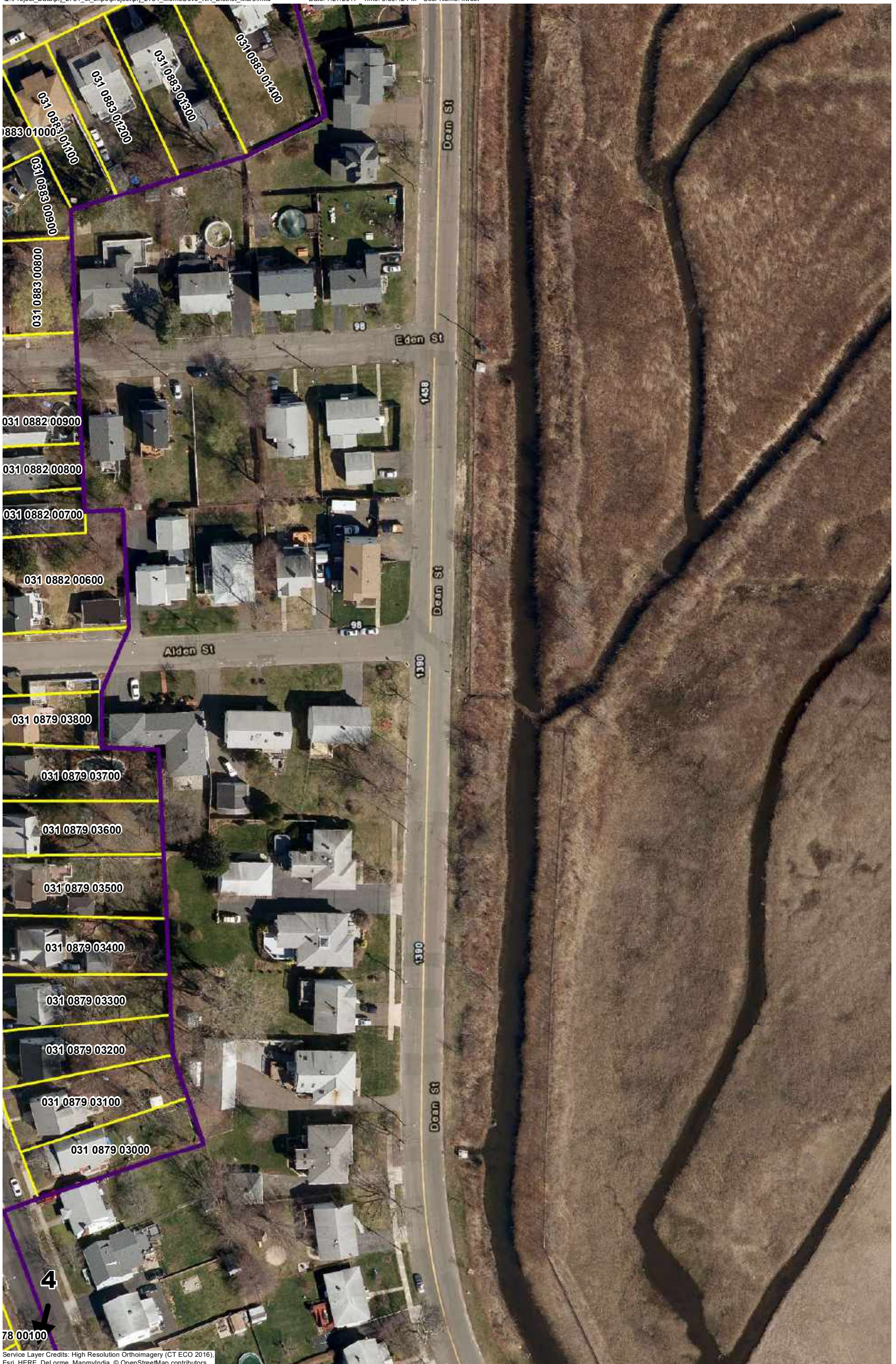
Service Layer Credits: High Resolution Orthomagey (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



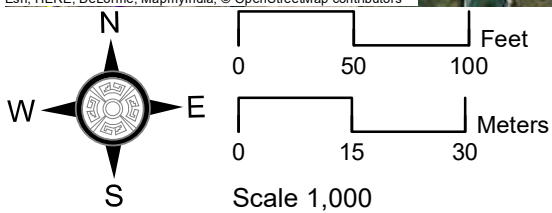
- Parcel Boundary
- District Boundary
- ➔ Denotes Resource Photograph Direction and Number

Morris Cove National Register District
New Haven, Connecticut

Parcel Locator Map with Photograph Designations and Directions



Service Layer Credits: High Resolution Orthomagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



- Parcel Boundary
- District Boundary
- Denotes Resource Photograph Direction and Number

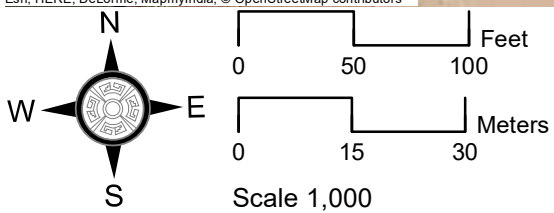
Morris Cove National Register District
New Haven, Connecticut

Parcel Locator Map with Photograph
Designations and Directions

031 0871 01500



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



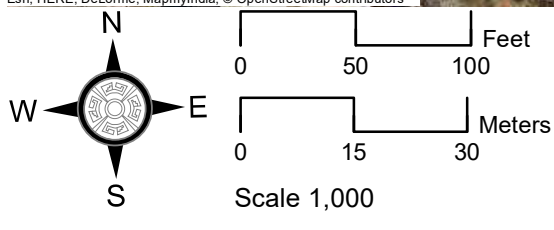
- Parcel Boundary
- District Boundary
- ➔ Denotes Resource Photograph Direction and Number

Morris Cove National Register District
New Haven, Connecticut

Parcel Locator Map with Photograph
Designations and Directions



Service Layer Credits: High Resolution Orthoimagery (CT ECO 2016), Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



- Parcel Boundary
- District Boundary
- ➔ Denotes Resource Photograph Direction and Number

Morris Cove National Register District
New Haven, Connecticut

Parcel Locator Map with Photograph
Designations and Directions





PARKER

WILSON



88



CONCORD



SLOW
SPEED LIMIT 25
No Parking











5440



A two-story house with blue horizontal siding and a prominent gable roof. The gables are decorated with white and red decorative brackets. The house features a front porch with white columns and a decorative railing. A white SUV is parked in the driveway in front of the house. The house is surrounded by greenery, including several evergreen trees. The sky is overcast.

A white SUV parked in the driveway in front of the house. The license plate is visible and reads "971-RYH".

971-RYH



120



126

908-W5Y





29









138

8A1L





110



75





THERESA'S DOG GROOMING
469-9183



203-469-JOEY / 203-469-5639

27



LIGHTHOUSE LIQUORS
FINE DOMESTIC & IMPORTED WINES & BEERS

Welcome to LIGHTHOUSE LIQUORS

BEER · WINE · LIQUOR · SODA · LOTTO

28

WOODBRIDGE
\$12.99

WALKER'S
\$14.99

10.99

LIGHTHOUSE LIQUOR
OPEN UNTIL 9:00pm

11:00AM TO 9:00PM
OPEN

JACK DANIEL'S \$43

SVEDKA \$23

BACARDI LIGHT & GOLD \$23

CAPTAIN MORGAN \$26

SMIRNOFF VODKA \$19

JOSE CUERVO GOLD \$34

DEWAR'S \$35.99

GREY GOOSE \$56.99

EXCLUSIVO \$19.99

ICE

CE





ENGINE 16

MORRIS C... E STATION

Townsend

Lighthouse

16



IN MEMORY OF
GEORGE PARDEE
1630 - 1700

FARMER, FERRYMAN AND TEACHER
OF LATIN AND GOOD MANNERS
WHO FIRST OWNED THIS LAND
AND OF

WILLIAM BRADLEY PARDEE
1821 - 1893

THIS TABLET IS PLACED UNDER THE WILL OF
WILLIAM S. PARDEE
THEIR LOYAL DESCENDANT



Evaluation/Return Sheet For Single/Multi Nomination

14 1 of 1

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 3/6/2018 Date of Pending List: 4/2/2018 Date of 16th Day: 4/17/2018 Date of 45th Day: 4/20/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input checked="" type="checkbox"/> CLG	

Accept Return Reject 4/19/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Discipline

Telephone Date

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

<< Back

Certified Local Government Program
Chief Elected Official's Comment Form
For Nominations to the National Register of Historic Places

District/Property Name Morris Cove Historic District

Address (For individual nomination) 15-47 Alfred St, 12-41 Arden St, 14-53 Beecher Pl, 30-288 Concord St
(excluding odd #s through 107); 1610 Dean St, 2 and 4 Dorchester Terrace,
18-69 Florence Ave, 4-33 Mansion St, 64-94 Morris Cove Rd,
33-131 Myron St (odd numbers only), 11-50 Nelson St, 15-110 Parker Pl,
14-37 Shoreham Rd, 27-309 Townsend Ave, and Pardee Seawall Park

As Chief Elected Official for City of New Haven
(Name of Municipality)

I hereby:

- Approve
 Do not Approve

of the submission by the State Historic Preservation Officer of the National Register of Historic Places Registration Form for the district/property noted above to the National Park Service for review and listing of the resource on the National Register of Historic Places.

Joni W. Harp
Name /Signature

Mayor
Title

8-24-17
Date

Certified Local Government Program
Historic District Commission Form
For Nominations to the National Register of Historic Places

District/Property Name Morris Cove Historic District

Address (For individual nomination) 15-47 Alfred St, 12-41 Arden St, 14-53 Beecher Pl, 30-288 Concord St
(excluding odd #s through 107); 1610 Dean St, 2 and 4 Dorchester Terrace,
18-69 Florence Ave, 4-33 Mansion St, 64-94 Morris Cove Rd,
33-131 Myron St (odd numbers only), 11-50 Nelson St, 15-110 Parker Pl,
14-37 Shoreham Rd, 27-309 Townsend Ave, and Pardee Seawall Park

As Historic District Commission Representative City of New Haven
(Name of Municipality)

I hereby:

- Approve
 Do not Approve

of the submission by the State Historic Preservation officer of the National Register of Historic Places Registration Form for the district/property noted above to the National Park Service for review and listing of the resource on the National Register of Historic Places.

Katharine M. Learned
Name /Signature

1/25/18
Date

Chair, Hist Dist. Comm.,
Title
City of New Haven

January 26, 2018

Mr. Roger Reed
National Park Service
National Register and National Historic Landmarks Programs
1849 C St., NW
Mail Stop 7228
Washington, D.C. 20240



Subject: Morris Cove Historic District, New Haven County, Connecticut, National Register
Nomination

Dear Mr. Reed:

The following National Register nomination materials are submitted for your review:

- Printed cover sheet
- 2 CLG response forms
- CD of National Register text. The enclosed disk contains the true and correct copy of the nomination for the Morris Cove Historic District to the National Register of Historic Places.
- 1 CD of Digital Photographs

This National Register nomination was approved by the Connecticut State Historic Preservation Review Board (SRB) on December 1, 2017. A public information meeting was held in the community at the beginning of project on April 19, 2016 with notice distributed door to door by the local Alderman. Notice of the State Review Board meeting was mailed to each property owner. The State Historic Preservation Office responded to a few phone inquiries from property owners during the noticing period, but no letters of objection or support were received. The Certified Local Government response was positive; a response forms from the mayor and Historic District Commission are enclosed.

If you have any questions, or if this office can be of assistance, please call Jenny Scofield at 860-500-2343.

Sincerely,

A handwritten signature in blue ink that reads "Jenny F. Scofield".

Jenny F. Scofield,
National Register Coordinator

Enclosures