

CITY OF MERIDEN
PLAN OF CONSERVATION
&
DEVELOPMENT UPDATE

Community Character
and
Historic Resources

January 2007

Prepared For:
City of Meriden
Planning Commission

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I. INTRODUCTION

Community character is the essence of a city or town. Community character derives from our recollections from visiting and experiencing a place. The character of a community is shaped by its physical attributes and by the sense of community arising from the many activities which take place within its boundaries.

The creation of a community's character is a process characterized by incremental change. Change is a constant in every community and the character of a city or town evolves as the community grows and matures.

The utilization of the Plan of Conservation and Development to preserve and enhance desired aspects of Meriden's community character should begin with a collective perception of the elements that contribute to the formation of the town's community character. This section of the Plan will focus on defining Meriden's community character, followed by an examination of opportunities to preserve and enhance desired community character elements.



Broadbrook Dam



Meriden City Hall

II. A BRIEF HISTORY OF MERIDEN¹

The history of Meriden spans almost 350 years. In 1661, a fur trader and innkeeper named Jonathan Gilbert was given 350 acres of land by the Connecticut Colony that was situated along the west side of Lamentation Hill. His intention was to start a farm and maintain a tavern at his home, which he named Meriden.

In the 1600s, the area around Jonathan Gilbert's farm was the rural northern section of Wallingford. Initially, farmers were hesitant to settle in this part of Wallingford out of fear of raids by Native American tribes and wolf attacks. However, by 1666 a trail running through Meriden had become significant enough that the Connecticut General Assembly commissioned a man named Edward Higby to create a crossing over the Quinnipiac River near what is now the intersection of East Main Street and Colony Street that would be suitable for both humans and animals to use. In 1724, there were 35 families living in what is now Meriden, which by then was known as the North Farms section of Wallingford. Getting to Wallingford for religious services proved to be difficult at times, so the 35 families petitioned for a separate meetinghouse. This petition was granted, and in 1727 the first meetinghouse in Meriden was built at what is now the intersection of Ann Street and Dryden Drive.

As the 1700s progressed, Broad Street became the focal point of the community. The street overlaid an old Native American trail, and came to serve as the main transportation route through the village. The intersection of

what is now Broad Street and East Main Street evolved in the center of town, with the meetinghouse relocated there in 1729 and Center Tavern constructed there in 1752. Meriden benefited from being adjacent to Middletown, which in the mid 1700s was Connecticut's largest city and had a very active port. In 1770, 123 families lived in Meriden, and as the town continued to grow, new businesses and services arise. Cobbler shops, stone cutting yards, blacksmiths, stagecoach service, mills, general stores and a variety of craftsmen begin to operate in Meriden. A pewter button shop opened on Broad Street in 1794, the first silver-based business in the town. In 1799, a turnpike was constructed through Meriden that connected the town to the larger markets of Hartford and New Haven. By 1806, Meriden's population had reached 1,000 people.

During the 1800s, Meriden quickly shifted from an agricultural community to a manufacturing center. Along with silver products, tin ware, metal buttons and ivory combs became important industries. By the middle of the century, the Howard Pratt & Company manufacturer supplied 75% of the ivory combs used in the United States. While pewter had long been a staple metal product in European and American homes for centuries and was made in a number of places, Meriden manufacturers were getting a head start in producing silverware and other silver products. When the process of electroplating silverware was perfected in 1847, Meriden's industrialists quickly capitalized on this to replace pewterware in American homes with the more durable silverware.

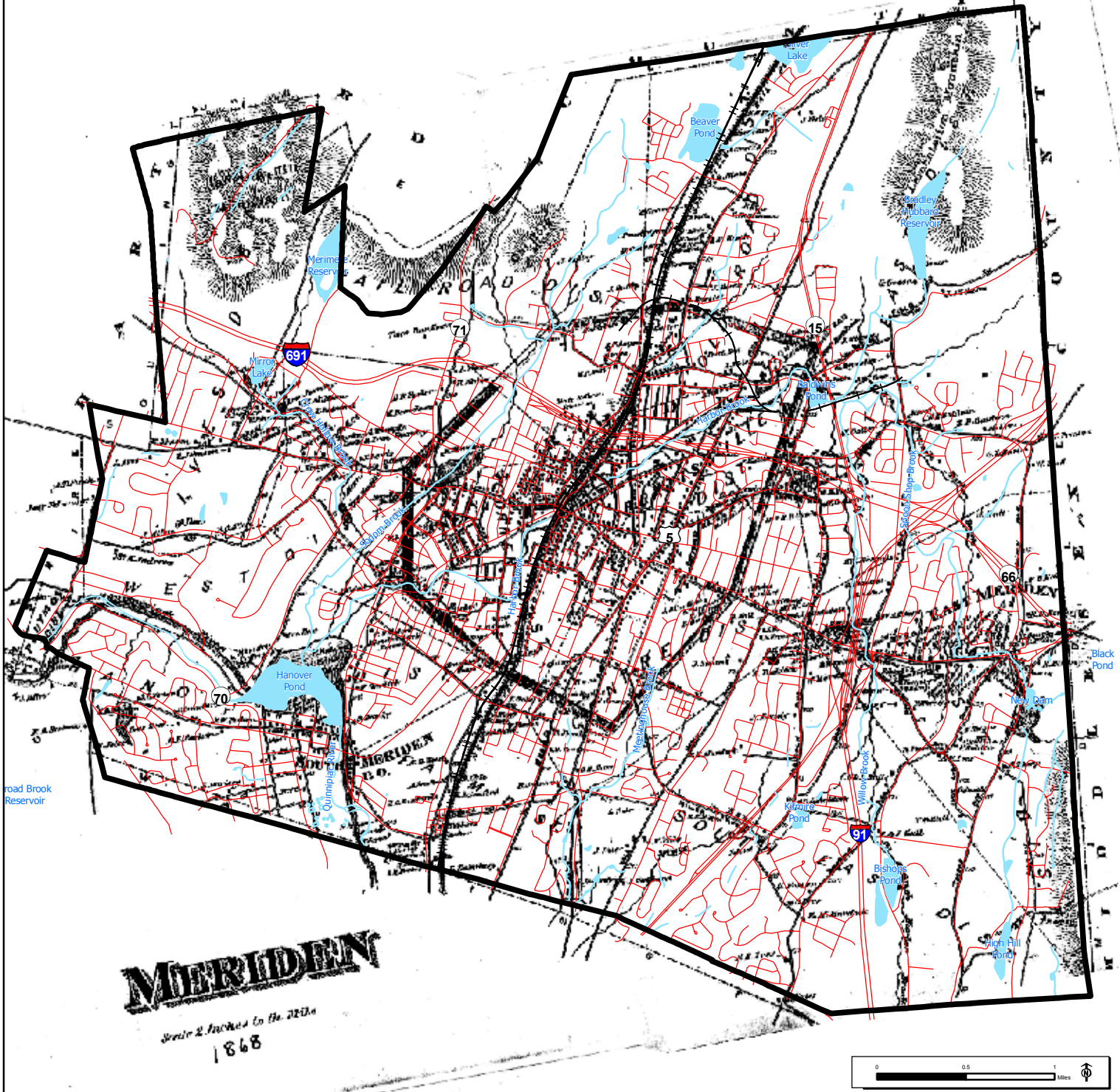
Amid the booming industrial economy, Meriden continued to grow, with its first newspaper, hotels, banks, schools, churches, parks and additional businesses. The development of the railroad further strengthened Meriden's ties with New Haven,

¹ Text for this section is taken from a PowerPoint presentation prepared and given by Mr. James Gibbons, a Land Use and Natural Resource Program Coordinator with the University of Connecticut Cooperative Extension System, on the topic of Meriden's historical land use and transportation system.

Hartford and points beyond. As rail became the dominant method of transporting goods, the center of development in Meriden shifted from Broad Street to Colony and West Main Streets, near the railroad line. The advent of trolleys allowed development, particularly residential development, expand out into the furthest reaches of the City.

Meriden remained an industrial center well into the 20th Century, until the growing dominance of the automobile allowed businesses and manufacturers to move to cheaper land in the suburbs, where more and more of their workers and customers were choosing to live. After World War II, large businesses particularly in the silver industry began to move out of the City. A combination of neglect, fires and demolition took its toll on the Downtown and its surrounding neighborhoods. Urban renewal efforts in the 1960s and 1970s, while removing some areas of blight, failed to revitalize the areas targeted for improvement. However, more recent efforts and developments in the 1990s and 2000s have met with more success, such as the creation of the Research Parkway industrial and research/office development, new investment in the Downtown and the Meriden City Center Initiative. In addition, new people and families are moving into Meriden, attracted by its modestly priced housing market and traditional urban qualities.

As a means of illustrating the changes that have taken place in Meriden over time, the following map combines the existing City base map with an overlay of the 1868 Map of Meriden, as published by Beers Ellis & Soule. The clusters of development evident along Broad Street and around the intersection of Main Street and Colony Street indicate how critical regional road and rail connections were to development patterns even 138 years ago, just as they are today.



City of Meriden

Plan of Conservation & Development Update



Overlay of Map "City of Meriden" (1868) and Present Streets

Legend

— Street Centerlines

Source:
Parcel Base Map: City of Meriden M.I.S. Department.
Basemap Data: Connecticut Department of Environmental Protection Map and Geographic Information Center.
Environmental and Geographic Information Center 1962 - 1995.

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.

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HAMDEN, CONNECTICUT January 2007

III. DEFINING MERIDEN'S COMMUNITY CHARACTER – THE VISUAL LANDSCAPE

The visual character of Meriden is defined by both its natural landscape and the built environment. Meriden's visual character is greatly shaped by its close connection to the traprock ridgelines which define its northern and eastern borders; the forested landscapes which surround these ridgelines; its rolling topography; the Quinnipiac River, Harbor Brook and the other small rivers and streams which course through the City; and the presence of an historic built environment. The physical character of Meriden will continue to evolve as elements of its natural landscape and built environment are altered, one lot at a time. The following summarizes some of the more prominent visual characteristics of Meriden's image and community character.

The Natural Setting and Community Character



Ridgeline along Middletown border

• **Woodland Landscape and Topography**

While the overwhelming majority of Meriden's land area is developed in some form, there still remain several large areas of undeveloped woodland areas. These areas are

primarily concentrated along the northern border of the City, and include Hubbard Park, West Peak, East Peak, South Mountain, Cathole Mountain, Lamentation Mountain, and Guiffrida Park. These areas are quite large and are tied into a larger regional system of ridgelines, trails and dramatic topographic features. While small vestiges of Meriden's agricultural past remain in the form of a few open fields and farms in the southeastern portion of the City, the woodland characteristics of the City's remaining undeveloped land dominate its visual character. These heavily wooded areas combined with steep terrain and rapid changes in topography help maintain a rugged natural environment even within a heavily developed community that further defines the City's character. Views of open land and forested landscapes combine to provide a public perception that large areas of the City are "open space," without distinction to the ownership characteristics of the viewed landscape.

• **Meriden's Natural Features**

Of the 169 towns in Connecticut, Meriden is the 99th largest with 23.7 square miles of land area. Steep slopes, ridgelines, small hills and valleys punctuate Meriden's rolling terrain, along with the sizable number of brooks, streams and ponds that are located in the City. In addition to the Quinnipiac River, Meriden contains several significant natural water features, including Harbor Brook, which effectively divides the City in half and whose periodic flooding has caused problems for over a century; Sodom Brook, which like Harbor Brook is a tributary of the Quinnipiac River and Hanover Pond and runs north-south through the City; Willow Brook and Spoon Shop Brook, which both run though

the eastern side of the City; Hanover Pond, which lies at a turn of the Quinnipiac River; the Bradley Hubbard Reservoir; the Merimere Reservoir; New Dam; and many small ponds that dot the local landscape.

- **Public Open Space**

City Owned Open Space – The City of Meriden owns a number of large open space parcels. These include Hubbard Park, Giuffrida Park, and the Hunter Memorial Golf Course. A variety of smaller neighborhood parks play integral roles in the physical layouts of individual neighborhoods as well as the social and recreational lives of Meriden’s citizens. These parks include Washington Park, Brookside Park, Ceppa Field, Falcon Field and Carroll Park. In total, the City of Meriden has over 3,000 acres of park space.



Carroll Park

Meriden Public Schools Open Space – Meriden Public Schools properties such as the eight elementary schools, three middle schools and three high schools (one of which is a state technical high school) provide playing fields and open space in addition to that found in the City parks system. The three high schools have expansive areas for football, baseball, softball and track and field, while the elementary schools provide smaller ballfields and playgrounds for young children. The

Thomas Edison Middle Magnet School also provides excellent baseball, softball and soccer facilities.



Maloney High School Football Field

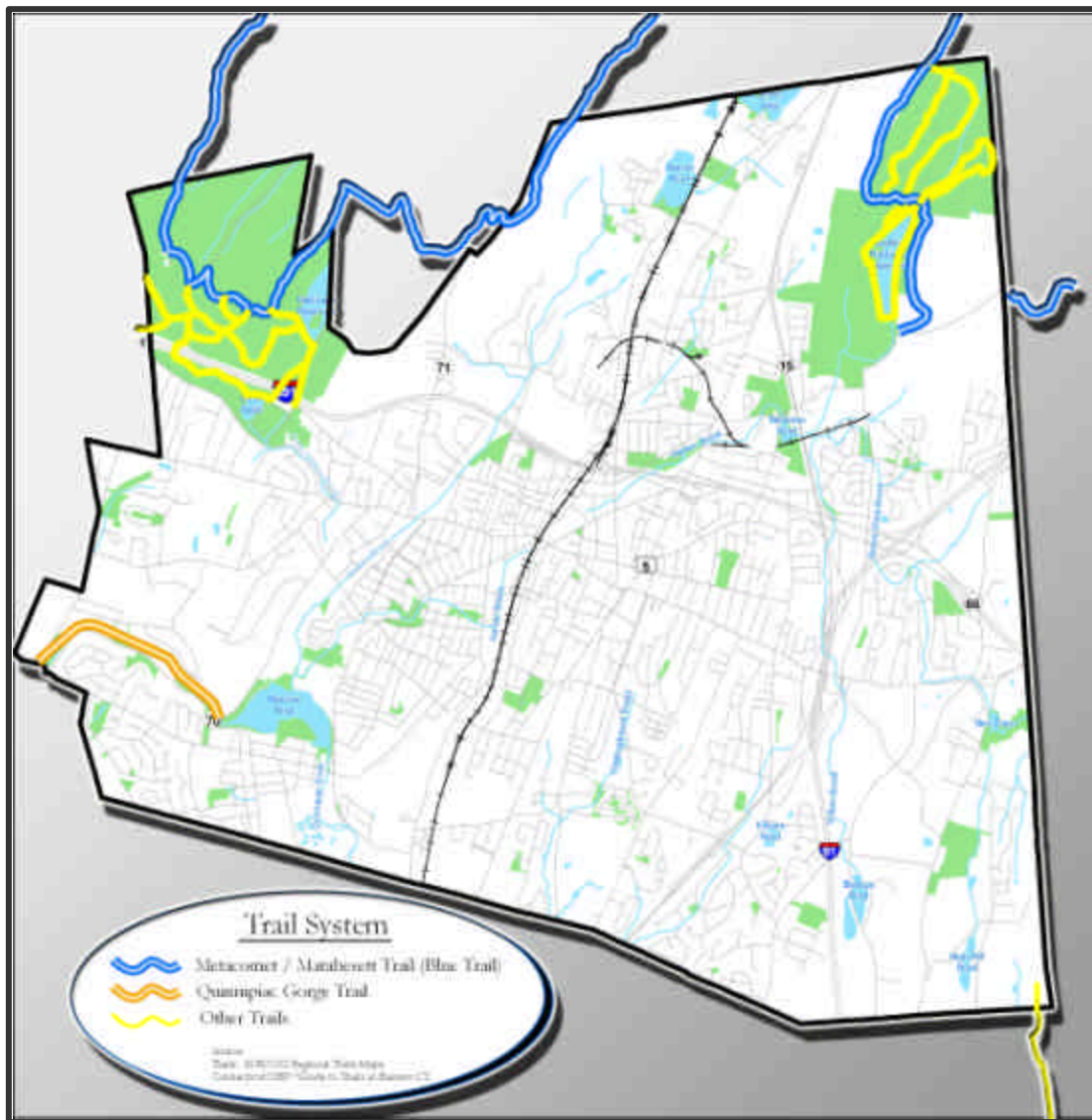
Open Space Owned by Private Organizations

The Meriden Land Trust owns and maintains a small number of properties as open space throughout the City. Several other properties in Meriden are owned by other private entities such as the Nature Conservancy. These privately-owned and controlled open space assets will be discussed in greater detail in the Parks, Recreation, and Open Space report.

Trail System

The City has a large network of trails providing most residents with relatively easy access to these amenities. Three city parks, Hubbard, Giuffrida, and Quinnipiac River, offer the most extensive trail networks in the City. The Metacomet and Mattabeset Trails pass through Hubbard and Giuffrida Park and are part of the statewide Blue Trails system. The Connecticut Forest and Parks Association with the aid of volunteers maintain these trails. The Blue Trails system currently has over 700 miles of trails with the majority of the trails located on private land and exist only through a cooperative effort with the landowners. These trails offer some of the State’s best ridge top hiking with views extending from Long Island Sound to

Hartford. The Quinnipiac Gorge Trail begins near the historic Red Bridge and parallels the former rail bed westward along the Quinnipiac River. These trail networks coupled with other local trails and sidewalks provide a solid foundation toward achieving an interconnected and accessible greenways and trail system. When properly planned, greenways can link existing parks and open space areas with neighborhoods and community facilities such as schools, and provide a pedestrian friendly environment to serve residents. The following map illustrates the general location of Meriden's various trails.



IV. DEFINING MERIDEN'S COMMUNITY CHARACTER – NEIGHBORHOODS AND HISTORIC RESOURCES

For purposes of planning analysis, the City of Meriden has been divided into seven sectors, which are illustrated on the map that follows this page. Table 1 below lists these sectors along with their 2000 Census populations and population density in terms of persons per square mile and persons per acre.

Within these sectors lie numerous individual neighborhoods. The following subsections discuss these areas in greater detail.

Neighborhoods and Community Character

Table 1 Population and Density of Neighborhood Sectors				
Sector	2000 Population	% 2000 Population	Population Density (persons/sq. mile)	Population Density (persons/acre)
North East	3,848	6.6%	963.46	1.51
North End	4,402	7.6%	1,446.90	2.26
Central	15,660	26.9%	8,328.89	13.01
East	12,598	21.6%	1,986.82	3.10
South Central	12,140	20.8%	4,326.30	6.76
South Meriden	3,797	6.5%	2,990.17	4.67
West	5,799	10.0%	1,242.28	1.94
TOTAL	58,244		2,452.8	3.83

Source: U.S. Bureau of the Census.

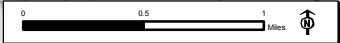
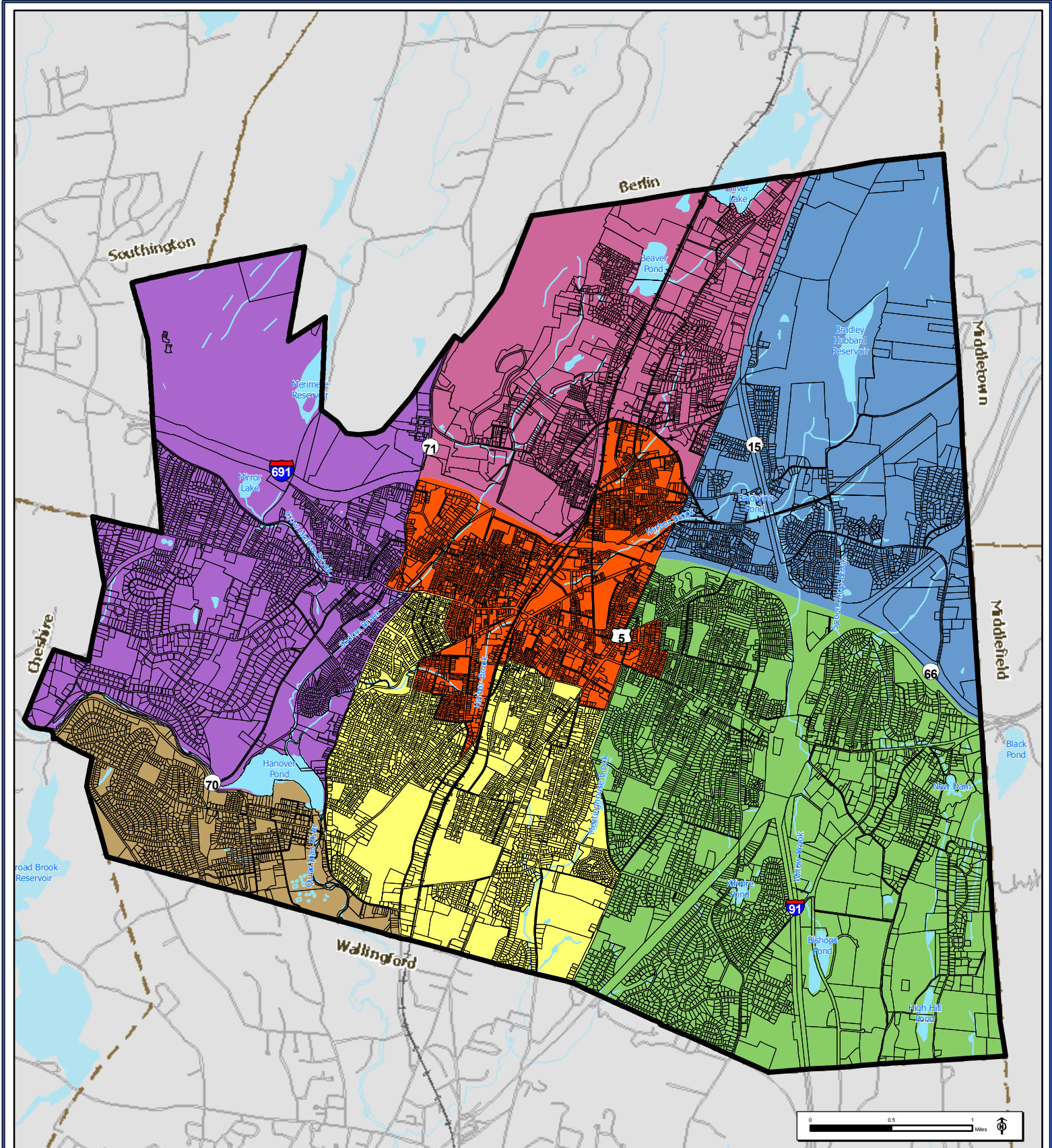
In addition to the City's natural landscape, the perception of community character is significantly influenced by the visual qualities of Meriden's built form elements. These elements include:

- **Downtown Meriden and Immediate Neighborhoods**

Downtown Meriden and neighborhoods immediately surrounding it generally encompass the area bounded by Broad Street to the east, I-691 to the north, Sodom Brook to the west, and Harbor Brook and Olive Street to the south. In addition to the part traditionally recognized as Downtown Meriden, this area includes the neighborhoods of Action 13, Bartlett James Monroe, ECHO, Goodwill and Lewis, Grove Street, Hobart, the Lower East Side, Mid-City, Randolph, Westsider and Windsor. This area is the historic heart of the City, with much of Meriden's governmental services, religious institutions, and higher density housing contained within its boundaries. The portion



West Main Street



City of Meriden

Plan of Conservation & Development Update



City "Sectors"

Legend

- | | |
|--|---|
|  Central |  South |
|  East |  South Central |
|  North East |  West |
|  North End | |

Source:
 Parcel Base Map: City of Meriden MLS Department.
 Basemap Data: Connecticut Department of Environmental Protection Map and Geographic Information Center.
 Environmental and Geographic Information Center 1962-1995.
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of East Main Street that passes through Downtown is home to the Meriden City Hall, a mix of retail businesses and residential apartments, office space two fraternal organizations, several churches and a synagogue. This area is the “civic block” that forms the perceived center of Downtown, and it is further highlighted on the map following this page. The state courthouse and Meriden Senior Center are located along West Main Street along with retail shops and office uses.

In the neighborhoods immediately surrounding the Downtown core, one finds a mix of housing types including single family homes on small lots, two- to four-family structures, apartment buildings and elderly housing. Industrial properties are also scattered around the periphery of Downtown, most notably around the intersection of State Street and Camp Street; along Center Street; near the intersection of Charles Street and High Street; and along Cooper Street. Although Meriden has no central Green, Columbus Park on Lewis Avenue, and Gillman Park on Cook Avenue provide open space and recreation opportunities for Downtown area residents. Finally, railroad access plays an important role in the character of Downtown Meriden, as the main line from New Haven and to points north bisects the Downtown area, providing access to the regional rail system via a passenger platform on State Street. The railroad has a long history of shaping development in Meriden, and its influence may continue well into the future with plans for creating commuter rail service between New Haven and Springfield, Massachusetts. The planned expansion of the Meriden rail stop as part of this expanded service may impact Downtown in the coming years.

- **South Meriden**



Red Bridge

The South Meriden area generally encompasses the area bounded by the Quinnipiac River and Hanover Pond to the north and the east, the Cheshire town line to the west, and the Wallingford town line to the south. South Meriden consists primarily of single family homes on quarter-acre and half-acre lots. The neighborhood centers around Main Street, which is home to several business establishments, some higher density housing and various religious and institutional uses such as Hanover Elementary School and the South Meriden Trinity United Methodist Church. Route 70 (River Road) runs along the northern periphery of the area into the Town of Cheshire and along the most prominent geographic feature in the neighborhood – the Quinnipiac Gorge. Hanover Pond and its associated natural environs lie along the northern fringe of the neighborhood as well. Evansville Avenue, which runs south from Main Street, provides a connection with the Town of Wallingford, as well as providing access to the Meriden-Markham Airport and the City’s former landfill and sewage treatment plant. Numerous commercial and industrial businesses are also located on this road along the Wallingford town line.

- **North Meriden/Silver Lake**



City of Meriden

Plan of Conservation & Development Update

Civic Block

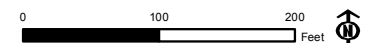


Legend

 Civic Block Area

Source:
 Parcel Base Map: City of Meriden M.I.S Department.
 Aerial Photograph: AT&T (2005).
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 HAMDEN, CONNECTICUT January 2007



The North Meriden/Silver Lake area generally encompasses the portion of Meriden west of the Berlin Turnpike and north of Britannia Street and Westfield Road running north to



Silver Lake

the Berlin town line. The area is visually dominated by the presence of the Berlin Turnpike with its multiple travel lanes and associated strip commercial development. Lamentation Mountain overlooks the neighborhood from the Town of Berlin, and a portion of Silver Lake extends into Meriden just west of North Colony Road. Along North Colony Road, a mix of industrial properties, businesses, single family residences and condominiums can be found. The southern portion of the neighborhood, in the area of Britannia Street, Griswold Street and the southern end of North Colony Road, contains an eclectic mix of uses. A variety of residential styles from single family homes and two-family structures to apartments and condominiums intermingle with industrial uses and automotive businesses.

- **The East Side**

The East Side of Meriden is generally defined as the portion of the City east of South Broad Street and south of East Main Street, and the area north of East Main Street up to I-91. Given its large area, the East Side contains a diverse range of building types, land uses and natural features. Transportation linkages play

a key role in defining this area of Meriden. East Main Street, which bisects the East Side in the east-west direction, is home to much of the strip commercial development in the City, with both regional and national retailers and food service establishments having a substantial presence along the road. East Main Street also serves as the link between Downtown Meriden and I-91. I-91 also has an important presence in the East Side, with three exits serving the immediate area. Finally, Route 66 links the area with Middlefield and the City of Middletown.



East Main Street

The residential portions of the East Side are generally composed of single family homes on medium-size lots often situated on cul-de-sac roads. Several condominium developments are also scattered around the neighborhood. Open space and recreational opportunities are available at Nessing Field located off of Murdock Avenue and the recreational facilities associated with the Thomas Hooker Elementary School on Overlook Road. Additional retail and commercial development can be found in a strip development configuration along Broad Street on the western edge of the neighborhood.

- **Research Parkway**

Located off of East Main Street in the southeastern section of the City, Research Parkway is the primary industrial park area in Meriden. Most of the City's largest developed office and industrial properties can be found along this road. Some development potential still exists in the form of unoccupied buildings and vacant land parcels. Research Parkway also connects with a similarly developed portion of northern Wallingford, and benefits from excellent access to the regional transportation network via I-91.



Research Parkway

- **Dutch Hill/Hall Avenue**

The Dutch Hill/Hall Avenue area encompasses the portion of Meriden south of Downtown, generally bounded by Olive Street, the railroad tracks, Summer Street and Grove Road to the north, Hanover Avenue to the west, Broad Street to the east and the Wallingford town line to the south. Along Broad Street, a variety of retail and service establishments can be found, which tend to become larger and more intense in use as one travels south toward Wallingford. To the west of Broad Street lie small residential streets generally populated with single family homes, with some two-family and multi-family structures mixed in as one gets closer to the Downtown area. Two large cemeteries, Sacred Heart and Walnut Grove, occupy a substantial portion of the southern half of the neighborhood. The 10-acre Ceppa Field on Gale Avenue provides usable open space for

the neighborhood. One of the more distinctive features of the neighborhood is the Curtis Home, a facility located on Crown Street that provides a wide range of specialized elderly services both on-site and on an outpatient basis. Several condominium and elderly housing developments are located in the area, particularly along Crown Street and near the intersection of Hanover Avenue and Old Colony Road. Old Colony Road from Hall Avenue south to the Wallingford town line has a mix of land uses ranging from automotive businesses, office space and warehousing to single family residential and apartments.

- **Washington Park**

The Washington Park area encompasses the portion of Meriden between Downtown and the I-91/Berlin Turnpike, east of the center of the City. It is generally bounded by I-691 to the north, Broad Street to the west, the I-91/Berlin Turnpike corridor to the east and East Main Street to the south. The neighborhood is characterized by a mix of single family and two-family residences on small lots that are situated north of the strip commercial development along East Main Street. The neighborhood is home to two schools: Maloney High School, located at the eastern end of the area along Gravel Street, and Roger Sherman Elementary School on North Pearl Street. The 10-acre Washington Park located on Liberty Street is another prominent feature from which the neighborhood derives its name. Along the northern and western fringes of the neighborhood are several apartment buildings, along with additional commercial development.

- **Glen Hills**

The Glen Hills area encompasses the western portion of Meriden between Downtown and the Cheshire town line. It is generally bounded by I-691 and Reservoir Avenue to the north, Hanover Road and Bradley Avenue

to the east, the Quinnipiac River and Hanover Pond to the south and the Cheshire town line to the west. The neighborhood is primarily composed of single family homes on large lots; however, other land uses also have a substantial presence in this part of Meriden. Lincoln Middle School, Wilcox Vocational-Technical High School and Platt High School form an amalgamation of educational uses along Centennial Avenue and Oregon Road; in addition, Benjamin Franklin Elementary School is located a short distance away on West Main Street. Higher density housing can be found in the northeastern section of the neighborhood along Chamberlain Highway (Route 71) and adjacent to the Downtown area. Both the northern and southern sides of West Main Street have retail and commercial



Wilcox Avenue

space, along with some apartment buildings. The entrance to the 1,800-acre Hubbard Park, the centerpiece of the Meriden parks system, is located along the northern edge of the neighborhood, while the southern edge is defined by the Quinnipiac Gorge and Hanover Pond.

- **Kensington Avenue/Wilcox Avenue**
Kensington Avenue/Wilcox Avenue encompasses an area northwest of Downtown Meriden generally bounded by Reservoir Avenue, Sodom Brook and I-691 to the south, the main railroad line to the east, and the Berlin town line to the north and west. This area includes the Westfield

Shoppingtown Meriden mall and the various big-box retail stores located in its vicinity. Midstate Medical Center, located across Chamberlain Highway from the mall, is a regional medical facility with substantial drawing power for the area off of I-691. The neighborhood is set against the dramatic backdrop of South Mountain and the Hanging Hills, with several apartment complexes situated near the base of these natural features. Single family homes stretch from Kensington Avenue up Gracey Avenue to the subdivisions around 15-acre Beaver Lake and its associated park space at the northern end of the neighborhood. In addition, several industrial uses are clustered along the southern end of Gracey Avenue near the historic Wilcox Avenue area. The area is also home to 300+ acre NRG site that was recently acquired by the City of Meriden.



MidState Medical Center

- **City Park/Brookside**
The City Park/Brookside area encompasses a small area northeast of Downtown Meriden generally bounded by I-691 to the south, the main railroad line to the west, Sherman Avenue to the north and Broad Street to the east. The neighborhood is primarily single family and two-family homes mixed in with a number of vacant parcels. Some higher density housing is located along Sherman Avenue, and various commercial and

industrial businesses are situated on the eastern and western fringes of the neighborhood, including along Pratt Street and Broad Street and along Center Street. The dominant feature of the neighborhood is the 11-acre Brookside Park, through which Harbor Brook passes.

- **Nathan Hale/Baldwin Avenue**

The Nathan Hale/Baldwin Avenue area encompasses the northeast quadrant of Meriden, generally bounded by I-691 and I-91 to the south, Broad Street and North Broad Street to the west, the Berlin town line to the north and the Middletown city line to the east. While the area is overwhelmingly single family residential, there are also significant institutional, industrial and open space facilities located in this part of Meriden.



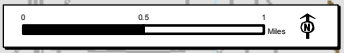
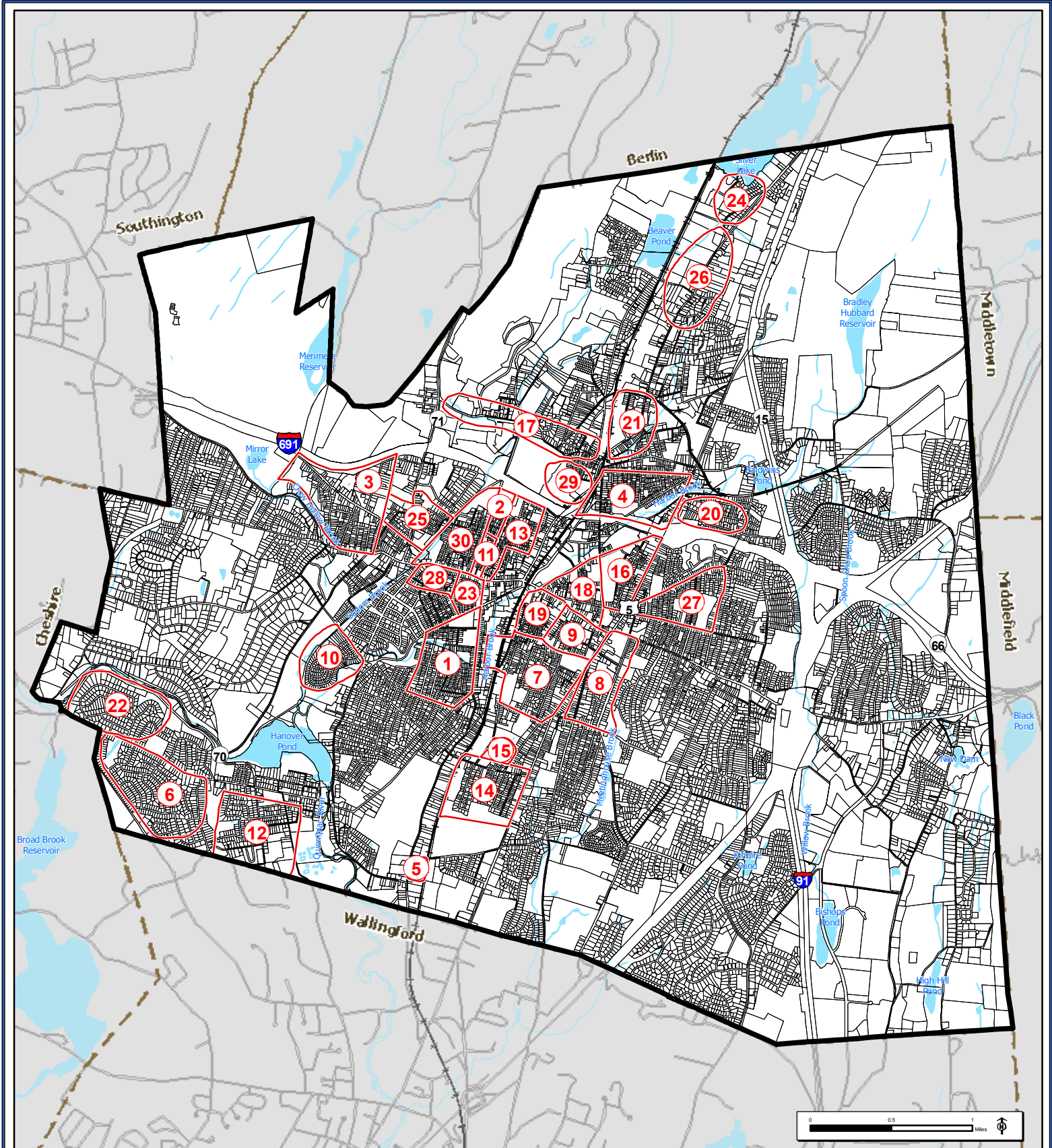
**First United Methodist Church,
Downtown**

Washington Middle School and the new Thomas Edison Middle Magnet School are both located along North Broad Street, while Nathan Hale Elementary School is located at the end of Atkins Street and along Baldwin Avenue. The parks in the area include Baldwin Pond and its associated park space, Falcon Field along Westfield Road, Carroll Park at the intersection of Bee Street and Baldwin Avenue, and the expansive Giuffrida Park and Bradley Hubbard Reservoir. In addition, the Hunter Memorial Golf Course owned and operated by the City of Meriden is located next to Giuffrida Park, and is generally recognized as one of the finest municipal golf courses in Connecticut. Finally, a substantial quarrying operation is run by Suzio York Hill along Westfield Road at the Middletown line.

The map on the following page highlights the location of the neighborhood associations that represent the areas identified and discussed above.

Churches and Cemeteries

Meriden has a number of churches that provide visual character to the City as well as provide worship opportunities for a wide variety of faiths and denominations. These churches include Congregational, Episcopal, Baptist, Methodist, Lutheran, Roman Catholic, Pentecostal and Evangelical Christian, Christian Scientist, Seventh Day Adventist, and Orthodox Christian denominations as well as Unitarian, Jehovah's Witnesses and Jewish congregations. The architectural styles represented by these churches are varied, and provide a distinct identity to their surrounding neighborhood. Not only providing visual variety and often historic character to the various parts of Meriden where they are located, the churches serve as pivot points in the community around which much of the history and built form of Meriden revolves.



Legend

1 Action 13	11 Goodwin & Lewis	21 North Meriden
2 Bartlett St & James	12 Greater South Meriden	22 Poets Hill
3 Castle Craig	13 Grove St	23 Randolph
4 City Park/Brookside	14 Hall Ave	24 Silver Lake
5 Colony Brook	15 Hill Side	25 Step By Step
6 Diamond Hill	16 Hobart	26 Upper North End
7 Dutch Hill	17 KANGA	27 Washington Park
8 East Side	18 Lower East Side	28 West Side
9 ECHO	19 Mid-City	29 Wilcox
10 Glen Hills	20 Nathan Hale	30 Windsor

City of Meriden
Plan of Conservation & Development Update
Council of Neighborhoods
 (Revised Oct. 2006)



Source:
 Parcel Base Map: City of Meriden M.I.S. Department,
 Council of Neighborhoods: City of Meriden Planning
 Department (October 2000).
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 A PLANNING DOCUMENT. DELINEATIONS
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Meriden also has roughly a dozen cemeteries located throughout the City that range from large cemeteries serving the greater Meriden region to smaller historic cemeteries associated with individual churches. The burial grounds are a source of both historic information and visual character for the surrounding neighborhoods. The history enshrined in these cemeteries helps anchor a sense of community and neighborhood identity to a specific geographic place.

Historic Buildings and National Historic District

As a community with over three centuries of history, Meriden has over 300 significant historic structures and neighborhoods. In addition, several buildings are listed on the National Register of Historic Places, as well as one National Historic District. The buildings listed are the Moses Andrews Homestead at 424 West Main Street; the Charter Oak Firehouse at 105 Hanover Street; the Curtis Memorial Library at 175 East Main Street; the Solomon Goffe House at 677 Colony Street; the Meriden Curtain Fixture Company



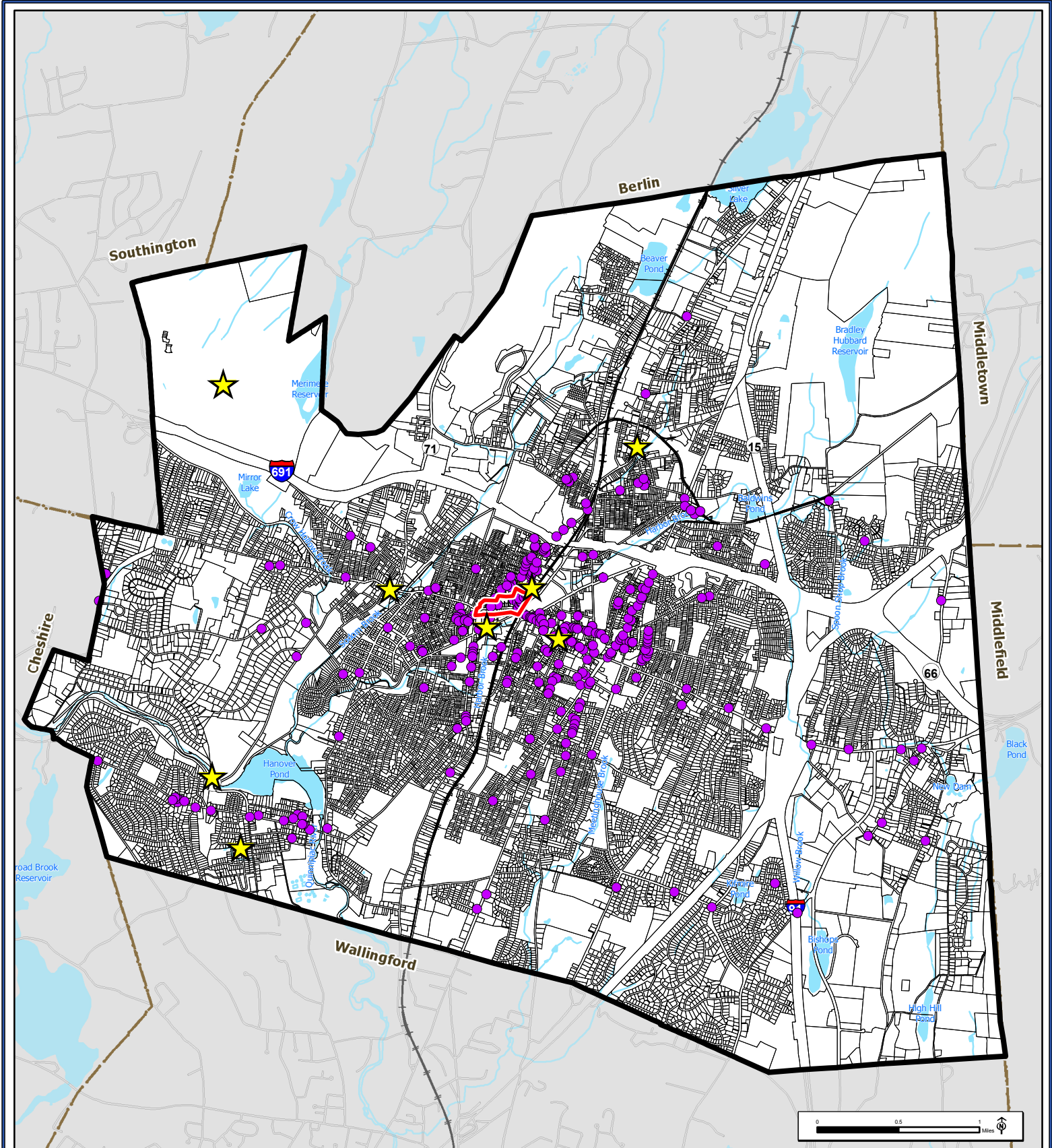
Castle Craig, Hubbard Park

Factory at 122 Charles Street; and the U.S. Post Office-Meriden Main at 39 Colony Street. Listed on the Register along with these buildings are Hubbard Park and the Red

Bridge over the Quinnipiac River, near Oregon Road.

The Colony Street-West Main Street National Historic District includes roughly 1,000 feet of West Main Street stretching from Colony Street to Cook Avenue (Route 71), approximately 600 feet of Colony Street from West Main Street to Washington Street, and the building at 55 Grove Street. The district was listed on the National Register of Historic Places in 1987, and includes a mix of office, retail and institutional properties including the state courthouse and the Meriden senior center.

The Planning Division maintains a listing and inventory of 315 places of local significance that spans two centuries of Meriden's architectural history. The City's inventory of historic structures and districts has been mapped in a Geographic Information Systems and illustrated on the map titled "*Historic Resources Inventory*". To avoid losing additional City history, this inventory of historic resources should be consulted as part of future development and redevelopment efforts in order to identify potential impacts on such resources and the potential for preservation or need for mitigating actions.






City of Meriden

Plan of Conservation & Development Update



Historic Resources Inventory

Legend

-  Colony St.-West Main St. Historic Dist.
-  National Register of Historic Places
-  Local Register of Historic Places

Source:
 Parcel Base Map: City of Meriden M.I.S. Department.
 Basemap Data: Connecticut Department of Environmental Protection Map and Geographic Information Center, Ironmental and Geographic Information Center 1962- 1995.
 Historic Properties (Local): City of Meriden Planning Department.
 Historic Properties (National): National Register of Historic Places.

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.



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V. COMMUNITY CHARACTER: ELEMENTS, ISSUES, GOALS, AND STRATEGIES

Elements of Meriden's community character that are highly valued can be developed into community planning goals and used as a guide in updating Meriden's Plan of Conservation and Development. These community planning goals can serve as the Plan's foundation for addressing the key issues of growth, conservation and the management of change.

The following section identifies community character elements, discusses issues affecting those elements, defines goals and suggests strategies for achieving the goals. The elements of community character used in developing community planning goals and strategies include: Meriden's Woodland Landscape and Topography; The Prime Features of Meriden's Natural Landscape; The Neighborhoods; and Meriden's Historic Resources.

Element 1 – Meriden's Woodland Landscape and Topography

Issues:

- Meriden is an extensively developed community that is "land poor" in terms of development opportunities. At the same time, the City is located within a regional corridor that is experiencing strong development pressure, especially in the housing market. It can be reasonably anticipated that Meriden will continue to face development pressures to meet the market demands for additional residential uses.
- With limited amounts of readily developable land available, difficult decisions involving development versus conservation will become more frequent in the coming years.

- The visual character of Meriden's woodland landscape and topography will be altered one lot at a time, as undeveloped land is subdivided and developed.

Goal: Protect the Woodland Landscape and Unique Topography of Meriden While Still Permitting Future Development.

Strategies:

- Identify priority areas and individual parcels for conservation and preservation actions, as well as areas that should be designated as prime development areas.
- The Open Space Commission, in conjunction with the City and cooperating conservation organizations, should identify priority conservation areas and develop a strategy for the conservation and preservation of undeveloped land as it becomes available.
- High priority open space acquisitions should be ones that enable the City to connect the existing parks and open space assets that the City has into a cohesive system.
- Future development should be guided toward areas of the City where it can be best integrated into the landscape, rather than forcing the natural environment and topography to change drastically to accommodate development.

Element 2 – The Prime Features of Meriden’s Natural Landscape

Issues:

- The future subdivision and development of land could create conditions that disturb or threaten the prime features (topography, watercourses, wetlands and woodlands) of Meriden’s natural landscape.
- Future land development activities could alter the visual perception of Meriden’s natural landscape.

Goal: Protect the Prime Features of Meriden’s Natural Landscape.

Strategies:

- Create a list of Open Space Criteria with weighted factors to serve as a base for decision-making in terms of future open space acquisitions.
- Support actions that protect floodplains.
- Support actions that limit the development of flood prone areas.
- Support actions that protect areas containing slopes that exceed 15%.
- Support proper soil conservation practices to guard against soil erosion and stream sedimentation resulting from future land development activities.

Element 3 – The Neighborhoods

Issues:

- Meriden’s neighborhoods are the historic and symbolic focal points of the City and

contribute significantly to the City’s community character.

- Portions of the market demand for limited retail and other commercial services will continue to be attracted to the neighborhood centers.
- Underdeveloped and vacant land in neighborhoods will likely be a future focus of development pressures for a variety of uses.

Goal: Enhance the Visual Appearance and Vitality of Meriden’s Neighborhoods

Strategies:

- Encourage new commercial and residential development to occur in the established centers of individual neighborhoods, such as Downtown, and along Britannia Street and Parker Avenue, in order to reinforce the economic and social vitality of these centers and to keep development where infrastructure is in place to support it.
- Encourage infill development of uses that are compatible with the existing fabric of each area using neighborhood-specific criteria.
- Consider the implementation of village district zoning regulations for several neighborhood centers.
- Encourage actions that will enhance the cohesiveness and appearance of neighborhood centers, such as signage, landscaping, lighting and other urban design features and improvements.
- Maintain the successful neighborhood code enforcement effort and the neighborhood initiative areas program in conjunction with the Police Department.

Element 4 – Meriden’s Historic Resources and Open Space

Issues:

- Meriden’s historic inventory includes municipal buildings, churches, cemeteries, geographic features, and assorted residential and commercial structures. The quality of the historic inventory strongly influences the perception of Meriden’s community character and community pride.
- Increased usage and the age of historic assets will necessitate continued maintenance and upgrading.

Goal: Maintain and Enhance the Contributions of Historic Resources and Open Space to Meriden’s Community Character

Strategies:

- As the historic inventory of Meriden is a key element in defining the character of the City, steps should be taken to maintain enhance and promote the historic assets of the community.
- New development should be consistent with and sensitive to the historic nature of the community, particularly in the Downtown and other neighborhood centers. Emphasis on quality physical design and site planning that is in keeping with the nature of the surrounding environment should be a high priority.
- Consider protecting additional historic assets if they become available in the private market to further enhance the historic character of the City.
- Consider relocating two key historic structures located in Meriden, The Andrews Homestead on West Main Street and the

Solomon Goffe House on North Colony Street, to a consolidated site in the general Downtown area. These two structures could then be used as the anchors for an historic corridor that would run through Downtown.

- Create a distinct “Civic Block” designation for the area around Main Street in the center of Downtown, and highlight the historic nature of this particular area through lighting, streetscape and other urban design elements.

APPENDIX

CITY OF MERIDEN HISTORIC PROPERTIES INVENTORY

PLACE_ADDR	NAME	DATE	STYLE	exist	join
44 Akron St	Edson Sanford House	1865-68	Italianate		404
301 Allen Ave	Garage and Cottage	1870s	Victorian Gothic		1
Allen Ave		1920	Tudor Revival	X	2
157 Atkins St		1890-95	Stick Style	X	3
324 Baldwin Ave	W. Cotter Barn	1800s	Farm Barn		4
474 Baldwin Ave	James Hough-John Ives House	mid-1700s	Late Georgian	X	5
Baldwin Ave		1900	Farm Barn	X	6
794 Bee St		1870's	Stick Style	X	7
325 Bradley Ave	A. Andrew's House	1820-40	Federal-Greek Revival	X	8
93 Britannia St		1855	Italian Villa Style	X	9
172 Britannia St	E.H. White House	1880	Victorian Italianate	X	10
175 Britannia St		1840-45	Greek Revival	X	11
Britannia St	W.W. Lyman House	1880	Queen Anne	X	12
463 Broad St	Alanson Birdsey House	1840-50	Greek Revival		13
515 Broad St	Yale Store	1858	Greek Revival	X	14
529-531 Broad St	Meriden National Bank Bldg	1834	Georgian Revival	X	15
535-537 Broad St	Odd Fellows Hall	1885-90	Victorian Gothic	X	16
561 Broad St	Parker Engine House No. 3	1889	Romanesque Revival	X	17
583 Broad St		1790	Georgian Early Federal	X	18
591 Broad St	Samuel H.W. Yale House	1850-55	Italian Villa Style	X	19
Broad St	Academy Burial Ground	1771		X	20
Butler St	Charter Oak House No. 1	1880s	Romanesque Revival	X	21
121 Camp St	Rectory Eglise de St. Laure	1885	Victorian Gothic	X	22
125-131 Camp St		1885	Italianate	X (125)	23
Camp St	Eglise de St. Laurent	1886-88	Ruskinian Gothic	X	24
33 Catlin St	Mrs. Kingsley	1885	Queen Anne	X	25
13-33 Center St	St. Rose's Roman Catholic C	1926	Gothic Revival	X	26
Center St	St. Rose's Convent	1870	Second Empire	X	27
Center St	St. Rose's Rectory	1870	Second Empire	X	28
Center St	St. Rose's School	1880	Victorian Gothic	X	29
36 Center St	Russell Coe House	1885-90	Queen Anne	X	30
333 Center St	Michael F. Fitzgerald House	1890	Shingle Style	X	31
470 Center St	The Packer Machine Co. Loft	1925	Shingle Style		32
514 Center St	Johnny's Diner	1940s	Diner-Late Worcester		33
Center St	German American Public Scho	1881	High Victorian Gothic		34
Center St	Edward W. Miller and Co.	1866	Factory	X	35
Center St	Electrical Service Kiosk	1900	Victorian Gothic Octagon		36
Charles St	Meriden Curtain Fixture Co.	pre-1891	Factory	X	37
21-39 Cherry St	Parker Brothers Gun Works	1850-55	Factory		38
26 Cherry St	Parker Borthers Gun Works O	1852-56	Factory-related	X	39
73 Cherry St	Julia Ackley House	1865-68	Italianate	X	40

**CITY OF MERIDEN
HISTORIC PROPERTIES INVENTORY**

15-21 Church St	Wilcox Bldg. Annex	1881	Victorian Commercial	X	41
Church St	St. Mary's Church	1912-13	Gothic Revival	X	42
4 Coe Ave	John C. Knight House	1885	Stick Style		43
83 Coe Ave	Ezekial Rice House	1779	Timber-frame Cape	X	44
296 Coe Ave		1895-1900	Queen Anne	X	45
43 Cone Ave	S.J. Cone House	1852-56	Italianate		46
9-11 Colony St	Wilcox's Bldg.	1865	Moderne	X	47
21 Cook Ave	Louise Schunak House	1886-91	Queen Anne	X	48
120 Cook Ave	Frank Fowler House	1868-75	Italianate		49
122 Cook Ave	Chalifoux House	1886-91	Queen Anne	X	50
140-142 Cook Ave		1895	Queen Anne	X	51
148 Cook Ave	John Bradley House	1873	Second Empire-Victorian	X	52
156 Cook Ave	N.L. Bradley House	1873	Second Empire-Victorian	X	53
190 Cook Ave	Benjamin Page House	1873	Stick Style	X	54
238 Cook Ave	E.H. Butler House	1868-75	Italianate	X	55
350 Cook Ave	Frantis Sage House	1880	Stick Style	X	56
358 Cook Ave	Frank Sage House	1856-68	Italianate	X	57
366 Cook Ave	James Curtis Cottage	1872-75	Victorian Gothic	X	58
32 Cottage Ave	N. Olds House	1890-95	Stick Style-Queen Anne	X	59
40 Cottage St		1890	Stick Style	X	60
49 Cottage St	H.S. Hitchcock House	1885-90	Stick Style	X	61
61 Cottage St		1835-40	Greek Revival	X	62
69 Cottage St	Lewis S. Wilcox House	1845-50	Italian Villa Style	X	63
70-72 Cottage St		1890-1900	Victorian Italianate	X	64
90 Cottage St	Mrs. N. Wood House	1880s	Stick Style	X	65
96 Cottage St	F.L. Yale House	1890	Stick Style	X	66
104 Cottage St	Walter L. Cheney House	1888-89	Stick Style	X	67
116 Cottage St	G.E. Flint House	1880-85	Stick Style	X	68
130 Cottage St		1880	Stick Style	X	69
128-130 Crown St		1895	Queen Anne	X	70
146 Crown St	Edmund Tarbell House	1868-70	Italianate	X	71
218 Crown St	Theodore Rust Cottage	1878-79	Victorian Gothic	X	72
228 Crown St	Charles Johnson Cottage	1875-85	Victorian Gothic	X	73
380 Crown St	Curtis Home	1894	Colonial Revival - Federal		74
40 Curtis St	Augustus Markham House	1856-68	Italianate	X	75
54 Curtis St	Benjamin Curtis House	mid-1700s	Center Chimney Timber F	X	76
93 Curtis St	Edwin Curtis Spoon Factory	1837-45	Greek Revival	X	77
96 Curtis St	Redfield-Curtis House	1800	Center Chimney Timber F	X	78
112 Curtis St	Edwin Curtis House	1800-30	Federal	X	79
128 Curtis St	Lemuel Curtis House	1872	Gothic Revival	X	80
138 Curtis St	William Green House	1890	Queen Anne	X	81
144 Curtis St	George Fay House	1872	Second Empire-Queen A	X	82

CITY OF MERIDEN HISTORIC PROPERTIES INVENTORY

185 Curtis St	Mrs. Gilbert's House	1855-90	Stick Style-Queen Anne	X	83
24-26 Cutlery Ave		1840-50	Greek Revival	X	84
Dexter Ave	First Burial Ground	1727		X	85
East Road		mid-1700s	Center Chimney Timber F	X (55)	86
55 E. Main St	Main Street Baptist Church	1867	Victorian Gothic	X	87
59 E. Main St	Meriden National Bank Block	1883-84	Victorian Gothic-Victorian	X	88
64-66 E. Main St		1870s	Victorian Commercial	X	89
68 E. Main St	Mueller's Block	1890	Victorian Commercial	X	90
70-82 E. Main St	Morse and Norton's Block	1880	Victorian Commercial	X	91
120 E. Main St	Meriden B. P.O.E. Lodge #35	1925	Georgian Revival	X	92
189 E. Main St	Isaac Lewis House	1868	Second Empire-Victorian	X	93
216 E. Main St	William Mosher House	1873	Italianate	X	94
222 E. Main St	Lyman Clark House	1850	Late Greek Revival	X	95
230 E. Main St		1868	Victorian Gothic		96
240-244 E. Main St	John Tait House	1868	Victorian Gothic	X	97
248 E. Main St		1820-40	Late Federal Greek Reviv		98
254 E. Main St	L.N. Barlow House	1850-70	Italianate		99
260 E. Main St	Barlow-Parmalee House	1872-82	Italianate	X	100
301-303 E. Main St	Levi Yale Block	1865	Italianate	X	101
469 E. Main St	Russell Hall House	1874	Victorian Italianate	X	102
478 E. Main St	William Booth House	1868-69	Italianate	X	103
481 E. Main St	Seth Hall House	1890	Queen Anne	X	104
485 E. Main St	B. Andrews House	1850-56	Greek Revival-Italianate	X	105
488 E. Main St	Amasa Sizer House	1845-50	Greek Revival	X	106
577 E. Main St	L. Carpenter House	Late 1700s	Center Chimney Cape	X	107
730 E. Main St	Orchard Guy House	1793-95	Center Chimney Cape		108
776 E. Main St	Abel Yale House	1735-37	Center Chimney Timber F	X	109
1192 E. Main St	Alman Hall House	1772	Center Chimney Cape	X	110
1241-1245 E. Main St	East District School Houses	1843-46	Greek Revival		111
1307 E. Main St	Orasmus C. Rocker House	1830-40	Federal-Greek Revival		112
1331 E. Main St	Col. Edwin Birdsey House	1800	Center Chimney Timber F		113
1347 E. Main St		1830-50	Center Chimney Vernacu	X	114
E. Main St	Curtis Memorial Library	1901-03	Neoclassical-Greek	X	115
E. Main St	Masonic Temple	1927-28	Neoclassical	X	116
E. Main St	Meriden City Hall	1904-07	Georgian Revival	X	117
E. Main St	Meriden State Armory	1908	Renaissance Revival	X	118
77 Elm St	Chauncey Buckley House	1865-68	Italianate	X	119
121 Elm St	Ralph Palmer Cottage	1879-80	Victorian Gothic	X	120
122 Elm St		1895	Queen Anne	X	121
135 Elm St	Roland Brewer House	1887	Queen Anne	X	122
163 Elm St	Joseph Kinney Cottage	1874-75	Victorian Gothic	X	123
181-183 Elm St		1895	Queen Anne	X	124

**CITY OF MERIDEN
HISTORIC PROPERTIES INVENTORY**

337 Elm St	Andrew Stockburger Cottage	1875-80	Victorian Gothic	X	125
203 Eaton Ave	Israel Johnson House	1785	Federal		126
103 Evansville Ave		1860-70	Victorian Gothic Cottage		127
179 Finch Ave		1800-30	Timber Frame Cottage	X	128
267 Finch Ave	Talmage House	1775-1800	Timber Frame Cape	X	129
63 Foster St		1915	Late Queen Anne		130
Goodspeed Ave		1870		X	131
Gracey Ave	Gracey Avenue Railroad Brid	1800s	Stone Abutments		132
15 Griswold St	H.K. White House	1880	Stick Style	X	133
175 Hall Ave	Plumb Place	1722-33	Center Chimney Cape	X	134
124 Hanover Ave	George Grossman Block	1888	Victorian Commercial	X	135
133-135 Hanover Ave	James Ryan Block	1884-85	Victorian Commercial	X	136
255 Hanover St	Thomas Hacket House	1870	Italianate		137
263 Hanover St	E. Taylor Block	1865-68	Italianate		138
750 Hanover Rd		1873-75	Italianate	X	139
1060 Hanover Rd	J. Webb House	1845	Greek Revival	X	140
13-17 High School Ave		1850-60	Greek Revival-Italianate		141
16 High St	Charles Parker	1826-34	Greek Revival	X	142
60 High St	Perkins-Keeney Cottage	1845	Greek Revival	X	143
79 High St		1800-45	Center Chimney Timber F	X	144
90 Hobart St	Charles S. Kelsey House	1888	Stick Style		145
110 Hobart St		1895	Queen Anne	X	146
120 Hobart St		1880	Stick Style	X	147
173 Hobart St	Henry T. Downs Apartment Ho	1888-89	Renaissance Revival		148
1 Ives Ave	Ives House	1800-30	Federal	X	149
Johnson Ave	H. Johnson House	1845	Greek Revival	X (346)	150
67 Kensington Ave	Comfort Butler House	1770	Late Georgian	X	151
86 Kensington Heights		1891-95	Queen Anne	X	152
87 Kensington Heights		1891-95	Queen Anne	X	153
91 Kensington Heights		1891-95	Queen Anne	X	154
21 King St	Charles King Cottage	1877-79	Victorian Gothic		155
King St	Corner School-King St Annex	1886	Eclectic		156
115 Lewis Ave	Nathan Hale School	1892	Queen Anne	X	157
10-25 Liberty St	Meriden High School (former	1885	Romanesque Revival	X	158
60 Liberty St	German Baptist Church	1876	Victorian Italianate	X	159
68-70 Liberty St		1890-95	Shingle Style	X	160
75 Liberty St	Matrice O'Brien House	1880	Stick Style		161
76 Liberty St	William Ridley House	1885	Queen Anne	X	162
85 Liberty St		1840	Greek Revival		163
108 Liberty St	C.W. Cahill House No. 3	1890	Queen Anne	X	164
114 Liberty St	C.W. Cahill House No. 2	1890	Queen Anne	X	165
120-126 Liberty St	C.W. Cahill House No. 1	1890	Queen Anne		166

**CITY OF MERIDEN
HISTORIC PROPERTIES INVENTORY**

138 Liberty St		1855-65	Italianate	X	167
150 Liberty St		1856	Italianate	X	168
156 Liberty St	Frank B. Flynn House	1885	High Victorian Gothic	X	169
169-171 Liberty St		1895	Queen Anne	X	170
194 Liberty St		1910	Federal Revival		171
240 Liberty St	Mrs. Hiram A. Yale House	1890	Stick Style	X	172
252-254 Liberty St		1895	Queen Anne	X	173
Liberty St	St. Andrew's Episcopal Chur	1866-67	Romanesque Revival	X	174
Liberty St		1915	Shingle Style-Triple Deck	X	175
Liberty St	Roger Sherman School	1900	Institutional-Late Victorian	X	176
14 Lincoln Court		1915	Cement Block		177
6-8 Lincoln St	Wheeler House	1880	Stick Style-Moorish		178
16 Lincoln St	Frank Doolittle House	1860	Greek Revival-Italianate	X	179
32 Lincoln St	N.H. Camp House	1860	Second Empire		180
38 Lincoln St	Philip C. Rand House	1850	Italianate	X	181
54 Lincoln St	Albert Foster House	pre-1868	Italianate	X	182
64-66 Lincoln St	Frank E. Sands House	1890-95	Stick Style	X	183
76 Lincoln St		1890-95	Stick Style-Queen Anne	X	184
85 Lincoln St	S.W. Kent House	1880	Victorian Gothic	X	185
91-95 Lincoln St	J.C. Twitchell House	1875-80	Stick Style	X	186
107 Lincoln St	F.R. Seidensteider House	1890-95	Stick Style-Queen Anne		187
117 Lincoln St	Oliver Swan House	1890	Stick Style-Queen Anne		188
119 Lincoln St		1890-95	Stick Style-Queen Anne	X	189
121 Lincoln St		1900-15	Dutch Colonial	X	190
123 Lincoln St	EIB Evarts House	1885-95	Queen Anne	X	191
144 Lincoln St		1890	Stick Style		192
148 Lincoln St		1865-75	Italianate	X	193
15 Linsley Ave		1895-1905	Colonial Revival	X	194
36 Linsley Ave	Alfred Barker House	1882	Victorian Gothic-Queen A	X	195
47 Linsley Ave	Henry Todd House	1885	Victorian Gothic-Queen A	X	196
48 Linsley Ave	Joseph Kellogg Cottage	1875-85	Victorian Gothic	X	197
49 Linsley Ave	August Yostt House	1886-91	Victorian Gothic-Queen A	X	198
55 Linsley Ave	John Bradley House	1886-91	Queen Anne	X	199
60 Linsley Ave	Lucy Foster House	1875-79	Italianate	X	200
123 Linsley Ave	Fitzgerald House	1875-84	Victorian Italianate	X	201
11 Madison Ave	R. Hallam House	1875	Victorian Italianate	X	202
10 Madison Ave		1800-30	Center Chimney Timber F		203
52-54 Main St		1830-50	Federal-Greek Revival	X	204
75 Main St		1870	Italianate	X	205
79 Main St	Third Congregational Church	1850	Greek Revival	X	206
92 Main St		1800-40	Timber Frame-Greek Rev		207
225 Main St	C. Rice House	1845	Greek Revival	X	208

**CITY OF MERIDEN
HISTORIC PROPERTIES INVENTORY**

252 Main St	Daniel Parker House	1830-40	Federal-Greek Revival	X	209
380 Main St	Daniel Parker House	early 1800s	Center Chimney Timber F	X	210
552 Main St	Jesse Ives House	1760-80	Center Chimney Timber F	X	211
Miles Place	Meriden Cemetery	1852		X	212
42 Milk St	Hiram Rice Cottage	1845	Greek Revival	X	213
179 Miller Ave	Richard Miller House	1777	Timber Frame	X	214
143 Miller St		1856	Italianate	X	215
555 Murdock Ave	Uri Foster House	Late 1700s	Center Chimney Timber F	X	216
616 Murdock Ave	Ives-Murdock House	1723-38	Timber Frame	X	217
71 Myrtle St	Henry T. Downs Apartment Ho	1890	Egyptian Revival	X	218
32 New Hanover Ave	Charles Renton Cottage	1877-79	Second Empire-Victorian	X	219
601 N. Broad St		1890-95	Shingle Style	X	220
629 N. Broad St	Frank T. Ives House	1860-65	High Victorian Italianate	X	221
655 N. Broad St	John A. Harmon House	1870	Victorian Italianate	X	222
658 N. Broad St	Russell Williams-M.&W. Sche	1872	Stick Style	X	223
684 N. Broad St	Benjamin C. Kennard House	1884	Stick Style	X	224
707 N. Broad St		1860-65	Italianate	X	225
733 N. Broad St		1820-30	Greek Revival	X	226
741 N. Broad St		1820	Federal	X	227
766 N. Broad St	Robert H. Dodd House	1890-95	Shingle Style	X	228
767 N. Broad St		1845-50	Greek Revival	X	229
789 N. Broad St		1845	Greek Revival	X	230
808-815 N. Broad St		1855-60	High Victorian Italianate		231
819 N. Broad St		1810-20	Federal with Changes	X	232
1939 N. Broad St	Silver Diner	1950s	Diner Car - Sleek		233
1-3 N. Colony St	Hall and Lewis Block	1914	Classical Revival Comme	X	234
5-7 N. Colony St	Trade Bldg.	1864-65	Italianate	X	235
16 N. Colony St	Home Bank and Trust Co.	1921	Classical Revival	X	236
13-17 N. Colony St		1936	Moderne	X	237
19 N. Colony St	Hanrah's	1940	Moderne	X	238
21-23 N. Colony St	Y.M.C.A. Bldg.	1877	Second Empire (rear)-Lat	X	239
25-31 N. Colony St	Byxbee Block	1885	Victorian Commercial		240
28-36 N. Colony St	Wilcox Bldg.	1930-40	Moderne	X	241
33-37 N. Colony St	Byxbee House Block	1868	Italianate		242
39-49 N. Colony St	Colony Bldg.	1922	Classical Revival	X	243
51-53 N. Colony St	Butler-Meriden Furniture Co	1894-95	Victorian Commercial	X	244
55 N. Colony St	Cahill Beek Co. Block	1903-04	Classical Revival Comme	X	245
61-67 N. Colony St	Meriden Permanent Bldg and	1921	Classical Revival Comme	X	246
62-64 N. Colony St	First Congregational Church	1876	Victorian Gothic	X	247
89 N. Colony St	U.S. Post Office	1908-09	Beaux Arts Classical	X	248
110 N. Colony St	Patrick J. Clark House	1855-60	Italianate	X	249
118 N. Colony St	Mrs. Julius Pratt House	1870-72	Gothic Revival	X	250

**CITY OF MERIDEN
HISTORIC PROPERTIES INVENTORY**

124 N. Colony St	Home Club	1893-1902	Georgian Revival	X	251
135-145 N. Colony St		1928	Jacobethan Commercial	X	252
138 N. Colony St	George W. Lyon House	1889-90	Shingle Style	X	253
193 A&B N. Colony St	J.H. Converse House	1865	Second Empire		254
201 N. Colony St		1860-65	Italianate	X	255
204 N. Colony St		1895-1900	Georgian Revival	X	256
212 N. Colony St	Eli I. Merriman House	1865-70	Second Empire	X	257
220 N. Colony St		1815-20	Federal-Greek Revival	X	258
268 N. Colony St		1880	Queen Anne	X	259
294 N. Colony St	Admin. Bldg. Conn. School f	1921	Georgian Revival	X	260
320 N. Colony St	Garage, Bradley Home for th	1885	Queen Anne	X	261
397-409 N. Colony St	J. Parker Cottage Terrace	1880s	Stick Style	X	262
416 N. Colony St	A.T.-H.S. Wilcox House	1860-70	Italianate	X	263
596 N. Colony St	Edward Collins House	1738	Center Chimney Cape		264
643 N. Colony St		1835-50	Greek Revival		265
677 N. Colony St	Goffe-Collins-Clark House	1711-18	Georgian-Timber Frame	X	266
684 N. Colony St	Butler House				267
848 N. Colony St	John Dennie House	1734	Center Chimney Cape	X	268
1130 N. Colony St		1910-20	Bungalow	X	269
1376 N. Colony Rd	Hotel Belcher	1833	Federal		270
1563 N. Colony Rd	John Yale House	1788	Center Chimney Timber F		271
N. Colony St	Wilcox House No. 4				272
55 N. Grove St	Lacourciere Block	1903-04	Classical Revival Comme	X	273
78-84 N. Grove St	Ezzo Bldg.	1941-42	Moderne	X	274
106 N. Grove St	M.G. Griswold House	1865	Italianate		275
109 N. Grove St	John M. Nagel House	1865	Italianate	X	276
112 N. Grove St		1891-95	Queen Anne		277
214-216 N. Grove St		1890	Queen Anne		278
80 N. Third St	John Pioda House	1880-81	Victorian Gothic	X	279
307 N. Wall St	Farm Bldg.			X	280
307 N. Wall St		1800s	Barn		281
N. Wall St	Farmhouse	1840-45	Greek Revival	X	282
45 Norwood St		1820-40	Greek Revival	X	283
Norwood St	St. Paul's Universalist Chu	1891-93	Richardsonian Romanesc	X	284
38 Oak St	James Moakly House	1886	Stick Style	X	285
578 Old Colony Rd		late 1800s -	Curiosity-Half Timbering	X	286
Olive St	St. Stanislaus Church	1907	Romanesque	X	287
Orange St.	New City Cemetery	1870s		X	288
39 Oregon Rd	Coe Castle	1867-1874	Italianate	X	289
651 Paddock Ave	Deacon Silas Rice House	1796	Center Chimney Cape	X	290
50 Parker Ave South	Wilson Stevens House	1875-76	Italianate	X	291
80 Parker Ave	Wilbur Parker House	1868	Second Empire-Victorian	X	292

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304 Parker Ave	Aaron Higby/Ephram Berry Ho	1743	Center Chimney Timber F	X	293
49 Parker St		1900	Late Queen Anne		294
53 Parker St	J.L. Rutherford House	1890-91	Queen Anne		295
8A Platt St		1880	Stick Style		296
15 Pleasant St	Parsonage of the Fst. Meth.	1892-93	Queen Anne	X	297
26 Pleasant St		1860-65	Italianate	X	298
65 Pleasant St	H.Wales Lines House	1879-80	Victorian Gothic-Queen A	X	299
68 Pleasant St	J.P. Stowe House	1868-72	Italianate	X	300
126 1/2 Pleasant St		1845	Greek Revival	X (Rear)	301
397 Pomeroy Ave	J.L. Ives House	1820-40	Federal-Greek Revival	X	302
678 Pomeroy Ave	Jonathan Leonard House	Late 1700s	Center Chimney Timber F	X	303
29 Pratt St	John Bradley House	1881-82	Victorian Gothic	X	304
264 Pratt St	Balmoral Skirt Factory	1865	Factory	X	305
155 Preston Ave		1865	Italianate		306
436 Preston Ave		1865-75	Italianate	X	307
693 Preston Ave			Italianate on Timber Fram		308
Preston Ave		1800	Federal		309
34 Queen St	Joseph Phoenix House	1877-79	Victorian Italianate	X	310
40 Randolph Ave	Edwin Smith House	1895-1903	Queen Anne	X	311
44 Randolph Ave		1895-1910	Queen Anne	X	312
45 Randolph Ave		1895-1900	Queen Anne	X	313
49 Randolph Ave	Mrs. David Begley House	1890	Queen Anne	X	314
641 Pomeroy Ave	Williams House	1852-56	Italianate	X	315
50 Randolph Ave		1895-1900	Queen Anne	X	316
83 Randolph Ave	Leonard Savage House	1890	Queen Anne	X	317
118 Reservoir Ave		1885-95	Stick Style	X	318
194 Reservoir Ave		1900	Queen Anne	X	319
93 Silver St	Edwin Everitt Cottage	1860-68	Italianate	X	320
60 S. Broad St	Nelson Payne Cottage	1850	Greek Revival	X	321
164 S. Broad St	Stockburger House	1800-30	Center Chimney Cape		322
191 S. Broad St	Omar Diner	1950s	Diner-Sleek-Diner-Worce		323
229 S. Broad St	Miller Homestead	1775	Center Chimney Timber F	X	324
309 S. Broad St	Webb-Hart House	1729	Federal	X	325
333 S. Broad St	W. Curtis House	1850	Greek Revival-Italianate		326
360 S. Broad St	Edward Miller Estate	1868	Victorian Gothic	X	327
405 S. Broad St	R. Coe House	1790-1820	Federal	X	328
415 S. Broad St	Harrison Curtis House	1850	Italianate	X	329
489 S. Broad St	John Ives Block	1854	Italianate		330
1065 S. Broad St	Asahel Curtis House	1807	Federal	X	331
S. Broad St	Center Congregational Churc	1831	Greek Revival	X	332
S. Broad St	First Baptist Church	1847	Greek Revival	X	333
37-51 S. Colony St		1800s-1900s	Victorian Commercial		334

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160 S. Colony St	John Morse House	1868-69	Second Empire	X	335
225 S. Colony St	Moses Santy House	1845	Greek Revival		336
212 S. Curtis St	Willard Hall House	1845	Greek Revival	X	337
272 S. Curtis St	John Arnold Cottage	1840	Timber Frame-Greek Rev	X (Curtis)	338
439 S. Curtis St	P. Gersey House	1856-68	Greek Revival-Italianate	X (Curtis)	339
195 S. Fourth St		1895	Queen Anne	X	340
201 S. Fourth St		1895	Queen Anne	X	341
203 S. Fourth St		1895	Queen Anne	X	342
116 Springdale Ave		1875	High Victorian Italianate		343
134 State St	H.Wales Lines Co. Factory	1865	Italianate Industrial		344
222 Thorpe Ave	George Thorpe House	1845-55	Greek Revival	X	345
25 1/2 Twiss St		1900-10	Cottage	X	346
28-30 Twiss St	Waldo C. Twiss House	1870-80	Italianate	X	347
56 Twiss St	Mrs. Toohey House	1865-75	Italianate	X	348
281 Wall St	Ransom Baldwin House	1810-20	Early Federal	X	349
1 Washington Heights	H.W. Yale House	1890	Shingle Style	X	350
2 Washington Heights	Chapin Howard House	1890	Early Shingle Style	X	351
3 Washington Heights	Christopher S. Howard House	1890	Shingle Style	X	352
4 Washington Heights	W.H. Squire House	1890-95	Shingle Style	X	353
5 Washington Heights	Mrs. E. Sherman House	1890	Queen Anne-Shingle Styl	X	354
16 Washington St	B. Mosher House	1855	Italianate		355
61 Washington St		1890	Queen Anne-Shingle Styl	X	356
223 W. Curtis St	Mrs. Samuel Bradley House	1860-68	Italianate		357
27-29 W. Main St	Lewis Block	1854	Italianate	X	358
38 W. Main St	Singer Sewing Machine Co.	1935-40	Moderne		359
39-41 W. Main St	Meriden Electric Light Co.	1921	Classical Revival Comme	X	360
42-44 W. Main St		1935-40	Moderne		361
46-48 W. Main St	Buechler Block	1889	Victorian Commercial		362
50-52 W. Main St	Buechler Block Addition	1890	Astylistic Commercial		363
53-55 W. Main St	Yost Block	1890	Victorian Commercial	X	364
54-60 W. Main St	Warnock's Block	1886	Victorian Commercial		365
57-59 W. Main St		1935	Moderne	X	366
61-65 W. Main St	R. Hicks Block	1883-84	Victorian Commercial	X	367
62-68 W. Main St	Parker's Block	1882	Victorian Gothic		368
75-79 W. Main St	Clark's Block	1876-77	Victorian Commercial	X	369
81-85 W. Main St	Cook and Curtis Block	1890	Victorian Commercial	X	370
82 W. Main St	Palace Diner	1940s	Diner-Late Worcester	X	371
87-89 W. Main St	Rialto Apartments	1920	Classical Revival-Beaux	X	372
88-92 W. Main St	Fox Bldg.	1905-06	Classical-Romanesque R	X	373
101 W. Main St	Louis Michaelis Block	1883	Victorian Commercial	X	374
107-111 W. Main St	Schwander Block	1897-98	Victorian Commercial	X	375
108 W. Main St	Y.M.C.A. Bldg.	1920	Classical Revival		376

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117-123 W. Main St	Dondero Bldg.	1922-23	Late Gothic Revival Com		377
128 W. Main St	William Parker House	1870-81	Second Empire		378
141 W. Main St	John Sutcliffe House	1865-68	Italianate	X	379
171 W. Main St	St. Joseph's R.C. Church	1902-10	Late Gothic Revival	X	380
212-216 W. Main St	O. Parker Apt. House	1889	Queen Anne	X	381
244-250 W. Main St	Michael Reynolds Block	1884	Victorian Commercial	X	382
287-289 W. Main St	Michael Keating Block	1887	Victorian Commercial		383
321-323 W. Main St	David Smith House	1868	Italianate		384
424 W. Main St	Andrews Homestead	1760	Center Chimney Timber F	X	385
459 W. Main St	Schleiter House	pre-1868	Center Chimney	X	386
624 W. Main St	W. Webb House	1830	Late Federal	X	387
936 W. Main St	Charles Parker House	1800-30	Federal	X	388
W. Main St	Hubbard Park Bus Shelter	1898-99	Rustic	X	389
W. Main St	All Saints Episcopal Church	1892	Gothic Revival	X	390
45 Westfield Rd	Eaton Homestead	1840	Greek Revival		391
180 Westfield Rd	James Hough House				392
Westfield Rd		1800-30	Timber Frame Cape		393
42-52 Willow St	Kelsey Block	1885	Victorian Commercial	X	394
90 Willow St	Corner School-Willow St. An	1883	Victorian Gothic-Queen A	X	395
140 Willow St	Hiram Patterson House	1875-76	Victorian Italianate	X	396
17 Windsor Ave		1890-95	Queen Anne	X	397
19 Windsor Ave		1890	Queen Anne	X	398
85 Windsor Ave		1880	Stick Style		399
126 Winthrop Terrace	Albert Pelton House	1917-18	Beaux Arts-Spanish Miss	X	400
127 Winthrop Terrace	William Bradley House	1852	Italianate	X	401
579 Yale Ave	Noah Yale House	1761	Center Chimney Timber F	X	402
704 Yale Ave	J. Hubbard House	1820-45	Timber Frame Cottage	(Rebuild 1950)	403