

United 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 PropertyHistoric name: Beman Historic DistrictOther names/site number: Leverett Beman Historic District, "The Beman Triangle"

Name of related multiple property listing:

N/A**2. Location**Street & number: Cross Street, Knowles Avenue and Vine StreetCity or town: Middletown State: Connecticut (CT) County: MiddlesexNot For Publication: ☐ 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

Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:_____
Date_____
Title :_____
**State or Federal agency/bureau
or Tribal Government**

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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:) _____

Signature of the Keeper

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 ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>13</u>	<u>7</u>	buildings
<u>1</u>	<u></u>	sites
<u></u>	<u></u>	structures
<u></u>	<u></u>	objects
<u>14</u>	<u>7</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

COMMERCE/TRADE/specialty store

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling, institutional housing

COMMERCE/TRADE/specialty store

EDUCATION/education-related

LANDSCAPE/Parking lot

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate, Queen Anne
LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival, Craftsman
OTHER: Vernacular

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

FOUNDATIONS: Brick, Stone, Concrete

WALLS: Wood (Clapboard, Shingle), Concrete, Brick, Synthetics (Vinyl)

ROOFS: Asphalt, Synthetics (Rubber)

OTHER: (Porches, windows, doors, railings, decking): Synthetics (Vinyl, Fiberglass), Wood (Composite)

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 Beman Historic District is a neighborhood in Middletown, Middlesex County, Connecticut, which was owned, subdivided, developed, and occupied by free African American citizens from 1828 until 1937 (see Figure 1). The 3.44-acre district is comprised of 13 contributing buildings and 7 noncontributing buildings (see Figure 2). The land within the district is a contributing site and has high potential to yield additional information about the lifeways and status of its nineteenth-century occupants, as demonstrated through archaeological investigation. While at least four houses known to have been constructed by African Americans are not extant, the majority of the original houses remain intact with few alterations to their massing and scale. The district retains its integrity as a compact village of nineteenth-century vernacular cottages (see Figure 3). The Beman Historic District was listed in the State Register of Historic Places in 2004 and is a designated site on the Connecticut Freedom Trail.

Narrative Description

Setting & Landscape

The Beman Historic District is a triangular tract of land at the west side of the Wesleyan University campus. It is bounded southerly by Cross Street, westerly by Knowles Avenue, also called Knowles Avenue

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Extension (in mid-19th century known as Swamp Street¹, and until 1927 known as Vine Street), and easterly by Vine Street (until 1927 known as South Park Street or Park Street). The District is located in a valley nestled between two hills; Foss Hill to the immediate east, and Indian Hill to the immediate west. Foss Hill, forming the highest point of the Wesleyan University campus, is topped by two four-story student dormitory buildings (constructed in 2005) along the east side of Vine Street, overlooking the District. Formerly this hill was the site of the Foss House (demolished) with estate-like grounds and drives leading up from Park and Cross streets. Most of Indian Hill to the west side of the District is the setting for the Indian Hill Cemetery, established about 1850, which is still in operation. On the intervening hillside slope leading up to the cemetery on the west side of Knowles Avenue, and overlooking the District, is a three-story, five-unit condominium building erected in 1989. To the north of this is a large parking lot owned by Wesleyan University, which was previously the site of at least one house. To the southwest (on the south side of Cross Street) is Wesleyan University's Freeman Athletic Center, which replaced single family homes and was expanded in 2005. To the southeast side of the District, also on the south side of Cross Street (east of Warren Street) are one 19th, and two early 20th-century wood-frame houses.

Topographically, the Beman Historic District land gently slopes down from east to west and south to north. It is generally flat across its central section, with rises in elevation adjacent to the bordering streets where houses were constructed. These changes in the elevations may have been man-made to facilitate walk-out (or accessible) lower levels at the rear side of most of the early houses and/or to elevate the houses above land that may have flooded on occasion. Deeds refer to, and maps show, a stream running through the center of the District, from north to south, which no longer exists.² Land elevations have been altered over time, but mostly directly adjacent to buildings constructed in the 20th century. Parking areas have been added at the center of the District site. Behind 1 and 5 Vine street is a paved parking area retained by large concrete blocks and fencing, accommodating about 17 parking spaces. 7, 9 and 11 Vine street houses have gravel parking areas to their west sides, mostly at natural grade, and reached by individual driveways sloping down from the street. Behind 160 Cross Street (i.e. to the north side) is a paved parking lot accommodating about 18 spaces, reached by a driveway from Knowles Avenue. The corner at Cross and Vine Streets, adjacent to the Grocery Store Building (now known as the "Neon Deli") is also paved for 13 parking spaces. There are low brownstone retaining walls to the east side of 126 and 134 Knowles Avenue, and a comparable raised rectangular area formed by similar walls directly to the north side of the latter.

Architectural Character

Historic maps, birdseye views, and aerial photographs document the evolution of the Beman Historic District during its period of significance. In 1826 no structures appeared on a town-wide survey plan. By 1847, when the tract was surveyed for Leverett C. Beman, five structures were shown existing. It is assumed that at least three of these structures were dwellings (see Figure 4). This increased to seven buildings by 1851, nine by 1859 (see Figure 5), and ten by 1874 (see Figure 6). There were 15 structures on the site by 1915, just six years before the A.M.E. Zion Church relocated its building into the District.

While no photographs of the District's setting or structures from its period of significance have been identified, the 1877 and 1915 Birdseye views represent the houses similar in massing and scale to the present day's contributing buildings (see Figure 7). The contributing houses are all constructed on relatively small lots (subdivided in 1847 with further subdivisions to follow). Other than the Emily A. Dingle House (170 Cross Street), they were built close to the street line with similar setbacks.

¹ The archaeological excavations identified significant fill during the 19th century, suggesting that the area was prone to flooding and may have been swampy during the period of significance.. Although there is no record of the property at Swamp Street being less valuable, the archaeological information combined with the previous lack of development suggest that the property was not highly desirable. The land in the district was parceled off from the Savage farm, indicating that it may not have been useful for agriculture.

² Early deeds sometimes referred to Knowles Avenue as "Swamp Street" and the tract of land that is the District as being at "Dead Swamp." MLR 56/374, February 22, 1828, MLR 93/282, September 1, 1862.

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The contributing houses are mostly modest and vernacular in style. Typically, these are wood-framed structures, one and one-half or 2 stories tall, and are constructed on full, unfinished basements with foundations generally of rubblestone with brick above grade. Most are banked, with taller foundation walls at the rear (i.e. toward the center of the District site). Some have door access from basements toward the rear, notably at 5, 9 and 11 Vine Street. Square footages of the earliest known portions of these homes range from about 750 to 1250 square feet. Typically, these had one or two small bedrooms reached by steep stairs from two small, first floor rooms. Walls and ceilings were plastered, with plain window, door, and baseboard woodwork trim. There is evidence that the original siding was painted wood clapboard or shingles. All have been re-sided with vinyl, including trim. Most windows and doors have been changed with synthetic replacements. House roofs are all asphalt shingle. The houses are generally without significant stylistic flourishes. None have outbuildings from the period of significance which survive (although there remain concrete piers behind 21 Vine Street for a small structure of uncertain date). There is evidence that three of these houses, two of which survive at 8 and 118 Knowles Avenue, were moved into the District during the period of significance by African Americans.

A number of relatively later houses in the District, while constructed by non-African Americans, remained in general scale with the older houses. These include the Bartholomew J. Murphy House at 21 Vine Street (1872, Map #20), the Olsen-Morten House at 23 Vine Street (c. 1903, Map #21), and the Bronislaw Kobylenski House at 142 Cross Street (c.1928, Map #3). The Gudones Rental Cottage at 102 Knowles Avenue (1947, Map #8), the Gudones House at 168 Cross Street (1951, Map #6), and the Santina Tine House at 134 Knowles Avenue (1959, Map #13), which are of similar scale, were constructed outside the period of significance and are non-contributing. Three two-family houses, also constructed by people other than African Americans, while somewhat larger in scale than the earlier homes, do not predominate. These are the Siecienski Two-Family House at 122 Knowles Avenue (c.1927, Map #11), the Kobylenski-Kosinski Two-Family House at 146 Cross Street (c. 1929, Map #4), and the Tine Two-Family House at 126 Knowles Avenue (c.1939, Map #12). These newer houses on Knowles Avenue replaced earlier homes constructed by African Americans.

The Grocery Store Building at 130 Cross Street (1921) was the first known purpose-built commercial structure in the District, but was also, with its modest footprint, in scale with the neighborhood. (Its parking lot at the corner of Cross and Vine Streets was the site of the Jeffrey-Beman House, since demolished). Noncontributing buildings in the District, larger in scale than the adjacent houses, are the Wesleyan University Dance Department Building at 160 Cross Street and the Vine Street Apartments Building at 1 Vine Street. The former, originally built for the A.M.E. Zion Church in 1981, is of steel and masonry construction and is the largest building in the District. It replaced the earlier wood-framed A.M.E. Zion Church and a nearby early house, which served as a parsonage. The Vine Street Apartments Building, the last building to be built in the District (1988) is, in its scale with three stories (four at the rear) and exterior masonry finish, the only building in the District considered out of scale with its neighbors along Vine Street. It replaced an earlier two-family tenement house.

Counted Resources

Map #1

Parking Lot

(Photo 2)

Corner of Cross Street and Vine Street

The property at the southeast corner of the District, bordered by Vine Street (formerly Park Street until 1927) to the east and Cross Street to the south, is now a paved parking lot for customers of the "Neon Deli"

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store building on the property parcel directly to the west (see Map #2). The open, flat lot is 50' x 71' with 13 striped parking spaces accessed from curb cuts at Vine Street and Cross Street. This was the site of the Jeffrey-Beman House, demolished c. 1906 (see Figure 7). This property is not separately included in the resource count; it is within the district boundary as part of the district-wide counted site.

Map #2

Grocery Store Building (1921; Altered 1970s)

(1 Noncontributing Building, Photo 2)

130 Cross Street (with the Parking Lot, formerly 64 Cross Street, 80 Cross Street)

130 Cross Street, near the northwest corner of Cross and Vine Streets, is a one-story commercial building (31' x 64' overall) now occupied by the "Neon Deli." The retail building was formerly known as the "Cross Street Market." The addition to the north and the neo-Mansard false front were likely added in the 1970s. The building is set on a full foundation composed of a combination of concrete block and poured concrete, enclosing an unfinished basement. The exterior walls are beige-painted cement shingles and painted concrete block. There is a modern aluminum-framed storefront and entrance at the south side. The roof is composed of the asphalt-shingled neo-Mansard false front, roll roofing and rubber membrane (where not readily visible).

Map #3

Kobylenski, Bronislaw House (c.1928)

(1 Contributing Building, Photo 3)

142 Cross Street

Formerly a single-family residence and now student housing, 142 Cross Street is a vernacular cottage with Queen Anne and Colonial Revival elements. The two-story house has a gambrel roof parallel with the street. On the south side of the roof is a two bay shed-roofed dormer. There are one and one-half story shed-roofed extensions to the north, east and west sides. A one story shed-roofed porch spans the south side (with vinyl posts, railings, and lattice skirting). The rear (north) side extension is semi-octagonal in plan at the first floor. Roofs are finished with asphalt shingles. There is a central brick chimney at the ridge. The exterior walls are covered with light green horizontal vinyl siding with white vinyl trim and windows. The window at the second floor stairs on the east side is a single fixed "Queen Anne sash" in vinyl replicating an earlier sash. Other double-hung windows are vinyl with six-over-six sash layouts. The original siding was wood shingle and the windows on the south and east elevations with nine-over-one sash layouts in the Colonial Revival style.³

The house has a full foundation constructed of brick above rubble brownstone, and an unfinished basement. There is an entrance to the basement on the north side, which appears to be early if not original. It is enclosed on the exterior with a modern steel bulkhead entrance. The front entrance is at the east side of the porch facing Cross Street, and opens into a stair hall with an original Queen Anne style stair newel and balustrade. A second entrance is along the east side, entering into the kitchen at the rear of the first floor. The interior contains a total of 1,633 square feet. The first floor has been remodeled. There are two bedrooms at the

³ Illustration 17, p.20, "Experiment in Community, An African American Neighborhood - Middletown, Connecticut - 1847-1930" (Connecticut Historical Commission, 2002). This source attributed the house's address as formerly 134 Cross Street, its date to 1920, and "built by Neil G. Macmillan." This appears to be erroneous information as Macmillan does not appear in the title chain nor in city directories, and 134 Cross Street does not appear in the city directory street listings after 1914.

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front of the first floor, and across the rear is a common room, modern kitchen and half bath. There are three bedrooms and two full baths at the second floor, with a ceiling hatch access to a crawl space attic above.

Map #4

**Kobylenski-Kosinski Two-Family House (c.1929)
(1 Contributing Building, Photo 4)
146 Cross Street**

146 Cross Street is a two-story wood-framed duplex that measures 30' x 30' on the main block. The house, vernacular in appearance but with some Craftsman style details, has a gable roof facing the street, finished with asphalt shingles, with cornice returns that match the cornice of a double-decker porch. These porches (with a low slope hipped roof) dominate the south elevation and, like the main house block, are enclosed with white wide horizontal vinyl siding and white vinyl trim. The entrance porch at the first floor is open with a lattice skirting below. The second-floor porch, supported by four simple, square columns, is enclosed with glazed panels set between columns. There is a two-story extension to the north with enclosed porch sections, topped by a hipped roof. The windows throughout are vinyl double-hung with three-over-one sash layouts.

The house sits on a full foundation of plank-formed poured concrete, enclosing an unfinished basement. There is a modern steel bulkhead entrance on the north side. Much of the interior layout appears original with some alterations for conversion of this two-family house for student housing with modern kitchen and bathrooms. Original detail and finishes, such as stairs, oak hardwood floors, doors, and cast iron radiators, remain. The house now serves as student housing for Wesleyan University.

Map #5

**Wesleyan University Dance Department Building (1981)
(1 Noncontributing Building, Photo 5)
160 Cross Street**

160 Cross Street, originally constructed by the A.M.E. Zion Church in 1981 to replace the church's earlier wood-framed building, is a two-story masonry block building that measures 40' x 66'. It has a gabled, asphalt-shingled roof perpendicular to the street. There is an entrance porch with gable roof centered on the south elevation. Wesleyan University remodeled the church and currently it houses the University's Dance Department, with a dance studio and bathrooms on the upper level, and faculty offices on the lower level. The lower level has an entrance at the rear of the building where the ground slopes down to the north.

Map #6

**Gudones House (c.1959)
(1 Noncontributing Building, Photo 6)
168 Cross Street**

The Gudones House is a one-story wood-framed Cape that measures 39' x 25' and was constructed about 1959. It currently serves as student housing. It has a simple gable roof parallel with the street, finished with asphalt shingles, a shed-roofed screened porch on the north side (with a door and steps down to the side yard) and a cantilevered, gabled entrance porch centered on the south side. The exterior walls are finished with gray horizontal vinyl siding with white vinyl trim. Windows are vinyl double-hung with one-over-one sash layouts. The house has a full foundation of poured concrete with a modern steel bulkhead entrance on the north side. The house now serves as student housing for Wesleyan University.

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Map #7

Dingle, Emily A., House (c.1873)

(1 Contributing Building, Photo 7)

170 Cross Street (formerly 80 Cross, 154 Cross)

The Emily Dingle House is a two-story, three-bay-wide wood-framed house with a front gable roof and a full-width entrance porch. It measures 20' x 24' and is set back from Cross Street near the center of the lot. The roof is finished with asphalt shingles and punctuated by a single brick chimney. The exterior

walls are yellow horizontal vinyl (over painted wood clapboard and shingles) with white vinyl trim. The double-hung vinyl windows have two-over-two sash layouts.⁴

The house sits on a full foundation of brick above stone, much of which is parged on the interior. The plan is that of a side hall-and-parlor. The side hall contains the original stairs to the basement and second floor. The house is currently used as student housing for Wesleyan University, but appears to maintain its original floor plan. On the first floor there currently is a bedroom at the front, and a common room and kitchen at the rear. A small one-story pantry and rear entry with a hipped roof leads from the kitchen to the rear yard on the north side. There are two bedrooms and a full bath on the second floor. A steep stair leads to a partially finished attic space.

Map #8

Gudones Rental Cottage (c.1947)

(1 Noncontributing Building, Photo 8)

102 Knowles Avenue

102 Knowles Avenue is a vernacular cottage (30' x 22'), now student housing, with few stylistic elements of note. The house, which sits close to the sidewalk in line with its older neighboring houses, is one story, three bays, with a hipped roof that is finished with asphalt shingles. An entrance porch with simple gable roof is centered on the west side fronting the street. The wood-framed walls are finished with light brown horizontal vinyl siding and white vinyl trim. Wide windows are vinyl double-hung with eight-over-eight sash layouts (others are six-over-six). A photograph of about 2002 shows the original eight-over-eight sash and wide clapboard siding.⁵ There is an exterior entrance and steps down to the yard at the southeast side and an exterior chimney at the northeast side.

The cottage sits on a plank-formed poured concrete foundation, surrounding a minimal crawl space and a small, fully excavated space for mechanical equipment at the northeast corner, accessed only by an exterior door. The house now serves as student housing for Wesleyan University.

Map #9

Thomas E. Smith Rental Cottage #1 (c.1909)

(1 Contributing Building, Photo 9)

8 Knowles Avenue (formerly 8 Vine)

The Thomas Smith Rental Cottage is a one-and-one-half story, wood-framed vernacular building. It is the only property in the District not currently owned by Wesleyan University (with its former street address

⁴ A photograph of about 2002 shows two-over-two sash layouts on the south elevation. Illustration 9, p.22, "Experiment in Community, An African American Neighborhood - Middletown, Connecticut - 1847-1930" (Connecticut Historical Commission, 2002).

⁵ Illustration 10, Ibid. p.24.

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number retained). The house sits close to the sidewalk with a minimal front yard and has a relatively steep-pitched gable roof parallel with the street. The roof's pitch and pronounced overhangs are suggestive of Gothic Revival influences. A tall brick chimney breaks at the ridge line. There is a one-story lean-to extension with a shed roof to the south side. Basement construction demonstrates that this was a later addition with brownstone corner posts infilled later with concrete block walls. There also is a one story, gable roofed ell on the rear or east side (with shed roof extension and exterior entrance to the south). Roofs are finished with asphalt shingles. Exterior walls have yellow horizontal vinyl siding with yellow vinyl trim. Windows are vinyl double-hung with one-over-one sash layouts.

The interior contains 700 square feet and a simple layout, with a steep central stair opening directly from the street entrance, and rooms to each side. There is a single bedroom and bathroom on the second floor. The kitchen is in the ell to the rear.

Map #10

Thomas E. Smith Rental Cottage #2 (c.1903)

(1 Contributing Building, Photo 10)

118 Knowles Avenue (formerly 10 Knowles Avenue, 10 Vine)

The Thomas Smith Rental Cottage is a compact one-story, rectangular house that measures 26' x 31'. It has a low sloped, asphalt-shingled side gable roof and an extension off the east (rear) elevation. The extension consists of an early, one story, gable-roofed ell on a brick foundation and a one-story addition to the south. The addition sits on a plank-formed poured concrete foundation and has a low sloped roof. There is an open, shed-roofed entrance porch on the façade (west elevation), previously enclosed as visible in a photograph of about 2002.⁶ Siding is light brown horizontal vinyl with white trim, over shingles. Windows are vinyl double-hung with two-over-two sash.

The foundation is constructed of stone with brick visible above grade and encloses a full, unfinished basement. Construction suggests three building stages, with the west (one room deep) block being the earliest with two later builds to the east (composing the sizable extension above-mentioned). The interior has been remodeled for student housing but retains some original details (such as five-paneled interior doors). The layout includes a common room (upon entry), two bedrooms, a kitchen and a full bath. There is a small rear porch off the kitchen with stairs leading down to the rear yard. At the east side of the banked rear ell was a wide opening into the basement, since blocked in.

There is a modern one-story storage shed at the edge of the parking area behind the house. It has stained, vertical wood siding, an asphalt-shingled gambrel roof and double doors at the south end. The storage shed is not a counted resource. The house now serves as student housing for Wesleyan University.

Map #11

Siecienski Two-Family House (c. 1927)

(1 Contributing Building, Photo 11)

122 Knowles Avenue (formerly 10-12 Vine Street)

122 Knowles Avenue is a two-story, wood-framed, duplex (with stacked apartments) that measures 29' x 43'. It has a front gable roof with cornice returns, and a centered double-decker porch with a low sloped roof, supported on four doric columns at each level. An open vinyl railing encloses the porch at the second level where formerly there was a shingled half wall. Brick piers support the columns at the first floor. There

⁶ Illustration 13, p.27, "Experiment in Community, An African American Neighborhood - Middletown, Connecticut - 1847-1930" (Connecticut Historical Commission, 2002).

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are gabled dormers centered on the north and south sides of the ridge, although the attic is unfinished. Roofing is asphalt shingles and exterior walls are beige horizontal vinyl siding with white vinyl trim over wood clapboarding.⁷ Windows are vinyl double-hung, single and paired, with one-over-one sash layouts. Notable features are the semi-elliptical hood roofs supported by brackets over each of the entrance doors located at the south and north ends of the street elevation.

The foundation that is constructed of brick on stone and encloses the full, unfinished basement. The layouts of the first and second floor apartments are similar, with living rooms across the front, adjoining dining rooms, and kitchens and bedrooms at the back. There is an exterior door on the east end with a stair down to the rear yard from the first floor. Finishes, such as paneled doors and oak hardwood floors, appear to be mostly original.

The west end (and portions of the north and south) of the rubblestone foundation appear to be from an earlier structure on the site, possibly the remnants of the earlier Smith House (see Historical Association). The character of this foundation is markedly different from the foundations to the east side. There are also large girders (with open mortises) that are supporting the first floor; they may have been reused for the later construction.

Map #12
Tine Two-Family House (c.1939)
(1 Noncontributing Building, Photo 12)
126 Knowles Avenue (formerly 14 Vine)

The building at 126 Knowles Avenue is a two-story, Colonial Revival style duplex (with stacked apartments) that currently serves as student housing. It has an asphalt-shingled gambrel roof with its ridge perpendicular to the street. There is a single entrance (servicing both floors) under cover of a projecting gable-roofed porch at the north end of the two-bay west elevation. A two-story addition with a gable roof at the east side is evident from the dissimilar brickwork. Enclosed porches at each level project from the south side of this addition. The second story has full-length shed dormers finished in wide beige horizontal vinyl siding to match the street facade. The first floor exterior walls are brick veneer. Single and paired windows are double-hung and contain six-over-one sash layouts.

The foundation walls are made of plank-formed poured concrete and enclose a full, unfinished basement. The interior contains 2,660 square feet. Layouts at each floor, with living rooms across the front and kitchens and bedrooms at the rear, are original with few modifications. Stairs, hardwood flooring, stained wood doors and window casings, kitchen and bathroom ceramic tile, and some bathroom fixtures all appear to be original. The house now serves as student housing for Wesleyan University.

Map #13
Tine, Santina House (1959)
(1 Noncontributing Building, Photo Number 13)
134 Knowles Avenue (formerly 18, 38 Knowles Avenue)

134 Knowles Avenue is a two-story, wood-framed, split level, single family house with two sections arranged at different heights. Both sections have hipped roofs with asphalt shingles. Exterior walls are brick and stone veneer. A former garage opening at the north end of the west elevation appears to have been enclosed. Windows are double-hung with one-over-one sash layouts. The interior contains 1,810 square feet. The house now serves as student housing for Wesleyan University.

⁷ Illustration 14, Ibid. p.28.

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Map #14

**Vine Street Apartments Building (1988)
(1 Noncontributing Building, Photo 14)
1 Vine Street**

1 Vine Street, also known as “Vine Street Apartments,” was constructed in 1988 by Salvatore and Sebastian Mazzotta. It is a three-story building of two-toned orange brick with brownstone-look concrete masonry units at the lower level. It measures 30’ x 47’ and is topped with a gable roof with a three-story extension towards the street, where two separate entrances are located. Roof ridges are perpendicular to the street and roofing is asphalt shingles. There is an exterior entrance at the south end of the west elevation. A brick chimney is centered on the exterior of this elevation. Windows are double-hung with one-over-one sash layouts. The lower level, accessed from the north side, houses a student laundromat, while the three upper floors are student housing for Wesleyan University.

Map #15

**Fall, E.B., Tenement (c. 1906)
(1 Contributing Building, Photo 15)
5 Vine Street (formerly 5 Park Street, 3 Park Street)**

5 Vine Street is a vernacular, two-story house with a front gable roof. It is rectangular in plan and measures 28’ x 27’. There are two stories at the façade (east side) and three stories at the rear (west side) where the grade is lower. The main entrance is located at the south end of the facade and has a shed-roofed porch. There is an exterior entrance at the south end of the rear (west) elevation that opens onto a small modern deck with stairs down to the parking area. A two-story bathroom addition with a shed roof is attached to the rear (west) elevation. The foundation is constructed of fieldstone with a brick cap that is pargeted with stucco on the exterior. The exterior siding is gray-green horizontal vinyl with white vinyl trim. Windows are vinyl double-hung with two-over-two sash layouts. A photograph of about 2002 shows earlier two-over-two windows, and a double-decker porch across much of the east elevation (fully enclosed at the first floor and open at the second floor). Also shown in this photograph is an open porch across the south (side) elevation with a second entrance corresponding in plan with the stairs from the first to second floor. (The stairs to the basement below this have been removed.).⁸ Notably, the west half of the basement was at one time a finished space as evidenced by window openings and lath/plaster remnants. The interior layout has been remodeled to accommodate student housing with two bedrooms, a living room, kitchen and full bath on the first floor and four bedrooms and bath on the second floor.

Map #16

**Rufus Baker Rental Cottage (c. 1889)
(1 Contributing Building, Photo 16)
7 Vine Street (formerly 7 Park Street, 5 Park Street)**

7 Vine Street is a one-and-one-half-story, wood-frame, vernacular cottage (1296 gsf living area) with a front gable roof, wide shed dormers on the north and south (side) elevations, an open porch with hipped roof across the façade (east elevation), and a one-and-one-half-story, gable-roofed addition to the west (rear) elevation. The front entrance is at the north side of the façade’s two- over three-bay format, and opens into a stair hall. A second entrance into the rear addition is at the south side, reached by a one-story

⁸ Illustration 16, p.31, “Experiment in Community, An African American Neighborhood - Middletown, Connecticut - 1847-1930” (Connecticut Historical Commission, 2002).

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open porch. The main block of the house measures 20' x 24' and sits on a stone foundation with a brown-painted brick watercourse; it has a full, unfinished basement. The addition to the west (24' x 14') sits on a poured concrete foundation with an exterior entrance on the west side where the grade drops down to the parking area at the rear. The siding is beige horizontal vinyl with white vinyl trim. Windows are vinyl double-hung with one-over-one sash layouts. A photograph of about 2002 shows four turned columns at the front porch, a stair along the south side leading to a door at the second floor (since removed), shingle siding and shutter blinds on the windows at the street elevation.⁹ The house now serves as student housing for Wesleyan University.

Map #17

Brooks, Cornelius and Eunice, House (1833)

(1 Contributing Building, Photo 17)

9 Vine Street (formerly 5 Park, 9 Park)

9 Vine Street is a one-and-one-half-story, two-bay-wide vernacular, wood-framed cottage with an asphalt-clad front gable roof. It is set back from Vine Street in about the same line as the houses to the north and south and currently serves as student housing. The façade (east elevation) has an open, full-width porch with a shed roof (formerly enclosed as of 2002¹⁰). To the south side is a side entrance opening into the kitchen at the rear. The main block of the house sits on a fieldstone foundation with a brick cap that is painted black. The house has a full, unfinished basement. To the west are two, two-story additions on plank-formed poured concrete foundations, each with shed roofs. There is an exterior door at the south side of the westernmost extension, where the grade drops down to the parking at the rear. The exterior siding is white, wide horizontal vinyl with white vinyl trim. Windows are vinyl double-hung with six-over-one sash layouts.

The interior contains 1,534 square feet. The front entrance opens into a stair hall. The main block of the house has a student bedroom and common room. The next extension to the west has a kitchen and full bath, while the westernmost section encloses a bedroom and a second full bathroom. There are two bedrooms and a common area on the second floor. The house now serves as student housing for Wesleyan University.

Map #18

DeForest-Truitt House (built between 1851 and 1856)

(1 Contributing Building, Photo 18)

11 Vine Street (formerly 7 Park, 11 Park)

The DeForest House is a one-and-one-half-story, three-bay-wide, wood-frame cottage with an asphalt-clad side gable roof that has a shed dormer on the west (rear) elevation. It is set back from Vine Street in about the same line as the houses to the north and south. It consists of a 23' x 13' original block with a 23' x 16' one-story addition on the west (rear) elevation that connects to a 27' x 16', two-story gable-roofed addition. The original block sits on a full, stone foundation, while the later additions to the west are on concrete block and poured concrete foundations. The basements are unfinished. Roofing throughout is asphalt shingles. The exterior siding is beige horizontal vinyl with white vinyl trim. Windows are vinyl double-hung with one-over-one sash layouts. Black vinyl shutter blinds flank the windows at the east elevation. The façade has a center entrance reached by a wide, gable-roofed open porch in the Colonial Revival style.

⁹ Illustration 17, Ibid. p.32.

¹⁰ Illustration 17, p.32, "Experiment in Community, An African American Neighborhood - Middletown, Connecticut - 1847-1930" (Connecticut Historical Commission, 2002).

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On the interior, the main entrance opens into a common area and a wide stair hall is located to the north side. The stairs lead to a single bedroom above. The first-floor addition to the west has a kitchen and two full baths, while the westernmost addition encloses two bedrooms, which are a half level down, above which are two bedrooms a half level above. The house now serves as student housing for Wesleyan University.

Map #19

**Henry, Elizabeth Condol, House (built between 1848 and 1851)
(1 Contributing Building, Photo 19)
19 Vine Street**

The Henry House is a one-and-one-half-story, one-bay by two-bay, vernacular cottage that measures 19' x 21'. It has an asphalt-clad gable roof oriented parallel to the street. An enclosed, shed-roofed entrance porch is located on the south elevation and measures 6' x 16'. There is also a shed-roofed extension to the west that measures 19' x 7'. The foundation is comprised of fieldstone with a brick cap and encloses a full, unfinished basement. An entrance at the southwest corner of the house is now enclosed with a modern steel bulkhead. Siding is white horizontal vinyl with white vinyl trim. There is evidence of original wood clapboarding at the bulkhead enclosure. Windows are vinyl double-hung with six-over-one sash layouts. The two windows on the east elevation have gray shutter blinds. While no chimney is visible above the roof, a photograph of about 2002 shows a brick chimney at the center of the ridge.¹¹

The interior has been remodeled. The main entrance (on the south elevation) opens into a kitchen and common room. A bedroom and a full bath are located at the northeast corner of the house. Stairs at the north side lead up to one bedroom on the second floor. Early stairs down from the first floor have since been blocked off. The house now serves as student housing for Wesleyan University.

Map #20

**Patrick Sullivan House (1872)
(1 Contributing Building, Photo 20)
21 Vine Street**

The Sullivan House is a two-story, wood-frame, vernacular in style but consistent with some proportions of the Italianate style. It has an L-shaped plan and perpendicular gable roofs. There is an open, one-story porch on the facade (east elevation). This porch is notable as it retains its turned columns and carved brackets. A smaller one-story, shed-roofed entrance porch is located on the south elevation which covers a side entrance there. The house sits on a full, unfinished brownstone basement, with a brick cap that is painted brown. There is a brick chimney near the intersection of the gable roof ridges. Roofs are finished with asphalt shingles. Siding is a light brown horizontal vinyl with white vinyl trim. Windows are generally vinyl double-hung with two-over-two sash layouts. There is a modern casement window on the first floor of the façade (at the modern kitchen). The façade windows have black vinyl shutter blinds. A photograph from about 2002 shows the north end gable window at the second floor as a four-over-four sash layout.¹²

While the interior was remodeled for student housing, the floor plan may be close to the original design. It contains a total of 1,088 square feet. The first floor includes a bedroom at the north end, with a kitchen and common room at the south side. There are two bedrooms and a full bath on the second floor.

¹¹ Illustration 20, Ibid. p.37.

¹² Illustration 21, Ibid. p.38.

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Map #21

**Olsen-Morten House (c. 1899)
(1 Contributing Building, Photo 21)
23 Vine Street**

The Olsen-Morten House is a two-story, three-bay by two-bay, wood-frame house, vernacular in style, that measures 29' x 26'. It is the northernmost house in the District and faces Vine Street, generally in line with the houses to the south. There is a two-story extension to the south (12' x 13'), which may have had porches on each story, based on the window layout. The main block of the house has a side gable roof, punctuated with a brick chimney at the ridge. A center entrance on the façade (east elevation) is protected by a hipped-roof entry porch supported on modern wrought iron posts. There are two entrances at the south side extension, which are reached from an open deck with vinyl railings. The house sits on a full, fieldstone foundation with a pargeted brick cap and an unfinished basement. There is an early entrance near the southwest corner of the basement. A modern steel bulkhead entrance has been added to the north of this. Roofing is asphalt shingles. Siding is yellow horizontal vinyl with yellow vinyl trim. Windows are generally vinyl double-hung with two-over-two sash layouts. The windows on the east and north elevations have black vinyl shutter blinds.

The interior contains three bedrooms, a full bath, and a kitchen on the first floor of the main block. There are stairs up to the second floor and down to the basement from the center entrance. The south side ell has a common area and stairs to the second floor at the south side. The second floor basically duplicates the first-floor layout. While remodeled for student housing, there are interior details, such as stained wood doors and window casings with Italianate style corner blocks, which remain.

Archaeological Investigations

Map #22

**Beman Historic District (See Figure 2 for boundaries.)
(1 Contributing Site)**

The landscape within the Beman District is counted as one contributing site, because of its high archaeological sensitivity and evidence of notable deposits. Archaeological investigations within the District began in 2005 “with the objective of locating features and outbuilding remains associated with the mid-1800s houses” of 19 and 21 Vine Street.¹³ These initial investigations consisted of a geophysical survey of the yard to the west and south sides of the house at 19 Vine Street. The results of the survey suggested at least 6 “interesting subsurface remains” including possible “cisterns, wells, or privies” and other “numerous potential features.”¹⁴ The geophysical survey of most of the yard to the west side of the house at 21 Vine Street found “a jumble of geophysical anomalies” and a “lot of historic fill and numerous potential features in the area”¹⁵ (See Figure 8).

¹³ As reported by Cao, p. 42. Note: information on the chronology of archaeological investigations is from Amy Cao's Honors Thesis, *The Material Culture and Culture of Medicine in 19th Century Middletown, Connecticut*, (Wesleyan University, 2015). Cao participated in some of these archaeological investigations.

¹⁴ Ibid p. 43. The geophysical survey referenced by Cao was prepared by Jarrod Burks (*Geophysical Survey in Three Locales in Middletown, Connecticut: The Bean(sic) Neighborhood, the original Campus of Wesleyan University, and the Old Washington Street Cemetery*. Columbus, OH: Ohio Valley Archaeology, Inc., 2006.) Note also that Middletown's water and sewer service began after 1867.

¹⁵ Burks, as quoted by Cao p. 44. See footnote 13.

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These residential anomalies were tested in subsequent archaeological excavations in 2006 and 2007. Wesleyan University's Anthropology Department and Archaeology Program (directed by Professor Douglas Charles, since retired), opened a 2 x 1 meter excavation unit directly behind (to the west side of) the house at 19 Vine Street, and another 2 x 1 meter excavation unit behind 21 Vine Street. While artifacts collected during these two seasons of excavations have been retained by Wesleyan University, these have not yet been analyzed.¹⁶

In the Spring of 2012, Wesleyan University Assistant Professor Sarah Croucher, specialist in the archaeology of the African Diaspora, initiated a community-engaged archaeological effort within the District. Professor Croucher oversaw multiple units excavated by "a mix of Wesleyan students, volunteer archaeologists from Connecticut's Friends of the Office of State Archaeology, Inc. (FOSA), graduate student volunteers from various colleges, congregation members of the current A.M.E. Zion Church, and other community member volunteers of all ages and experiences." The research goals included investigating the role of faith within the community, exploring women's lives on the Triangle, and identifying aspects of life related to the abolitionist movement or the Underground Railroad.¹⁷

Archaeological investigations were limited to the rear yards of 7, 9, 11, 17, 19, and 21 Vine Street and consisted of unit excavations of varying dimensions (4 x 4, 1 x 2 and 1 x 1 meter excavation units). According to a student participant, Amy Cao, these investigations uncovered a number of features; including but not limited to foundational structure, trash pits (middens) and burn pits. For example, at the excavation closest to the house at 19 Vine Street were found "typical early-to-mid-19th century cultural material, like fragments of ceramic and glass and some pieces of animal bone and leather...most of the materials were broken and scattered, not densely clustered, indicating a gradual fill from an extended period of time." Cao concluded that these materials "date to the early to mid-19th century, 1830s-1840s" (See Figure 9).¹⁸

Excavations continued in 2013 and 2014 along the west side of 21 Vine Street. Finds included a unit containing mostly "structural materials...interpreted as part of a remodeling event that took place at the turn of the century when an extension was added to the original house at 21 Vine Street."¹⁹ An additional excavation unit uncovered additional architectural features described as "a flagstone foundation for an unknown structure" (See Figure 10).²⁰ Of particular interest was an excavation unit that contained an "overwhelming majority of cultural materials [that] were glass objects related to chemical and pharmaceutical production along with many whole medicine bottles, both prescription and proprietary...an unanticipated find, as it differed from any type of typical household assemblage expected [and appeared to represent]...a single dumping event."²¹ Similar materials were found in another excavation unit along with "an overwhelming number of ferrous paint cans and buckets." Of particular interest were the "pharmaceutical production materials" comprising 49% of the materials in two of the units and they dated to the late 19th century. In addition to small medicine bottles and larger pharmaceutical containers, fine

¹⁶ Cao p. 44. The excavation units were near Anomaly 5 and overlapping with Anomaly 7 (See Figure 8).

¹⁷ Cao p. 44-45. Photographs of much of this activity can be seen at <https://www.facebook.com/photo/?fbid=195942290587511&set=pb.100064727197222.-2207520000>

¹⁸ Cao p. 53. Privies and wells were not discovered features. Professor Croucher testified that the anomalies noted in the initial Burks geophysical report were not necessarily representative of early deposits, but dated from a later, transitional period of the neighborhood. One 4 x 4 unit excavated was hoped to reveal a privy, but contained only paved features and fill. She noted that all trenches were carefully photographed, filled and marked. (Testimony by Professor Croucher given at State Historic Preservation Review Board Meeting, September 25, 2025).

¹⁹ Cao p. 49, 50.

²⁰ Cao p. 51-52.

²¹ Cao p. 47.

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glass tubes that may have been used to mix concoctions were recovered.²² This concentration of materials is unique in any solely residential context. The existing assemblage would benefit from additional interpretation and analysis to better understand how this material culture relates to this community and its practices. For example, further analysis and interpretation will be required to understand what the finds from the west side of 21 Vine Street may tell us about social conditions in the District, and whether these conditions are unique to the African American period of significance.

All artifacts collected from the excavations of 2006-2014 within the District are in storage at Wesleyan University. Dr. Wendi Field Murray, Collections Manager/Repatriation Coordinator of the Archaeology & Anthropology Collection at Wesleyan, oversees this collection. The collection includes 93 boxes of artifacts, miscellaneous unboxed objects, and over 650 artifact bags (in process). Of these boxes, 37 are from the excavations that Dr. Croucher led between 2010 and 2014. The other 56 boxes contain artifacts from excavations conducted in 2006, 2007 and 2010. According to Dr. Murray, “[A]ssemblages include ‘unprocessed debris,’ (from 2006-2007 projects), brick/architectural debris, metal, ceramic, glass, nails, medicine bottles, animal bone, shell, wood, shoe fragments, etc.”²³ (See Figures 11 and 12).

Archaeological investigations to date have the potential to provide information important to the history of the African American occupancy of the District during its period of significance (1828-1937). These archaeological investigations have uncovered intact features and material culture that pertain to the socio-cultural practices of the inhabitants at the various households tested. The material culture includes personal care items, faunal remains, and structural material. While overall these materials appear to be not unlike those that would be found in non-African American communities within this period, further archaeological investigations and analysis may provide insight into the consumption, access to goods, and economic standing of the community.

According to Dr. Croucher, the Beman Historic District has “good archaeological integrity.” She has confirmed that the materials excavated and collected to date only “scratched the surface” of the site’s archaeological potential. Dr. Croucher stated that some of the “deposits go very deep” due to fill. She also stated that some of the oldest occupied areas of the District are capped with gravel and paved parking lots, likely preserving artifacts and potentially the location of privy vaults and other deposits, dating to the earliest phase of the period of significance. Specific areas she cited that could date to this earliest phase are at the front and rear of Map #7 (170 Cross Street, the Emily P. Dingle House) which is the site of the first African American owned house in the District.²⁴ While the elevation grades around noncontributing buildings at 160 Cross Street, 134 Knowles Avenue, and 1 Vine Street have been altered, a significant portion of the District remains undisturbed and has high potential for intact archaeological deposits. These areas are located to the rear (west side) of Numbers 7, 9 and 11 Vine Street, where a gravel parking lot caps natural grades; and to the south and west sides of Numbers 19 and 21 Vine Street where archaeological investigations have already been fruitful. Although the Jeffrey-Beman House is no longer extant, it is possible that archaeological deposits related to his settlement and occupation of the District are intact below the paved parking lot at the southeast corner of Cross and Vine Streets (Map #1).

²² A video of Dr. Croucher talking about the site is available at: https://www.youtube.com/watch?v=wPoiXMTf_L8. Images of bottles recovered are available on the Beman Triangle Research website: <https://beman-triangle.research.wesleyan.edu/glass-bottles/>

²³ Email from Dr. Murray to Dr. Jesse Nasta, dated October 17, 2025. Professor Croucher also retains field notes and additional photographs from excavations which can guide future excavations, analysis and interpretive work to follow. For photographs of the excavation teams and collection processing, also see: _____

²⁴ Testimony by Professor Croucher given at State Historic Preservation Review Board Meeting, September 25, 2025²⁴

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Integrity

The District retains overall historic integrity. It retains the original location and the setting is somewhat preserved, with the wooded hill to the west leading up to Indian Hill Cemetery mostly undeveloped. Street trees along Cross Street and Knowles Avenue reflect the District's residential nature. The center of the site, formerly backyards, remains open, and while the brook that bisected the District from north to south has been filled and a raised parking area has been added behind 1 and 5 Vine Street; the contours of this open space remain generally undisturbed. Noncontributing buildings and smaller outbuildings, with the possible exception of 1 Vine Street, are in keeping with the generally domestic residential scale of the District. Many contributing buildings have additions likely made after the period of significance, however these additions were mostly made to the rear and have little impact on the profiles of the earlier houses as viewed directly from the street. The buildings continue to express their original vernacular, modest design. Most contributing buildings have been re-sided with vinyl or aluminum siding; however effort was made that these synthetic treatments reflect the profiles of the underlying sidings (mostly clapboard). Windows and doors have been replaced with modern units, but original openings and sash layouts have been generally respected. Porches and roofing materials are also composed of synthetic replacements. The District retains overall character, feeling, and association as a neighborhood of modest, vernacular cottages and two-family homes, during the mid-nineteenth through early twentieth century. The triangular shape of the District, defined by its three primary streets, and open space in the center, created by the inward-facing yards continues to match the original layout of the original African American subdivision. Finally, archaeological investigations to date have demonstrated that the District retains undisturbed stratigraphy with deposits in multiple locations throughout, including assumed deposits under capped landscape features.

Eight houses owned by African Americans in the 1800s and very early 1900s remain, more than half of the fifteen houses that have stood in the Beman Historic District. The surviving historic Black houses are numbers 5, 7, 9, 11, and 19 Vine Street, numbers 8 and 118 Knowles Avenue, and 170 Cross Street. Wesleyan University owns all but one house on the Beman Historic District, having bought most of them in the 1980s and 1990s as the campus expanded to the west.

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DATA TABLE

C = Contributing status

NC = Noncontributing status

Map/Lot No.	Map Number and Property Name	Address	Style (Date)	Resource Status	Photo No.
23/0008	Map #1: Parking Lot (Site of Jeffrey-Beman House)	Corner Cross and Vine Streets	N/A	(part of larger counted site)	1
23/0007	Map #2: Grocery Store Building	130 Cross Street	Vernacular Commercial (1921, Altered 1970s)	NC Building	2
23/0006	Map #3: Kobylenski, Bronislaw, House	142 Cross Street	Queen Anne/Colonial Revival (c.1928)	C Building	3
23/0005 23/0004	Map #4: Kobylenski-Kosinski Two-Family House	146 Cross Street	Vernacular/Craftsman (c.1929)	C Building	4
23/0003	Map #5: Wesleyan University Dance Dept. Building	160 Cross Street	Vernacular (1981)	NC Building	5
23/0002	Map #6: Gudones House	168 Cross Street	Colonial Revival (c.1959)	NC Building	6
23/0001	Map #7: Dingle, Emily A., House	170 Cross Street	Vernacular (c.1873)	C Building	7
23/0014	Map #8: Gudones Rental Cottage	102 Knowles Avenue	Vernacular (c.1947)	NC Building	8

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Map/Lot No.	Map Number and Property Name	Address	Style (Date)	Resource Status	Photo No.
23/0022	Map #9: Smith, Thomas E., Rental Cottage #1	8 Knowles Avenue	Vernacular (c.1909)	C Building	9
23/0021	Map #10 Smith, Thomas E., Rental Cottage #2	118 Knowles Avenue	Vernacular (c.1903)	C Building	10
23/0020	Map #11 Siecenski Two-Family House	122 Knowles Avenue	Colonial Revival (c.1927)	C Building	11
23/0019	Map #12: Tine Two-Family House	126 Knowles Avenue	Colonial Revival (c.1939)	NC Building	12
23/0018	Map #13: Tine, Santana, House	134 Knowles Avenue	Split Level Ranch Style (1959)	NC Building	13
23/0009	Map #14 Vine Street Apartments Building	1 Vine Street	Vernacular (1988)	NC Building	14
23/0010	Map #15: Fall, E.B., Tenement	5 Vine Street	Vernacular c.1906	C Building	15
23/0011	Map #16: Baker, Rufus, Rental Cottage	7 Vine Street	Vernacular c.1889	C Building	16
23/0012	Map #17 Brooks, Cornelius and Eunice, House	9 Vine Street	Vernacular (1833)	C Building	17

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Map/Lot No.	Map Number and Property Name	Address	Style (Date)	Resource Status	Photo No.
23/0013	Map #18: DeForest-Truitt House	11 Vine Street	Vernacular (c.1851-1856)	C Building	18
23/0015	Map #19: Henry, Elizabeth Condol, House	19 Vine Street	Vernacular (1848-1851)	C Building	19
23/0016	Map #20: Sullivan, Patrick House	21 Vine Street	Vernacular (1872)	C Building	20
23/0017	Map #21: Olsen-Morten House	23 Vine Street	Vernacular (c. 1903)	C Building	21
N/A	Map #22: Archaeological Site	whole district	N/A	C Site	Figure 2

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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

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Areas of Significance

(Enter categories from instructions.)

ETHNIC HERITAGE: BLACK

ARCHAEOLOGY: HISTORIC-NON-ABORIGINAL

Period of Significance

1828-1937

Significant Dates

1828: First land purchase by African Americans

1833: Construction of earliest (extant) house

1846-1847: Purchase and subdivision of remaining land comprising district

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

African American

Architect/Builder

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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 Beman Historic District is significant under Criteria A and D in the categories of Ethnic Heritage and Archaeology. The District is a rare surviving example of a neighborhood developed and occupied by free African Americans between 1828 and 1937. This period of significance begins in 1828, when George Jeffrey, a free African American, purchased the first parcel of land at the southwest corner of the District.²⁵ That year, his home became the first regular meeting place of Middletown's recently formed African Methodist Episcopal (A.M.E.) Zion Church, of which Jeffrey was a trustee. Jeffrey's father, Asa Jeffrey, owned the remainder of the land comprising the District by 1832. Leverett C. Beman, a free African American man and member of the prominent abolitionist Beman family, acquired the Jeffreys' land in 1846, and subdivided it in 1847, then sold the lots to fellow African Americans. The period of significance ends when ownership by African Americans ended in 1937.

Under Criterion D, the Beman Historic District is significant because of its potential for enhancing the understanding of African American culture for more than a century of continued occupation during the early-19th through early 20th-century. This period is witness to significant national changes, specifically the Civil War, and the archaeology of this community could provide insights into local changes or stability. Archaeological sites for similar communities in the state are rare because of the impacts related to urban development. As a result, the research and information potential of this community during this time is unique and extremely high. Archaeological investigations at various house lots within the district have documented subsurface cultural features and deposits that retain integrity. Archaeological data, when combined with available historic records about the district and its inhabitants, can provide a valuable context for the interpretation of African American social and economic patterns and community life during the period of significance.

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

Criterion A: Ethnic Heritage – African American

The Beman Historic District is significant under Criterion A for Ethnic Heritage as a rare surviving example of a free, property-owning African American neighborhood that dates to the early antebellum period. The District documents African Americans' struggle to form independent, empowered, and self-sufficient communities during and immediately after gradual emancipation. Slavery was integrated into the economy of 18th-century New England. By 1750, the Connecticut River port of Middletown had become one of the largest and richest cities in Connecticut because of trade with the West Indies, all fueled by enslaved labor on Caribbean sugar plantations.²⁶ On the eve of the American Revolution, Connecticut had nearly 6,500 enslaved people, more than any other New England colony. Just over 200 enslaved African Americans

²⁵ Complete abolition did not occur in Connecticut until 1848. The Connecticut legislature banned the importation of enslaved people to the state in 1774 and passed the Gradual Abolition Act on March 1, 1784, which required that children born into slavery after the passage of the law, be released at ages 21 for women (1805) and 25 for men (1809). It did not apply to enslaved people born before the passage of the Act.

²⁶ Erik Hesselberg, "Vanished Port: Middletown and the Great Era of West Indies Trade," *Wesleyan University Magazine*, January 15, 2011.

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lived in Middletown in 1756, out of a total population of 5,665, Connecticut's third largest Black population.²⁷

By the 1820s, nearly all of Connecticut's African Americans had gained freedom, due to the state's Gradual Abolition Act of 1784 as well as their own efforts to negotiate their freedom in that law's aftermath. While Middletown had been a major site of Connecticut slavery in the 18th century, the river port city now emerged as a regional hub of free Black community and institution-building. In 1823, a group of 21 free African Americans formed Middletown's African Methodist Episcopal Zion (A.M.E. Zion) Church, the third independent Black church in Connecticut and the ninth A.M.E. Zion Church in the nation.²⁸

George W. Jeffrey, from Lyme, Connecticut, became the first African American to buy property in the District, in 1828.²⁹ It is likely that Middletown's African American church, as well as maritime work on the Connecticut River and beyond, drew Jeffrey and other free African Americans to the city. The same year, Middletown's recently formed A.M.E. Zion Church began to meet in George and his wife Mary Ann Jeffrey's home at the southwest corner of the District (demolished, site of 170 Cross Street, Map #7). George W. Jeffrey and his father, Asa Jeffrey, who owned the remainder of the land comprising the District by 1832, served as two of the congregation's first trustees. The Jeffreys and other church trustees purchased land near the District in 1829, at the top of the hill on Cross Street, and dedicated their first church building there by 1830.³⁰

District residents made Middletown's A.M.E. Zion Church a local and state center of African American community building, abolitionism, and educational and political activism during the three decades before the Civil War. In 1830, the Reverend Jehiel Beman (1789-1858) became the first regular pastor, coming to Middletown with his wife, Fanny (Condol) Beman, from nearby Colchester, Connecticut. The Reverend Jehiel Beman became a prominent state and regional leader in the antebellum African American anti-slavery and temperance movements. In 1833, Jehiel Beman served as founding president of Middletown's first African American temperance society. Three years later, in 1836, Beman and other District residents expanded the group to become the first statewide African American temperance society in the United States. Cornelius Brooks, a free African American who, with his wife Eunice Brooks, built the house at 9 Vine Street in 1833 (Map #17) served as a founding officer of both the state and local societies.³¹ In 1834, African American women in Middletown, most or all of them residing in the District, founded The Colored Females' Anti-Slavery Society of Middletown, one of the first abolitionist societies in the nation founded by Black women. The Reverend Jehiel Beman's second wife, Nancy Scott Beman, served as founding

²⁷ Lorenzo J. Greene, *The Negro in Colonial New England, 1620-1776* (New York: Columbia University Press, 1942), 92.

²⁸ William J. Walls, *The African Methodist Episcopal Zion Church: Reality of the Black Church* (Charlotte, NC: A.M.E. Zion Publishing House, 1974), 122-25; Christopher Rush, *A Short Account of the Rise and Progress of the African M.E. Church in America (1866; orig pub 1843)*, Accessed on Documenting the American South. University Library, The University of North Carolina at Chapel Hill, 2000, <http://docsouth.unc.edu/church/rush/rush.html>; Jesse Nasta, "'Their Own Guardians and Protectors': African American Community in Middletown, Connecticut, 1822-1860," (Wesleyan University: Honors Thesis, 2007), 48-9. It is not known where the congregation worshipped between 1823 and 1828.

²⁹ Middletown Land Records, Town Clerk's Vault, Middletown Municipal Building, Middletown, Connecticut.

³⁰ For the names of the church's first trustees, as well as an account of the church's first regular meeting place at the Jeffrey home and subsequent purchase of property and construction of the first church, see David D. Field, D.D., *Centennial Address, with Historical Sketches of Portland, Chatham, Middle-Haddam, Middletown and its Parishes* (Wm. B. Casey: Middletown, CT, 1853), 183; J.B. Beers, *History of Middlesex County, Connecticut, with Biographical Sketches of its Prominent Men* (New York: J.B. Beers & Co., 1884), 143-144; Middletown Land Records.

³¹ For a biography of the Reverend Jehiel Beman and his involvement in the temperance and abolitionist movements, see Kathleen Housley, "'Yours for the Oppressed': The Life of Jehiel C. Beman," *The Journal of Negro History*, Vol. 77, No. 1 (Winter, 1992): 17-29 and Jennifer Lee James, "Jehiel C. Beman: A Leader of the Northern Free Black Community," *The Journal of Negro History*, Vol. 82, No. 1 (Winter, 1997): 133-57.

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president. Elizabeth Condol Henry, sister of Reverend Jehiel Beman's first wife, Fanny, also served as an officer of the society.³² Her house at 19 Vine Street (Map #19), built between 1848 and 1851, is another contributing resource in the Beman Historic District.

In 1846 Leverett C. Beman (1809-1883), the Reverend Jehiel Beman's son and a leader of Middletown's African American community, bought most of the triangular piece of land that comprises the Beman Historic District. For this reason, the District has come to be named for him. Leverett bought the land from Mary Ann Jeffrey, his sister-in-law and the widow of George W. Jeffrey, the first African American property owner in the District. Leverett Beman surveyed and divided the land into eleven small house lots in 1847, soon after he acquired it (see Figure 4).³³ Beman and other African Americans, the Jeffreys and the Brooks, already owned five of the lots. In selling the remaining six lots to his fellow free African Americans, all leaders in Middletown's A.M.E. Zion Church, Beman created a unique African American neighborhood. (Figure 6 shows the Triangle, as it appeared in 1874, but also shows several African American property owners on Vine Street, on the west side of the street to the north of the Triangle. This indicates that the Triangle is the extant remnant of a once slightly-larger African American neighborhood).³⁴ Moreover, although de facto segregation sometimes existed in antebellum northern residency patterns, legal housing segregation did not yet exist, as restrictive covenants did not emerge until the early 20th century. It is especially significant, therefore, that Beman chose to sell these properties exclusively to other African Americans, creating an all-Black community of choice.³⁵ Although African Americans bought property and formed neighborhoods throughout the pre-Civil War North, including Little Liberia in Bridgeport, Connecticut, and Jail Hill in Norwich, Connecticut, the Beman Triangle stands out for being highly organized and entirely Black-owned. The Leverett Beman Historic District is therefore unique and highly significant to the history of African American community development.

As leaders of Connecticut's "Colored Convention" movement in the 1840s and 1850s, the Bemans advocated African American temperance, property ownership, and education, both as an inherent good and a means to combat the racist ideology that fueled anti-Black disenfranchisement and discrimination. This activity falls under the umbrella of the moral reform movement, by which antebellum African American leaders like the Bemans strove for political and civic equality through respectability.³⁶ In the aftermath of the 1850 Fugitive Slave Act, the Bemans and other African American activists in the District embraced more direct and militant anti-slavery tactics. In a public letter to *Frederick Douglass' Paper* in 1854, the Reverend Jehiel Beman dared to identify himself, and additional, unnamed African Americans in Middletown, as agents on the Underground Railroad. Although Beman discreetly omitted additional details,

³² Charles H. Wesley, "The Negro in the Organization of Abolition," *Phylon*, Vol. 2, No. 3 (3rd Qtr., 1941): 224. For the most in-depth genealogical study of the Beman and Condol families, see Vicki S. Welch, *And They Were Related, Too: A Study of Eleven Generations of One American Family!* (Xlibris Corporation, 2006).

³³ Middletown Land Records; Janice P. Cunningham and Elizabeth A. Warner, *Experiment in Community: An African American Neighborhood, Middletown, Connecticut, 1847-1930* (Hartford: Connecticut Historical Commission, 2002).

³⁴ Namely, Dempsey Beecher, "Mrs. Beaman" aka Mrs. Allen [the Reverend Amos Beman's widow, Mary Allen Beman, Joseph Daniels; and Mrs. Ephraim Dickerson.

³⁵ Historian Leonard P. Curry, for instance, found that at least some degree of "racial residential segregation" existed in the antebellum cities he surveyed, "whites were to be found even in the areas of heaviest black concentration," leading Curry to conclude that in antebellum cities, South and North, "nowhere did racial residential segregation remotely resemble that common in American cities in the second half of the twentieth century." See Leonard P. Curry, *The Free Black in Urban America, 1800-1850: The Shadow of the Dream* (Chicago: The University of Chicago Press, 1981), 74-9.

³⁶ Housley, "'Yours for the Oppressed'" and James, "Jehiel C. Beman."

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it is likely that the Bemans and other African Americans sheltered freedom seekers in their homes in the District.³⁷

While most of the District's pre-Civil War African American residents came from Connecticut, descendants of those once enslaved in the state, a small number of freedom seekers and manumitted people arrived in the neighborhood from the South. Isaac Truitt, an African American seaman who bought his own freedom in Delaware, arrived in Middletown by 1850 and, with his wife Eliza, soon bought the ca. 1851-1856 cottage at 11 Vine Street (Map #18).³⁸

A number of District residents served in Connecticut's "colored" regiments during the Civil War, thus contributing directly to the abolition of southern slavery. The aforementioned Isaac Truitt enlisted in the 31st United States Colored Infantry Regiment in 1864, at age 46, and rose to the rank of sergeant. Like dozens of other Beman Historic District residents, he is buried in the African American section of the historic Washington Street Cemetery, just northeast of the District, where his 1877 gravestone remains legible.³⁹ The Washington Street Cemetery, like the Beman Historic District, is a site on the Connecticut Freedom Trail. Amster Dingle, a Delaware-born man who lived at 170 Cross Street in the District, enlisted in the 29th Connecticut Colored Infantry Regiment.⁴⁰ His widow, Emily Dingle, built a new, extant house on the site in ca. 1873 (170 Cross Street, Map #7), which she and then her descendants owned until 1926.⁴¹

While the Civil War resulted in the 15th Amendment to the Constitution, which finally enfranchised African American men in Connecticut in 1870, historians agree that economic opportunities declined in the post-Civil War decades as most new, industrial employment excluded African Americans in favor of European immigrants. The District became increasingly interracial during the late 19th-century, as Irish and Polish immigrants and others purchased several properties. This trend shows that the African American community was not self-segregating, although, at least some of these sales to whites were likely born out of economic necessity rather than preference. The settlement of immigrants to the Beman Triangle also indicates a lower socio-economic status of the neighborhood. At least one African American family, the Truitts of 11 Vine Street (Map #18), lost their property to foreclosure, in 1882.⁴² Yet the District remained a center of African American life into the turn of the 20th century, as property owners took in friends and relatives as boarders to make ends meet. Some, like Thomas E. Smith, maintained a foothold in the local economy despite great obstacles. Born into slavery in Virginia in 1844, Smith came to Middletown after the Civil War and became a leader of the local A.M.E. Zion Church and a business owner, opening a second-hand furniture store on the north end of Middletown's Main Street.⁴³ Smith built or moved the house into the District, now at 118 Knowles Avenue (Map #10) in ca. 1902, and he built or moved the house at 8 Knowles Avenue (Map #9) in ca. 1909, both as rental properties.⁴⁴ In doing so, he demonstrated on a smaller scale the entrepreneurship and community development that Leverett Beman exercised six decades earlier. Ephraim Dixon came to Middletown in 1863, during the Civil War. Dixon, born free in Gettysburg, Pennsylvania around 1833, narrowly survived the 1863 New York draft "riot" that violently targeted that city's African Americans. Middletown abolitionist and politician Benjamin Douglas saved Dixon from a violent mob aboard a New York ferry and brought him to Middletown, where he operated a successful

³⁷ *Frederick Douglass' Paper*, September 22, 1854.

³⁸ 1850 U.S. Census; Middletown Land Records, Middletown Selectmen's Account Book of Town Poor Receiving Aid, 1861-1867, Middlesex County Historical Society, Middletown, CT; The Milo Wilcox Collection, Middlesex County Historical Society, Middletown, CT.

³⁹ The Milo Wilcox Collection, Middlesex County Historical Society, Middletown, CT.

⁴⁰ The Milo Wilcox Collection, Middlesex County Historical Society, Middletown, CT.

⁴¹ Middletown Land Records

⁴² Middletown Land Records

⁴³ Middletown City Directories; The Milo Wilcox Collection, Middlesex County Historical Society, Middletown, CT.

⁴⁴ Middletown Land Records

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barbershop on Main Street until his death in 1889. Dixon's son, Ephraim Dixon, Jr., rented the ca. 1889 house at 7 Vine Street (Map #16) in the 1890s, another extant house in the District owned or occupied by African Americans during the period of significance.⁴⁵

Middletown A.M.E. Zion Church, which celebrated its bicentennial in 2023, fostered continuity between the antebellum and post-Civil War periods of the District's history. In 1921 the A.M.E. Zion Church moved a block west to 160 Cross Street, in the District, after Wesleyan University purchased the original church property for campus expansion.⁴⁶ By then, according to the 1920 census, Middletown's African American community had reached an all-time low of 57 people.⁴⁷ Most had moved to larger cities in search of opportunity. The last African American to live in the District sold their property to a white purchaser in 1937, thus ending the District's period of significance to African American history. During the next three decades, the Great Migration increased Middletown's African American community to just over 1,300, a number that nearly doubled again, to 2,482, by 1970.⁴⁸ Yet these mostly southern-born African Americans and their descendants lived elsewhere in Middletown, mostly in the riverfront's South End neighborhood. The formerly African American Beman Historic District remained a working-class white neighborhood, mostly of people of Swedish, Polish, and Italian descent, until Wesleyan University purchased all but one of the District properties for use as student housing.

Criterion D: Archaeology

Further archaeological investigations have the potential to yield materials that provide insights into the activities of the Black American residents who occupied the District as a distinct neighborhood during its period of significance (1828-1937). There are geophysical anomalies that have not been excavated. Excavations of these remaining locations has the potential to yield significant information, in particular at the Dingle House Map #7, which represents the earliest African-American settlement at the District. Because the earliest habitations exist at relatively undisturbed or capped locations within the District, especially at the corner of Cross and Vine Streets, subsurface investigations have the potential to yield important information about the original Black African families to settle in the District and offer the opportunity to understand how this community may have changed or persisted over time. The collected artifacts, photographs of excavations, and field notes from numerous excavations within the District between 2006 and 2014 will remain available to future archaeologists to inform further excavation decisions and serve as a foundation for the analysis and interpretation that remains to be done.

In addition to possibly locating sites of houses, outbuildings, kitchen middens, privies, etc. from the period of significance, further archaeological investigations could uncover materials which will assist us to better understand and interpret Black American's patterns of domestic household life, their possibly unique social activities, and their relationships with the wider Middletown community. As Black Americans in the District engaged in home occupations here (e.g. farming, shoe-making, ice cream and medicine-making), materials discovered through further archaeological investigations will help to tell the story of how these men and women sustained livelihoods while living in the District, and how these occupations related to, and were affected by, their interactions with the wider Middletown community.

⁴⁵ The Milo Wilcox Collection; Middletown City Directories

⁴⁶ Warner and Cunningham, *Experiment in Community*.

⁴⁷ 1920 U.S. Census

⁴⁸ 1940-1970 Compiled U.S. Census Data

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Middletown (Connecticut) Probate Records, Middletown and Hartford, CT. (MPR is abbreviation used)

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United States Census Records (online)

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The Daily Constitution, Middletown, CT (various dates)

Frederick Douglass' Paper, Rochester, NY (1851-1859)

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The Hartford Courant, Hartford, CT (various dates)

The Middletown Press, Middletown, CT (various dates)

The Penny Press, Middletown, CT (various dates)

MAPS

“Map of a Trigonometrical Survey of Middletown, Con, Made by MEMBERS OF THE A.L.S. AND M. ACADEMY,” dated November, 1826.

1847 Beman Survey Map, captioned: “The annexed plot represents a piece of Land as surveyed and divided for Mr. L. C. Beman, City of Middletown, CT. April 10 A.D. 1847, Griswold C.S.”

Map of the City of Middletown, Connecticut from Original Surveys by R. Whiteford Survr. New Haven. Philadelphia: Richard Clark, 1851.

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O.H. Bailey & Co., Birdseye Map of Middletown, Conn., 1877

Hughes & Bailey, Aero View of Middletown, Connecticut, c. 1915.

Sanborn Fire Insurance Maps, Middletown, CT (various dates)

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1. A map entitled “The annexed plot represents a piece of Land as surveyed and divided for Mr. L. C. Beman City of Middletown, Ct. April 10, A. S. 1847, Griswold C. S.” and recorded as Map 6 in the Office of the Town Clerk of the City of Middletown, Connecticut.
2. A map entitled “Plat of Property of Miss Mary Dingle, On the corner of Cross and Vine Streets Middletown, Conn. Scale 30 feet to an inch. January, 1900. – E. P. Augur, Civil Engineer and Surveyor, I hereby certify that this plat is substantially correct. E.P. Augur, Surveyor.” and recorded as Map 130 in the Office of the Town Clerk of the City of Middletown, Connecticut.
3. A map entitled “Map showing property of Anna (Mrs. Ignatz) Siecienski on Knowles Ave. (Vine St. formerly) Showing more specifically agreed boundary lines between her property and property of City of Middletown on north. Scale 1” = 20’ July , 1927 L Norman Germain Civil Engineer and Surveyor Young Bldg. 178 Court Street (4) Middletown, Conn.” and recorded as Map 383 in the Office of the Town Clerk of the City of Middletown.
4. A map entitled “Map of Albert and Lottie Olson property Knowles Ave. & Vine St. Middletown, Conn. Apr. 1935 Scale 1 in. = 20 ft. I hereby certify that this map is substantially correct Louis F. Quirk Civil Eng’r Middletown, Conn.” And recorded as Map 604 in the Office of the Town Clerk of the City of Middletown, Connecticut.

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5. A map entitled "Map of Stasia Gudones Property Middletown, Conn. – Aug. 1959 Scale: 1 in. = 20 ft. I hereby certify that this map is substantially correct L. F Quirk, Civil Eng. Middletown, Conn." And recorded as Map 2265 in the Office of the Town Clerk of the City of Middletown, Connecticut.
6. A map entitled "Property of A. M. E. Zion Church Middletown, Conn. Scale 1" = 20' Feb. 6, 1981 T. F. Jackowiak Land Surveyor" and recorded as Map 74-0 in the Office of the Town Clerk of the City of Middletown, 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
- ☐ Name of repository: _____

Historic Resources Survey Number (if assigned): _____

7. Geographical Data

Acreage of Property 3.44

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

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Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 41.553184

Longitude: -72.660773

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:

Easting:

Northing:

2. Zone:

Easting:

Northing:

3. Zone:

Easting:

Northing:

4. Zone:

Easting :

Northing:

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

The Beman Historic District is bounded by Cross Street to the south, Vine Street to the east and Knowles Avenue to the west, as shown on Figure 1.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for the Beman Historic District closely follows the survey of the land that Leverett Beman commissioned in 1847 (see Figure 4). This 1847 land survey matches the current street layout. The boundary encompasses all of the land in the Beman subdivision, which was owned by African Americans during the nineteenth through early twentieth century.

11. Form Prepared By

name/title: Mardi Loman, Alain Munkittrick, Jesse Nasta, Joseph Samolis, Deborah Shapiro,

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organization: Middlesex County Historical Society
(Edited by Jenny Scofield and Cathy Labadia, CT SHPO)
street & number: 151 Main Street
city or town: Middletown state: CT
e-mail: mchs@wesleyan.edu
telephone: (860) 346-0746
date: August 1, 2025

zip code: 06457

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

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GRAPHICS

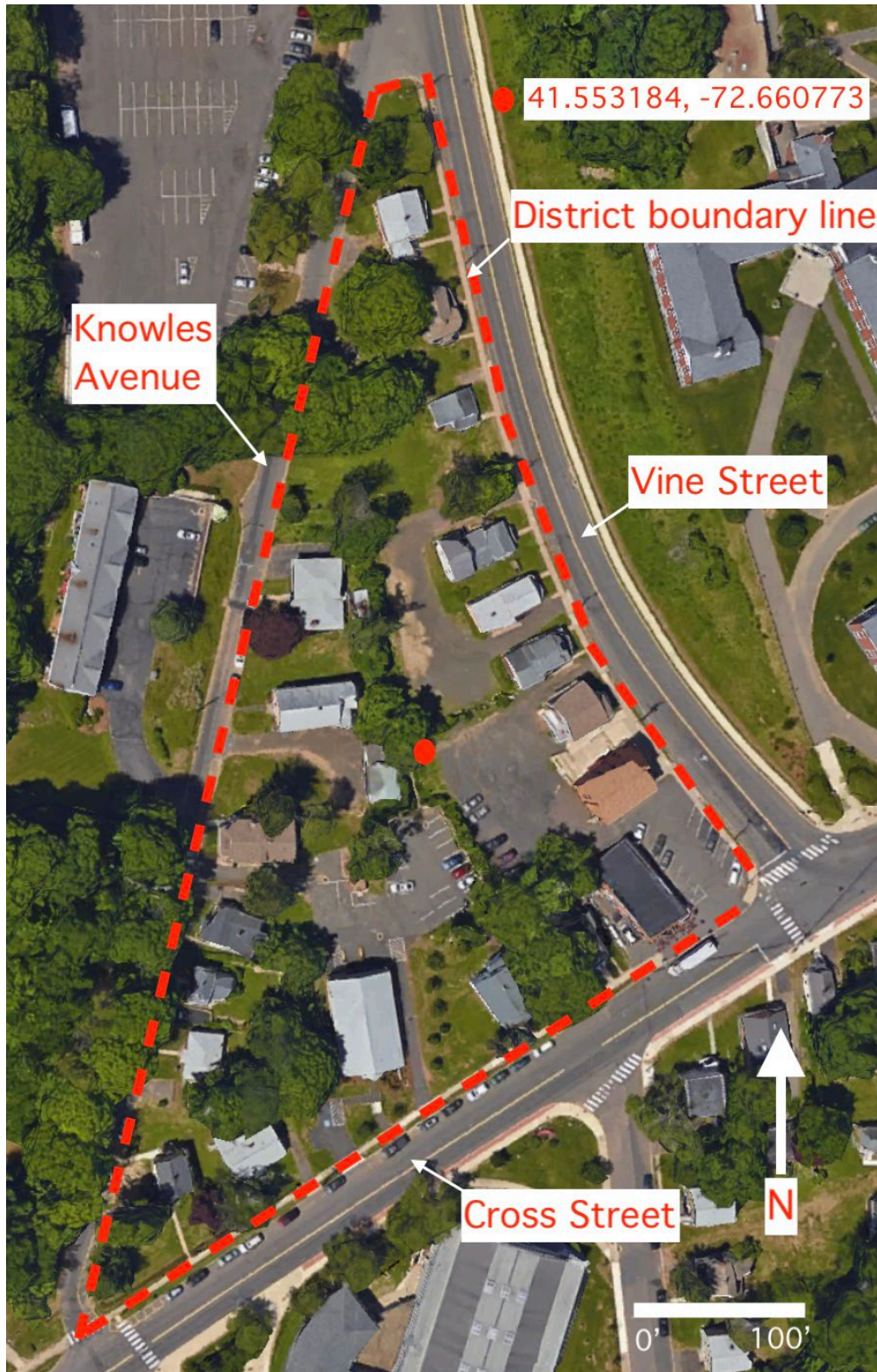


Figure 1. Location of Beman Historic District in Middletown, Connecticut.

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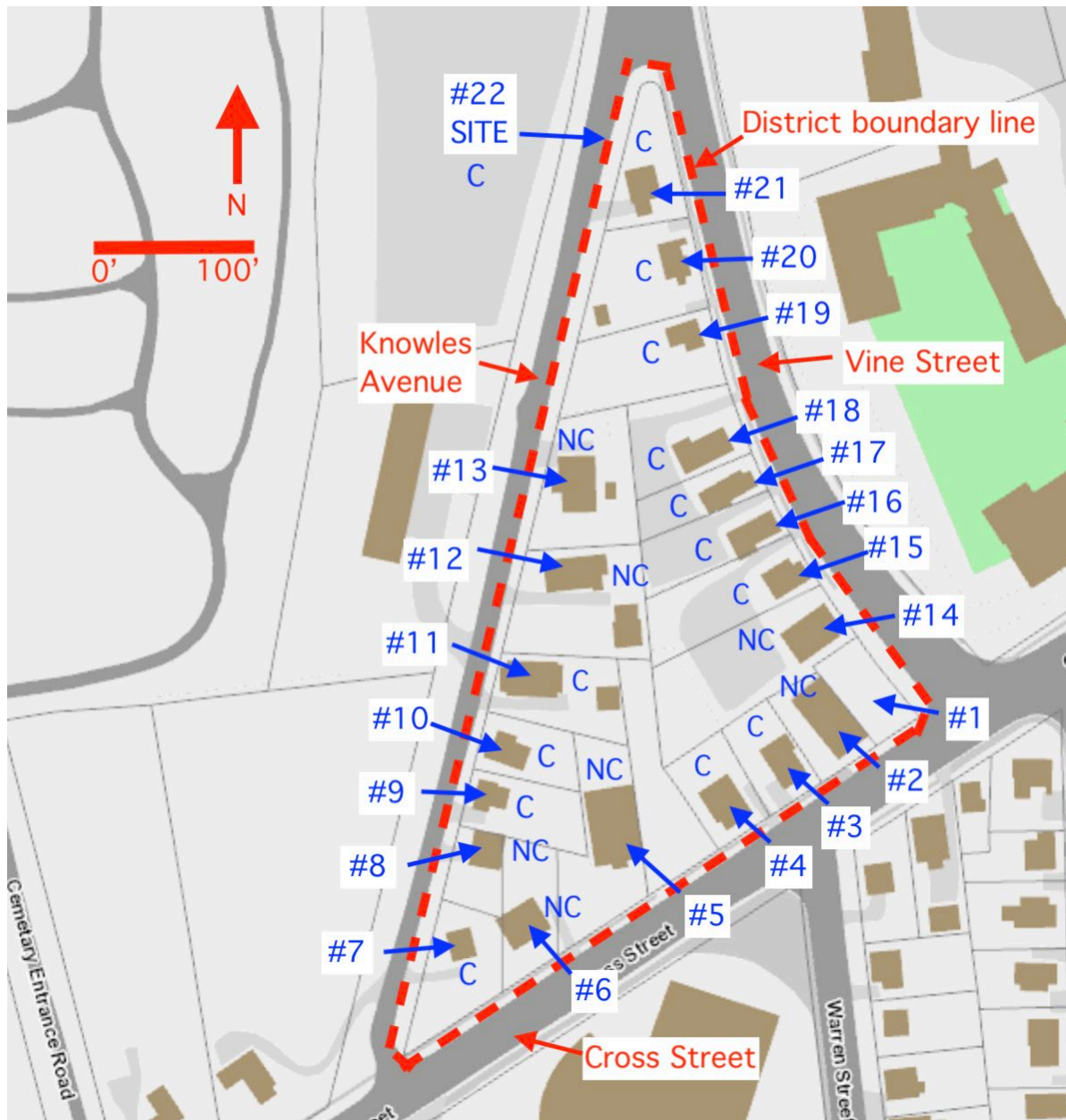


Figure 2. Beman Historic District Resource Map (Base Map: City of Middletown GIS, 2024). Numbers indicate Map #. "C" indicates a contributing resource.

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Figure 3. Aerial view of Beman Historic District looking west.

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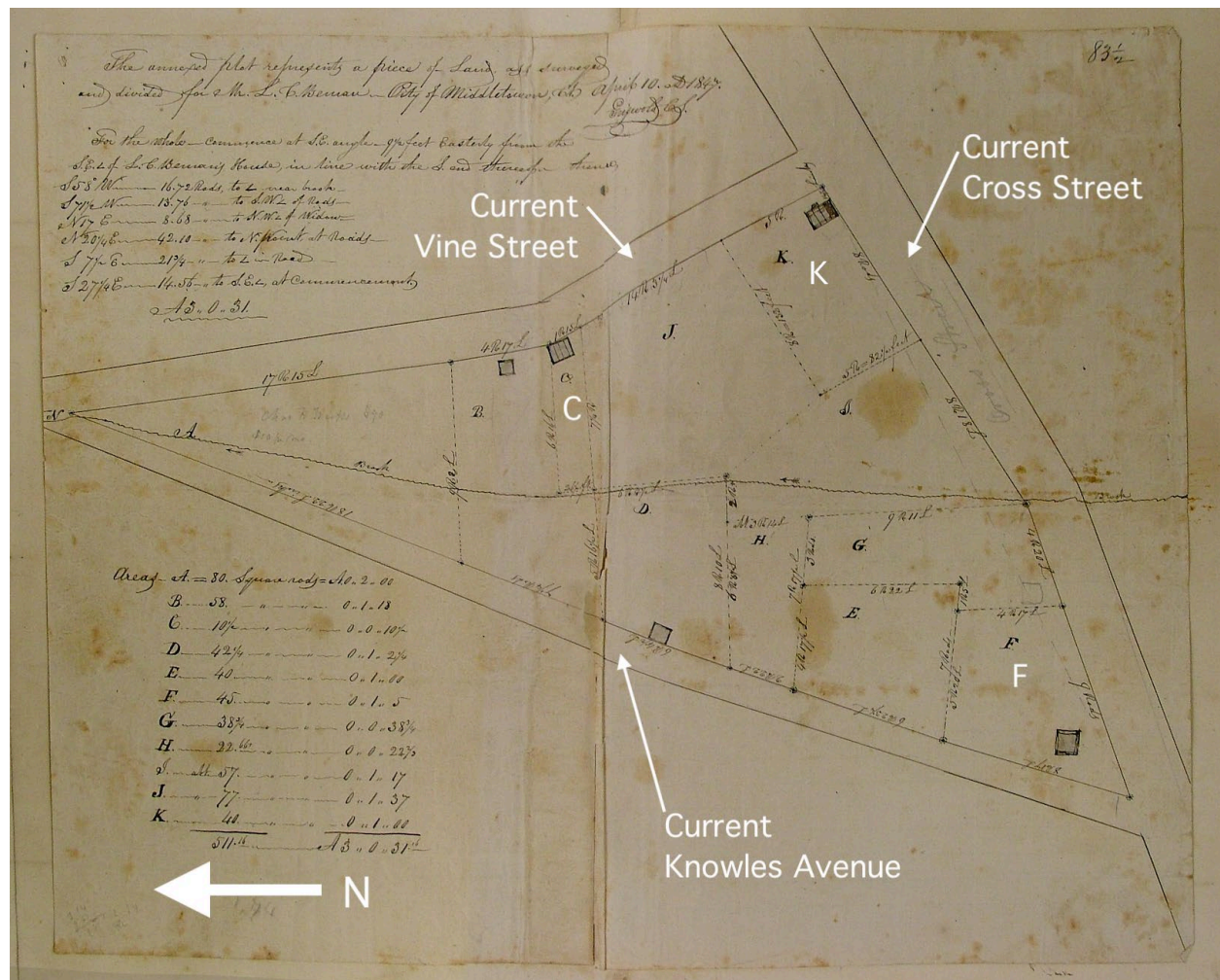


Figure 4. Survey Map prepared for Leverett C. Beman, 1847, from Middletown Land Records. "The annexed plot represents a piece of Land as surveyed and divided for Mr. L. C. Beman, City of Middletown, CT. April 10 A.D. 1847, Griswold C.S." This survey illustrates Beman's subdivision into 11 individual lots (labeled A through K). At this time 5 structures existed. The only extant structure is that shown on Lot C, the Brooks House (Map #17), constructed in 1833. The structure on Lot F is presumably the Jeffrey House, replaced c. 1873 by the Emily P. Dingle House (Map #7). The structure shown on Lot K was the home of Leverett C. Beman, demolished c. 1906. The "Brook" which bisects the site from north to south is no longer active.

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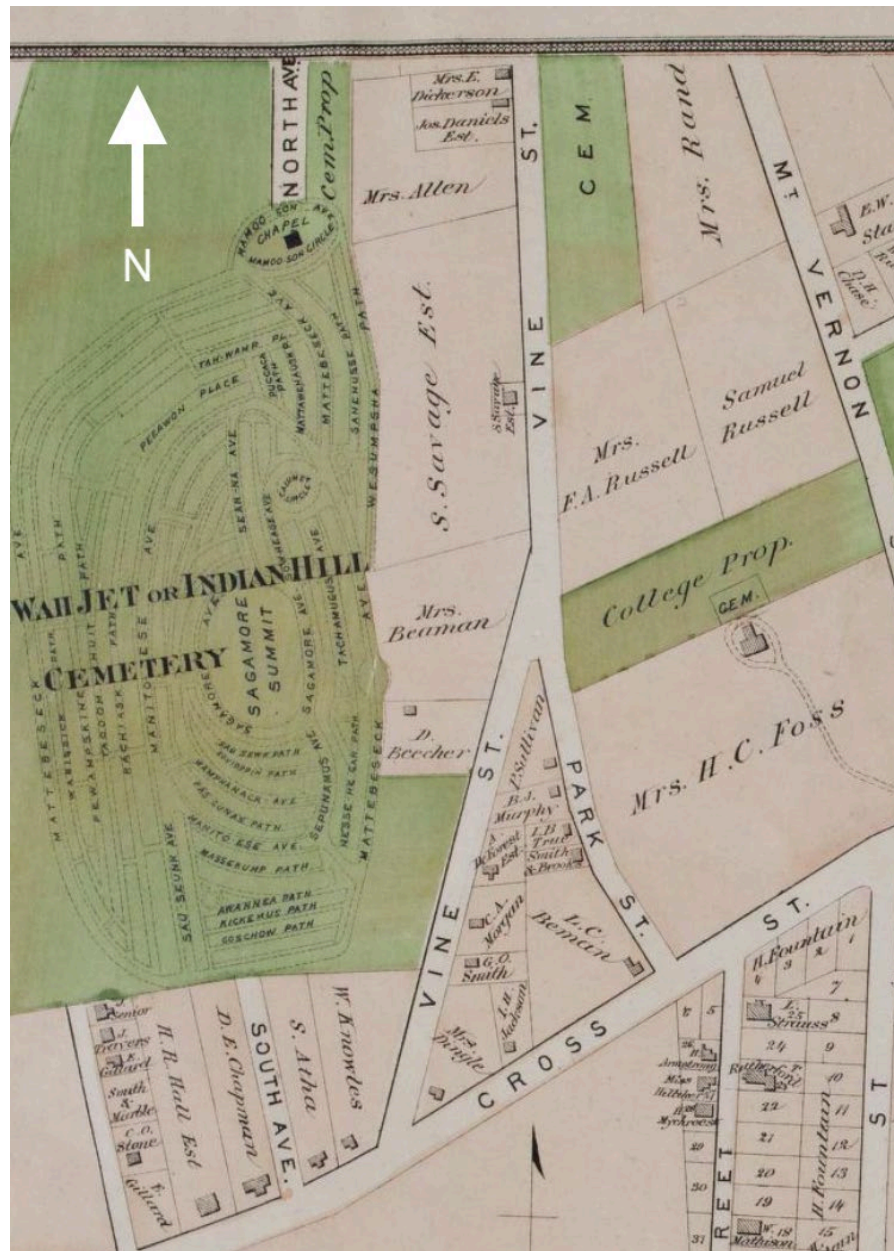


Figure 6. Detail from "Part of the City of Middletown," Map #34, from *Atlas of Middlesex County, Connecticut*. New York: Frederick W. Beers, 1874. 10 houses are shown, 8 of which are labelled as owned or occupied by documented African American families. ("Park St." is now Vine Street. "Vine St." from its intersection with "Park St." is now Knowles Avenue.) Noteworthy are the properties to the north and west of the Beman Historic District. All but one of these properties (Savage) between Vine Street and the Indian Hill Cemetery are owned or occupied by documented African American families. The south end of the Washington Street Cemetery (labelled "CEM") was the burial ground of many African Americans who inhabited this neighborhood.

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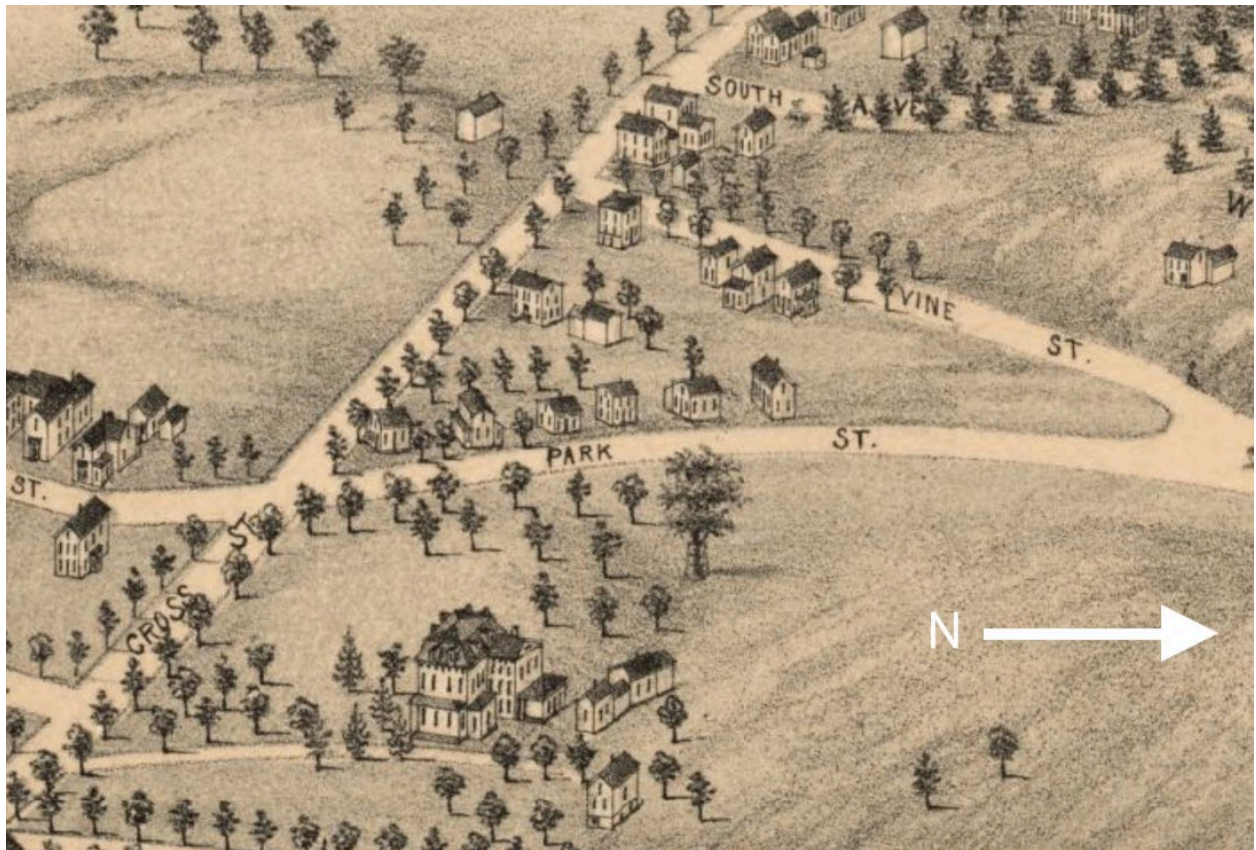


Figure 7. Detail from Birdseye Map of Middletown, Conn., (O.H. Bailey & Co., 1877). Park Street became Vine Street, while the visible portion of Vine Street became Knowles Avenue. This is the only known representation of the Jeffrey-Beman House which was located at the intersection of Park and Cross streets. The scale of the houses in the Beman Historic District is modest, in contrast with the surrounding dwellings which were mostly the homes of known White families at this time, especially the Foss Mansion (in the foreground), since demolished.

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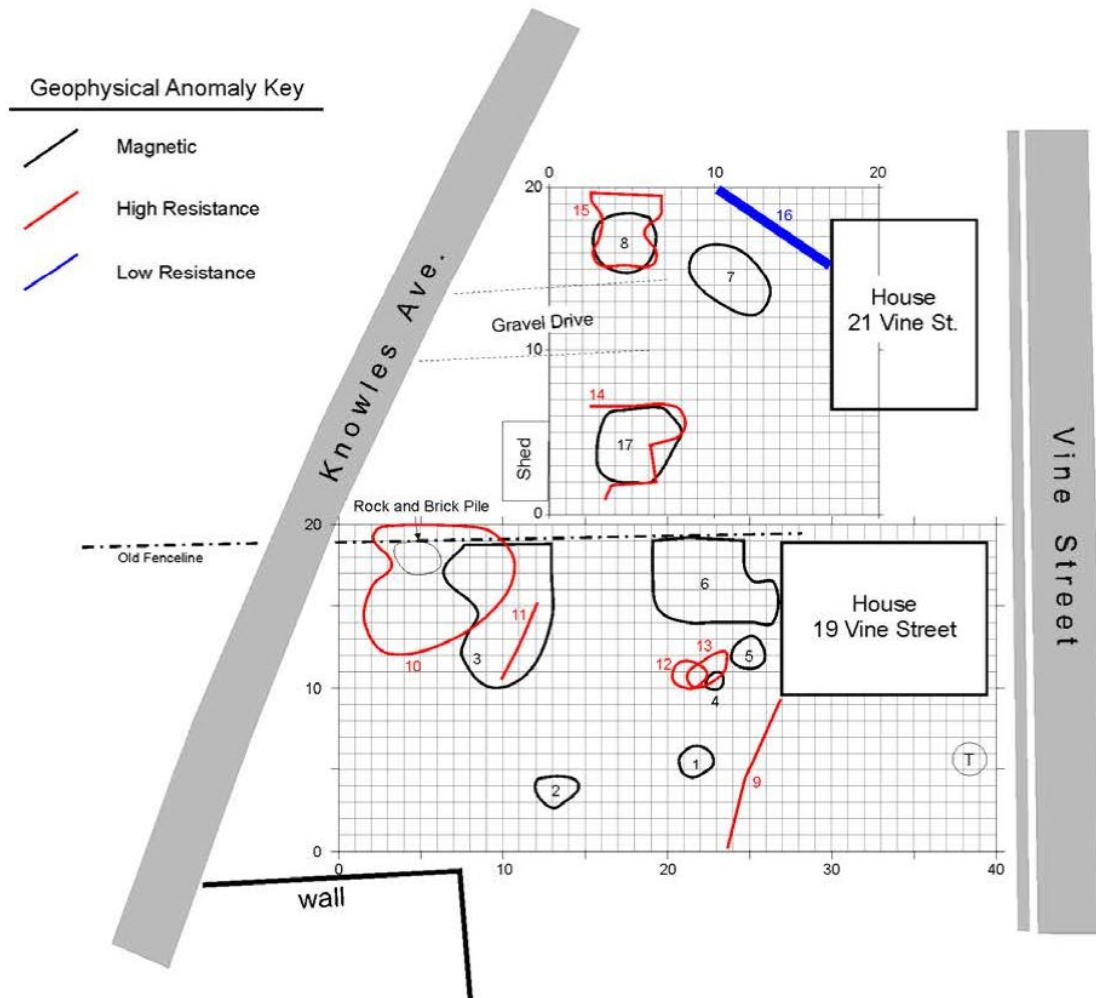


Figure 8. Geophysical interpretation of the Beman Neighborhood data with grid coordinates in meters. Jarrod Burks. *Geophysical Survey in Three Locales in Middletown, Connecticut: The Bean(sic) Neighborhood, the original Campus of Wesleyan University, and the Old Washington Street Cemetery*. Columbus, OH: Ohio Valley Archaeology, Inc., 2006, page 33. (As reproduced by Cao, p.43)

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Figure 9. Photograph of 1008 2/A&B, 19 June 2013, showing excavated trash pit at natural soil.
(Amy Cao. *The Material Culture and Culture of Medicine in 19th Century Middletown, Connecticut*, Wesleyan University, 2015.)

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Figure 10. Context 4014 of Unit 3, 22 July 2014, showing flagstone foundation. (Amy Cao. *The Material Culture and Culture of Medicine in 19th Century Middletown, Connecticut*, Wesleyan University, 2015.)

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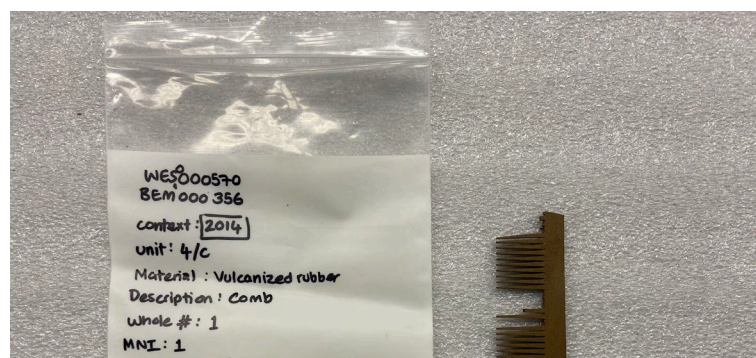
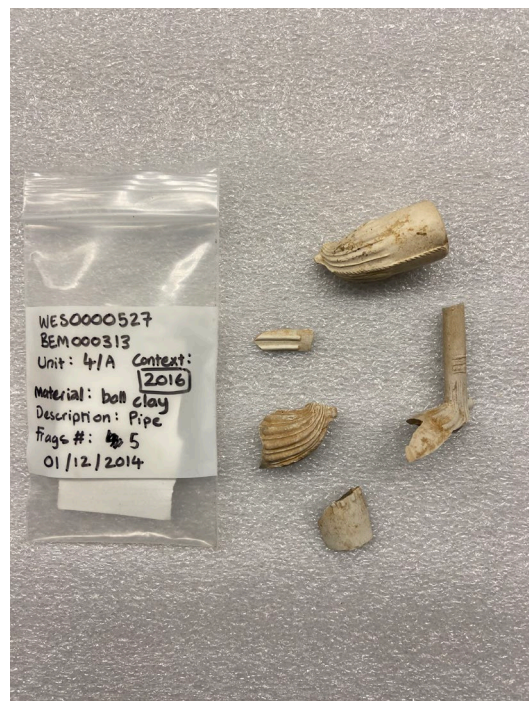
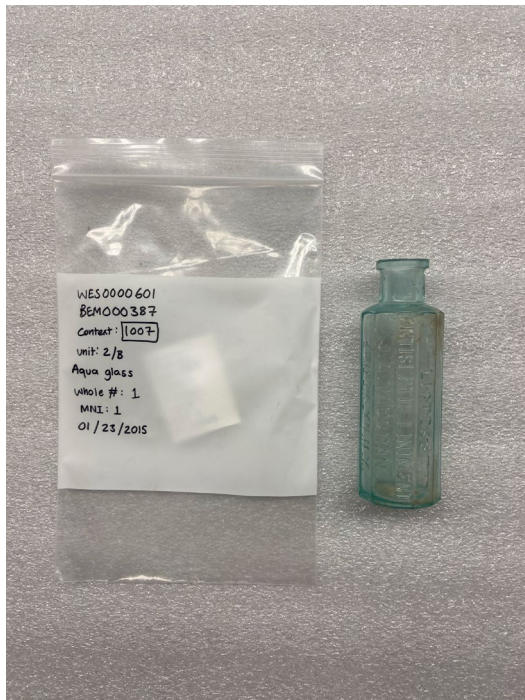
Figure 11. Portion of archaeological collection of artifacts from excavations within the Beman Historic District, now stored at Wesleyan University. (Photo courtesy of Dr. Wendi Field Murray).

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Figure 12. Typical artifacts from archaeological excavations within the Beman Historic District, now stored at Wesleyan University. (Photos courtesy of Dr. Wendi Field Murray).

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: Beman Historic District

City or Vicinity: Middletown

County: Middlesex

State: Connecticut

Photographer: Alain Munkittrick

Date Photographed: July 6 and 13, 2022

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

1 of 21. Parking Lot (Map #1) at the southeast corner of Cross and Vine Street, looking northwest.

2 of 21. Grocery Store Building (Map #2), 130 Cross Street, looking northwest.

3 of 21. Kobylenski, Bronislaw House (Map #3), 142 Cross Street, looking northwest.

4 of 21. Kobylenski-Kosinski Two-Family House (Map #4), 146 Cross Street, looking northwest.

5 of 21. Wesleyan University Dance Dept. Building (Map #5), 160 Cross Street, looking northwest.

6 of 21. Gudones House (Map #6), 168 Cross Street, looking northeast.

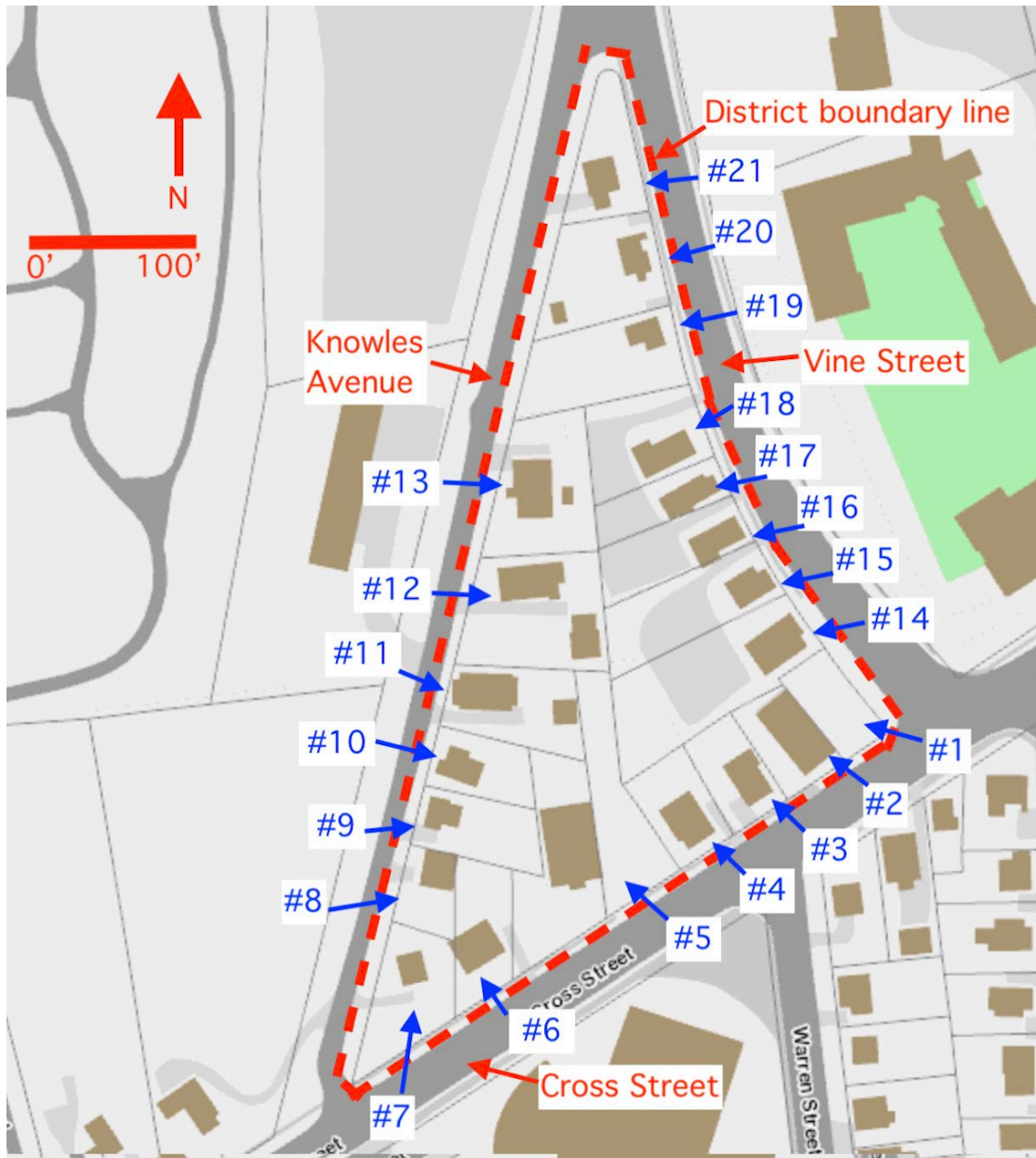
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- 7 of 21. Dingle, Emily A. House (Map #7), 170 Cross Street, looking northeast.
- 8 of 21. Gudones Rental Cottage (Map #8), 102 Knowles Avenue, looking east.
- 9 of 21. Smith, Thomas E., Rental Cottage #1 (Map #9), 8 Knowles Avenue, looking east.
- 10 of 21. Smith, Thomas E., Rental Cottage #2 (Map #10), 118 Knowles Avenue, looking east.
- 11 of 21. Siecenski Two-Family House (Map #11), 122 Knowles Avenue, looking east.
- 12 of 21. Tine Two-Family House (Map #12), 126 Knowles Avenue, looking east.
- 13 of 21. Tine, Santana House (Map #13), 134 Knowles Avenue, looking east.
- 14 of 21. Vine Street Apartments Building (Map #14), 1 Vine Street, looking northwest
- 15 of 21. Fall, E.B., Tenement (Map #15), 5 Vine Street, looking northwest.
- 16 of 21. Baker, Rufus Rental Cottage (Map #16), 7 Vine Street, looking northwest.
- 17 of 21. Brooks, Cornelius and Eunice, House (Map #17) 9 Vine Street, looking northeast.
- 18 of 21. DeForest-Truitt House (Map #18), 11 Vine Street, looking northeast.
- 19 of 21. Henry, Elizabeth Condol, House (Map #19), 19 Vine Street, looking northwest.
- 20 of 21. Sullivan, Patrick, House (Map #20), 21 Vine Street, looking northwest.
- 21 of 21. Olsen-Morten House (Map #21) 23 Vine Street, looking northwest.

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Photograph Location Map. Numbers are keyed to Photo Log. Arrows indicate approximate direction of photograph taken.

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

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Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Beman Triangle Historic District Photographs



1 of 21. Parking Lot (Resource #1) at the southeast corner of Cross and Vine Street, looking northwest.



2 of 21. Grocery Store Building (Resource #2), 130 Cross Street, looking northwest.



3 of 21. Kobylenski, Bronislaw House (Resource #3), 142 Cross Street, looking northwest.



4 of 21. Kobylenski-Kosinski Two-Family House (Resource #4), 146 Cross Street, looking northwest.



5 of 21. Wesleyan University Dance Dept. Building (Resource #5), 160 Cross Street, looking northwest.



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13 of 21. Tine, Santana House (Resource #13), 134 Knowles Avenue, looking east.



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15 of 21. Fall, E.B., Tenement (Resource #15), 5 Vine Street, looking northwest.



16 of 21. Baker, Rufus Rental Cottage (Resource #16), 7 Vine Street, looking northwest.



17 of 21. Brooks, Cornelius and Eunice, House (Resource #17) 9 Vine Street, looking northeast.



18 of 21. DeForest-Truitt House (Resource #18), 11 Vine Street, looking northeast.



19 of 21. Henry, Elizabeth Condol, House (Resource #19), 19 Vine Street, looking northwest.



20 of 21. Sullivan, Patrick, House (Resource #20), 21 Vine Street, looking northwest.



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