

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88000580

Date Listed: 5/25/88

Meriden Avenue--Oakland Road
Historic District
Property Name

Hartford
County

CT
State

N/A

Multiple Name

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

fm Patrick Andrus
Signature of the Keeper

5/25/88
Date of Action

=====
Amended Items in Nomination:

Section 7: Description

Inventory and sketch map

Typo--Inventory #52 should be indicated as "NC", not "C" in inventory; correctly indicated as noncontributing on sketch map.

Inventory #53 is correctly indicated as "NC" in inventory, it should be indicated as noncontributing on sketch map.

This information was confirmed with John Herzan, National Register Coordinator, CTSHPO, by telephone on 5/24/88.

DISTRIBUTION:

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

United States Department of the Interior
National Park Service

RECEIVED

APR 14 1988

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name N/A
other names/site number Meriden Avenue/Oakland Road Historic District

2. Location

street & number See continuation sheet. not for publication
city, town Southington vicinity
state Connecticut code CT county Hartford code 003 zip code 06489

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>91</u>	<u>22</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>91</u>	<u>22</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

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

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

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. *Patrick Andrews* 5/25/88
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling
SECONDARY STRUCTURE/garage
AGRICULTURAL/barn/shed

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
SECONDARY STRUCTURE/garage
AGRICULTURAL/garage/storage

7. Description

Architectural Classification
(enter categories from instructions)

LATE VICTORIAN/Italianate/Stick/Queen Anne
LATE 19TH AND 20TH CENTURY REVIVALS/Colonial
Revival/Neo-Classical/Dutch Colonial Revival
Bungalow

Materials (enter categories from instructions)

foundation brick
walls wood
roof asphalt
other _____

Describe present and historic physical appearance.

The Meriden Avenue/Oakland Road Historic District is a historic residential community located in south-central Southington, Connecticut, just to the south of the central business district. Meriden Avenue (Route 120), a busy thoroughfare, runs almost due north and south from Route 10 to Route 66, with the historic properties concentrated in the northern end from Oakland Road to the area of Hart Acre Road. Oakland Road (Route 364) extends from west to east from Meriden Avenue to Berlin Avenue where the district ends but the road continues as Berlin Street to Route 77.

Of 113 buildings in the district, only 22 are non-contributing. The non-contributing buildings fall into two categories. Either they were constructed outside the period of significance of the district (1860-1936), or they have lost their historic integrity. There is only one in the latter category, a ca. 1880 house so remodelled in 1984 as to completely obscure its historic character (Inventory #47). The largest group of non-contributors are outbuildings built after 1936. A few modern houses are scattered through the district, generally integrated with the historic streetscape in scale, setback, and style. Some recent modern construction has taken place at the rear of historic properties on undivided or sub-divided lots and is outside the district boundaries (see item #10). Only two houses pre-date the period of significance of the district (Inventory #s 41, 53). The one at 238 Meriden Avenue was moved there in 1959.

The historic properties date from 1860 to 1936 with most of the nineteenth-century houses located on Meriden Avenue. Only two are found on Oakland Road, where an early twentieth-century development known as Oakland Park was located. Ninety percent of the buildings there were constructed after 1913. All of the historic houses are wood-frame construction with a variety of foundations: brick, stone, and rusticated concrete block. Except for the east side of Meriden Avenue, where the buildings are larger and set well back from the street, the houses are generally modest in scale with a uniform setback. Mature trees and sidewalks throughout the district add to its historic residential character. The majority of properties contain outbuildings, barns, garages, and sheds, many of which are contemporary with the houses. An unusual number have retained their barns, a common nineteenth-century component in urban residential areas but rarely found today. The older barns or stables have been converted to garages. Front porches are a common feature, although some have been enclosed. A limited number of owners have applied artificial siding. With few exceptions, this alteration has been accomplished in a sensitive manner.

The district contains examples of most of the major styles of the late nineteenth and

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Meriden Avenue/ Oakland Rd. Historic District, Southington, Connecticut

Section number 2 Page 1

Location

300, 301 Berlin Avenue

98 through 183; 194 through 208; 211 through 312 Meriden Avenue (odd and even numbers)

27 through 87; 94 through 101 (odd and even); 102 through 164 Oakland Road (odd only)

Note: Excluded from the district are the following rear properties:

184, 209 Meriden Avenue

93, 126, and 130 rear Oakland Road

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Meriden Avenue/Oakland Road Historic District, Southington, Connecticut

Section number 7 Page 2

early twentieth centuries, illustrating the variety of forms and architectural detail made possible by the Industrial Revolution. These range from the Italianate through the Bungalow styles, both of which are well represented. Queen Anne and its later derivative, the "Free Classic" with its Colonial Revival features, along with the American Four Square are also found here. Numerous representative examples of other types of the Colonial Revival include Georgian and Dutch Colonial, along with the Cape style.

The Italianate style ranges from simple vernacular interpretations, gable-to-street houses with round-arched, gable windows, to the larger cube-form version with a shallow-pitched hip roof. An example of the former version which has retained its original side porch is located at 156-158 Meriden Avenue (Inventory #25; Photograph #1). This house is the best example of at least four of this form and type on the west side of the street (see also Inventory # 36; Photograph #2). One of the larger houses, 133 Meriden Avenue, is a good example of the latter form (Inventory #15; Photograph # 3). With the exception of removal of the roof brackets, the house is intact with a wraparound porch with turned posts and sawn brackets. The windows display impost blocks and low-peaked caps. Similar features were used on the house at 107 Meriden Avenue (Inventory # 7; Photograph # 4). Here a large gabled wing has been added on the south side, with a porch extending from the front door around the recessed ell. The assessor's early date of 1807 for the house may indicate that an entire building was fully remodelled to its present appearance around 1870. It is more likely however, that the earlier building was demolished because the verticality of the form of this house is more characteristic of the late nineteenth century.

There is a limited influence of the Queen Anne style in the district and found in the larger houses. Most examples are hybrids, combining one or more contemporary or succeeding styles. Two of the houses on Meriden Avenue contain both Queen Anne and Stick styles. The Twiss House is a large cross-gabled house built about 1880 (Inventory #33; Photograph # 5). Its exceptional millwork, applied detail, and embellished surfaces are presumed to be the work of the first owner (perhaps builder), Byron Twiss, who operated a wood-turning factory and sawmill. The star rosettes on the ogee molding under the eaves are a unique feature. Imbricated shingles, panelled barge boards, and quarter-round sunbursts are some of the other features. Another cross-plan house is more typically Queen Anne with Shingle style influence (Inventory # 22; Photograph # 6), with shingles laid in varying curved patterns in the gable peaks. Here too there is Colonial Revival influence in the Palladian window and the complex roof, essentially a hipped-roof with large intersecting gables.

Down the street at 173 Meriden Avenue, a truss and patterned shingles in the gable of the projecting central bay on this turn-of-the-century house are vestigial reminders of the Stick style (Inventory # 29; Photograph # 7). Cut-away corners of the projecting gable evoke the Queen Anne style but the symmetry of the house and its facade

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Meriden Avenue/Oakland Road Historic District, Southington, Connecticut

Section number 7 Page 3

veranda owe more to the Colonial Revival. A house to the north at 145 Meriden Avenue is similar but the projecting bay is replaced by an off-center pedimented pavilion (Inventory # 18). Its Colonial Revival veranda, with a curved corner, extends from the pavilion around the south elevation.

Two styles predominated in the twentieth century: the American Four Square and the Bungalow. Many unaltered examples of the American Four Square can be found on both streets in the district. All can be identified by the essential cube form, hip roof, and truncated gabled dormers associated with this Colonial Revival style. Examples range in size from the smaller stylized version at 244 Meriden Avenue on the south end of the district to the more massive buildings such as 98 Meriden Avenue and 40 Oakland Road (Inventory #s 57, 3, 83). The first example has an unusual enclosed front porch apparently original construction, as it has the same fenestration as the main block and the contemporary barn/garage: one-over-one sash with lancet-arched muntins in the upper sash (Photograph # 8). A larger, more formal version at the other end of the street has some Neo-Classical and Queen Anne influences. Its central projecting bay (similar to the one at 173 Meriden Avenue) has the pyramidal roof of a Queen Anne tower. The columned entry porch has a second-floor balustrade. An off-center Colonial Revival-style portico distinguishes the Oakland Road example, an unusual but original feature (Photograph # 9). (See also Inventory # 88; Photograph # 10.)

Bungalows predominate on Oakland Road, with half of the historic twentieth-century houses built in this form. Constructed in a limited time-frame (1913-1926), they are all small one-and-one-half story houses with a front porch under the sweep of the main roof. Differing stylistic influences individualize these houses, such as the exposed rafter ends of the Craftsman style or the Colonial Revival porch columns. Several shingled versions are quite deep with exaggerated cornice returns (Inventory # 81, 93; Photograph #s 11, 12). Some of the porches have been enclosed, generally without compromising their historic character. For example, the battered, rubblestone porch supports at 87 Oakland Road have been left exposed by enclosing the porch behind them. (See also Photograph #s 13, 14, 15)

A complete inventory of the resources in the district follows. Dates of construction were obtained from the survey inventory forms and the Southington Tax Assessor's records and confirmed by visual inspection and stylistic analysis.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Meriden Avenue/Oakland Road Historic District, Southington, Connecticut

Section number 7 Page 4

INVENTORY OF CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

#	Address	Name/Style/Date	C/NC	Photograph
1.	300 Berlin Avenue	19th-c. vernacular, ca. 1920	C	
2.	301 "	Italianate, 1852	C	
3.	98 Meriden Avenue	DR THOMAS RALSTON HOUSE American Four Square, 1912	C	
4.	98 "	Garage associated with #3, ca.1920	C	
5.	104 "	Vernacular Queen Anne, 1880	C	
6.	104 "	Garage associated with #5, ca.1900	C	
7.	107 "	MARY GRIDLEY STEVENS HOUSE Italianate, 1870	C	4
8.	107 "	Barn associated with #7, ca.1880	C	
9.	112-114 "	Italianate, 1870	C	
10.	116 "	Cross-gable cottage, 1870	C	
11.	118 "	Modern, 1969	NC	
12.	119 "	J. FRANK PRATT HOUSE American Four Square, 1903	C	3
13.	124 "	Bungalowoid, ca.1910	C	
14.	128 "	Dutch Colonial Revival, 1927	C	
15.	133 "	Italianate, 1860	C	3
16.	133 "	Barn/garage assoc. with #15, 1900	C	
17.	136 "	Greek Revival, 1850	C	
18.	145 "	MOSES W. BECKLEY HOUSE Queen Anne/Col.Rev.,1880/ca.1920	C	
19.	145 "	Garage associated with #18, ca.1920	C	
20.	148-150 "	Italianate, 1880	C	
21.	148-150 "	Barn/garage assoc. with #20, 1880	C	
22.	155 "	CHARLES W. BECKLEY HOUSE Queen Anne/Colonial Revival, 1897	C	6
23.	155 "	Garage associated with #22, 1942	NC	
24.	155 "	Shed associated with #22, 1897	C	
25.	156-158 "	Italianate, 1880	C	1
26.	156-158 "	Garage assoc. with #25, 1920	C	

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Meriden Avenue/Oakland Road Historic District, Southington, Connecticut

Section number 7 Page 5

27.	165 Meriden Avenue	Modern, 1949	NC	
28.	166 "	American Four Square, 1896	C	
29.	173 "	Queen Anne/Colonial Revival, 1900	C	7
30.	173 "	Barn associated with #29, ca.1900	C	
31.	172-174 "	Modern, 1977	NC	
32.	172-174 "	Garage assoc. with #31, 1972	NC	
33.	180-182 "	BYRON & ANN ELIZA TWISS HOUSE Stick, 1855	C	5
34.	180-182 "	Garage assoc. with #33, 1986	NC	
35.	180-182 "	Barn associated with #33, 1880	C	
36.	183 "	Italianate, 1856	C	2
37.	183 "	Shed associated with #36, n.d.	C	
38.	194 "	Modern, 1986	NC	
39.	196 "	Dutch Colonial Revival, 1925	C	16
40.	196 "	Garage associated with #39, 1925	C	
41.	199 "	Vernacular, 1800	NC	
42.	199 "	Garage associated with #41, n.d.	NC	
43.	207 "	Vernacular, ca.1860	C	
44.	208 "	Colonial Revival, 1916	C	16
45.	208 "	Garage assoc. with #44, 1933	C	
46.	211 "	Vernacular, 1881	C	
47.	211 "	Barn associated with #46, n.d.	C	
48.	218 "	Vernacular, 1880, remodelled 1984	C	16
49.	221 "	20th-c. vernacular, 1922	C	
50.	221 "	Garage assoc. with #49, 1922	C	
51.	232 "	American Four Square, 1910	C	
52.	232 "	Garage assoc. with #51, 1940	C	
53.	238 "	Early 19th-c. moved/altered 1959	NC	
54.	238 "	Garage assoc. with #53, ca.1960	NC	
55.	243 "	19th-c. vernacular, 1850	C	
56.	243 "	Garage assoc. with #55, 1986	NC	
57.	244 "	FRANK N. WELLS HOUSE American Four Square, 1910	C	8

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Meriden Avenue/Oakland Road Historic District, Southington, Connecticut

Section number 7 Page 6

58.	244 Meriden Avenue	Barn associated with #57, 1908	C	
59.	253 "	Modern Ranch, 1971	NC	
60.	258 "	20th-c. vernacular, 1920	C	
61.	263 "	Modern Cape, 1971	NC	
62.	266 "	Bungaloid, 1908	C	
63.	271 "	Italianate, 1856	C	
64.	271 "	Garage assoc. with #63, 1940	NC	
65.	274 "	Colonial Revival, 1936	C	
66.	274 "	Garage assoc. with #65, 1936	C	
67.	282 "	Modern, 1965	NC	
68.	282 "	Garage assoc. with #67, 1965	NC	
69.	285 "	American Four Square, 1912	C	
70.	285 "	Garage assoc. with #69, 1912	C	
71.	291 "	Colonial Revival, 1925	C	
72.	291 "	Garage assoc. with #71, 1925	C	
73.	292 "	Colonial Revival, 1936	C	
74.	298 "	20th-c. vernacular, 1910	C	
75.	298 "	Garage assoc. with #74, 1986	NC	
76.	312 "	Italianate, ca. 1880	C	
77.	312 "	Garage assoc. with #76, 1900	C	
78.	27 Oakland Road	Modern Cape, 1949	NC	
79.	33 "	Bungaloid, 1918	C	11
80.	33 "	Garage assoc. with #79, 1918	C	
81.	39 "	Bungaloid, 1915	C	11
82.	39 "	Garage assoc. with #81, 1915	C	
83.	40 "	FRANK H. BARNES HOUSE American Four Square, 1919	C	9
84.	44 "	Vernacular cross-gable, 1887	C	
85.	44 "	Barn assoc. with #84, ca. 1880	C	
86.	53 "	Colonial Revival Gambrel, 1920	C	
87.	53 "	Garage assoc. with #86, 1920	C	

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Meriden Avenue/Oakland Road Historic District, Southington, Connecticut

Section number 7 Page 7

88.	55	Oakland Road	American Four Square, 1915	C	10, 14
89.	56	"	JAMES W. UPSON HOUSE Bungaloid, 1918	C	
90.	56	"	Garage assoc. with #89, 1918	C	
91.	61	"	Bungaloid/Colonial Revival, 1922	C	10, 14
92.	61	"	Garage assoc. with #91, 1922	C	
93.	66	"	Bungaloid/Craftsman, 1913	C	12
94.	67	"	20th-c. Federal Revival, 1923	C	15
95.	73	"	Bungaloid, 1924	C	15
96.	80	"	Colonial Revival Cape, 1917	C	
97.	81	"	20th-c. vernacular, 1928	C	
98.	87	"	Bungaloid, 1920	C	
99.	87	"	Garage assoc. with #98, 1920	C	
100.	94	"	American Four Square, 1927	C	
101.	94	"	Garage assoc. with #100, 1927	C	
102.	101	"	19th-c. domestic, 1876	C	
103.	102	"	Colonial Revival cross-gable, 1925	C	
104.	110	"	20th-c. vernacular, 1910	C	
105.	110	"	Garage assoc. with #104, 1910	C	
106.	124	"	American Four Square, 1918	C	
107.	130	"	Modern Ranch, 1955	NC	
108.	138	"	Craftsman, 1926	C	13
109.	138	"	Garage assoc. with #108, 1926	C	
110.	144	"	Bungaloid, 1918	C	13
111.	158	"	19th-c. vernacular, 1890	C	
112.	164	"	Modern Cape, 1952	NC	
113.	164	"	Garage assoc. with #112, 1955	NC	

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

ARCHITECTURE
SOCIAL HISTORY

Period of Significance

1860 - 1936
1860 - 1936

Significant Dates

N/A
N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

None known

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

The Meriden Avenue/Oakland Road District, a late-nineteenth and early twentieth century residential neighborhood, distinguished by its exceptional integrity, cohesiveness, and state of preservation, contains several collections of exceptional architectural significance which have a distinctive style and form derived from the Queen Anne and Bungalow styles (Criterion C). The district derives added significance as a tangible record of the development of an early middle-class neighborhood in Southington (Criterion A).

Architectural Significance

The Meriden Avenue/Oakland Road District is a remarkably intact historic district. Its historic residential character, totally free from commercial intrusion, is rarely found in an urban setting. The limited amount of modern residential infill in the district blends in well with the historic streetscape by conforming to the scale and setback of the neighboring houses. An unusual number of the properties have associated historic barns or outbuildings, adding to the historic ambiance of the district. New residential infill has not had an adverse impact because of its location at the rear of historic properties (outside the district boundaries), so the rhythm of the historic streetscape is maintained. As all the existing building lots have been developed along the street front, the potential for further intrusion seems limited.

Although there is a historic progression from Meriden Avenue to Oakland Road, these major streets represent two quite different stages of development. This situation would have an adverse effect on the cohesiveness of the district were it not for the mitigating resonance of stylistic influence between the two components. For example, one architectural influence common to both streets is the Colonial Revival. Houses built under this stylistic umbrella are found on both streets; those which predate the period often display additions of this style. The distribution of the popular American Four Square, one of the best preserved types in the district, is a case in point. They add to the district's cohesiveness, with five examples almost evenly spaced along each street. As a group they are exceptionally well-preserved; several are individually distinguished (Inventory #s 3, 12, 57, 83).

See continuation sheet

9. Major Bibliographical References

Atwater, Francis, comp. History of Southington, Connecticut. Meriden: Journal Press, 1924.
Bowers, Samuel J. "The First 100 Years of the Southington Water Works." Southington, n.d.
Commerorative Biographical Record of Hartford County, Connecticut. Chicago : J.H. Beers & Co., 1901.

Directory of Southington's Old Homes. Southington: Southington Historical Society, n.d.

Maps:

Atlas of Hartford City and County. Hartford: Baker & Tilden, 1869.

"Aerial View of Southington Connecticut." New York: Hughes & Bailey, 1914.

See continuation sheet

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67)
has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings

Survey # _____

recorded by Historic American Engineering

Record # _____

Primary location of additional data:

State historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository:

Southington Public Library

10. Geographical Data

Acreage of property 43

UTM References

A
Zone Easting Northing

C

B
Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

Beginning at a point at the southwest corner of Lot 82, Map 84 (40 Oakland Road), the boundary extends to the north to the rear property line of said lot, before turning to the east and running along the rear property lines of Lots 82, 83, 84, 85, crosses Highwood Avenue, and continues east along the rear property lines of Lots 87, 88, 89, 90, crosses Stone Ave., and continues across Lots 3 and 4, excluding all the buildings constructed on the rear of

See continuation sheet

Boundary Justification

Boundaries were drawn to encompass the maximum number of historic resources associated with the period of significance of the district. Above and below the district on Meriden Avenue are modern buildings, with a large modern hospital on the northeast corner of Meriden Avenue and Oakland Road. To the east of the district at the end of Oakland Road, there is also modern housing. The south side of Oakland Road beyond #101 is excluded as well because of modern residential construction.

See continuation sheet

11. Form Prepared By Edited by John Herzan, National Register Coordinator

name/title Jan Cunningham, National Register Consultant

organization Cunningham Associates Ltd.

date 12/2/87

street & number 98 Washington Street

telephone (203) 347 4072

city or town Middletown

state CT

zip code 06457

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Meriden Avenue/Oakland Road Historic District, Southington, Connecticut

Section number 8 Page 2

Two other groups of houses have great distinction because of their degree of style or commonality of type. The larger turn-of-the-century residences on the east side of Meriden Avenue are a diverse but remarkably cohesive group. Similar in massing and scale, with an exceptional degree of architectural integrity, they are unique adaptations of the popular styles of the period. Eschewing some of the eccentricities found in this period, these houses are substantial and markedly conservative interpretations of the Queen Anne style, strongly influenced by the solidity, symmetry, and classic detail of the Colonial Revival. It is in this section of the district where the largest concentration of historic outbuildings are located. The conversion of some of the barns to garages has not detracted from their contribution to the individual historic properties, or the district as a whole.

The second group of houses is the exceptionally large concentration of bungalows on Oakland Road. More modest in scale and clearly a product of the twentieth century, they are sited closer together, generally on smaller lots. Although the range of architectural form is limited by the style, the diversity of this group is exceptional; no two are exactly alike. While there has been some enclosure of porches or use of artificial siding on these houses, their state of preservation as a whole is still quite creditable with some exceptionally well-preserved examples (Inventory #s 33, 81, 89, 93).

Historical Significance

The Meriden Avenue/Oakland Road District was one of the first middle-class residential neighborhoods in Southington. An exceptionally close-knit community, it was integrated by social, familial, and professional ties. Prominent citizens of Southington, including several generations of related families, who were leaders in the town's industrial development and civic affairs built their homes there. Several were officers of companies specializing in metal fabrication, Southington's chief industry from 1850 until well into the twentieth century.

Moses Beckley, who built his Queen Anne/Colonial Revival-style house at 145 Meriden Avenue about 1880, was the treasurer of Peck, Stow & Wilcox (Inventory #18). The company was founded by tinware maker Seth Peck about 1815, the first to successfully mechanize the production of tinware. With the merger of three similar firms in 1870, Peck, Stow & Wilcox became one of Southington's largest industries. By the late nineteenth century, it produced a full range of metal household products, edge tools, hardware, and machine parts. Moses Beckley was also an incorporator of another important business, the Southington Cutlery Company.

His son Charles Beckley, a masonry contractor, built his Queen Anne-style house about 20 years later nearby at 155 Meriden Avenue (Inventory # 22; Photograph # 6). The second owner of this house was Sam Bowers, a civil engineer of some renown, the manager of the Southington Water Works.

Another officer of the Southington Cutlery Company, John Gridley, lived a few doors away at 107 Meriden Avenue (Inventory # 7; Photograph # 4). Gridley may have been

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Meriden Avenue/Oakland Road Historic District, Southington, Connecticut

Section number 8 Page 3

responsible for the Italianate alterations to this house or its rebuilding in this style. He also owned a mercantile business just down the street at the corner of Main Street and Berlin Avenue. The last known nineteenth-century factory owner to live in the district was the second owner of the Byron Twiss House, David Pratt (Inventory # 33; Photograph # 5). Pratt established a small castor factory powered by an overshot water wheel about 1860. The house was inherited by his son Frank, who eventually built his own house across the street at 119 Meriden Avenue, a substantial American Four Square (Inventory # 12). Pratt, 63 when he built this latter house, was already an established merchant and druggist on Main Street, president of the Southington Board of Trade, and director of several companies, including the Southington Cutlery and Pulz-Walkley (paper bag manufacturers). Active in town affairs, he also served in the state legislature in the 1880s.

Another industrialist, Frank Wells, lived at the south end of the district in a house he had built shortly after he succeeded his father as president of Beaton and Corbin Company (still in business today). His American Four Square, somewhat smaller than the others in the district, is exceptionally well preserved (Inventory # 57; Photograph # 8). He was also a member of the state legislature and active in town affairs.

Professionals such as Dr Thomas R. Ralston also made their home in the district. A dentist for 50 years in the town, he originally came from Canada and married Ethel Wells, the daughter of Albert, the treasurer of Beaton Corbin, and Frank Well's niece. His house stands at the head of the district, an imposing American Four Square (Inventory # 3).

Some of the prominent men who lived on Oakland Road included Frank H. Barnes, who built his well-preserved American Four Square right after World War I (Inventory # 83; Photograph # 9). He was president of the Southington Lumber & Feed Company (now Diamond Lumber), a firm founded by his father. He too was a state representative and served on town boards. Another purchaser of property in the Oakland Park Development was James Upson, an officer of the Southington Savings Bank. He bought two lots to build an unusual bungalow at 56 Oakland Road (Inventory # 89).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Meriden Avenue/Oakland Road Historic District, Southington, Connecticut

Section number 10 Page 2

Geographic Data

UTM References:				QUAD	QUAD				
A	18	677020	4606780	Southington	K	18	677140	4606400	Meriden
B	18	677020	4606780	"	L	18	677120	4606620	"
C	18	676920	4606680	"	M	18	677250	4606630	"
D	18	677000	4606220	"	N	18	677240	4606630	"
E	18	677140	4605940	Meriden	O	18	677330	4606200	"
F	18	677200	4605970	"	P	18	677310	4606740	Southington
G	18	677150	4606080	"	Q	18	677540	4606830	"
H	18	677230	4606110	"	R	18	677530	4606900	"
I	18	677110	4606300	"	S	18	677310	4606800	"
J	18	677110	4606400	"					

Verbal Boundary Description (continued)

said lots, both on Map 97, and continued along the rear of lots 5, 6B,6A, 7, and 8, crosses Berlin Avenue and runs around Lot 38, Map 97 (301 Berlin Avenue) and returns to the streetline on Berlin Street. Here the boundary returns to the west along the streetline of Berlin Street and Oakland Road to a point opposite the eastern property line of Lot 91, Map 84 (101 Oakland Road). Here the boundary crosses Oakland to run along said property line of Lot 91 to a point in line with north property line of Lot 92. At this point the boundary turns to the west and runs in a line across the north line of said lot, crossing the access to the street of this property, and returns to the rear property line of Lot 95, thereby excluding the main part of Lot 92 and all buildings thereon. Here the boundary returns in an westerly direction along the rear property lines of Lots 95, 97, and 99, to a point at the southeast corner of Lot 104. At this point the boundary turns in a southerly direction to runs to the rear property line of Lot 100 A, jogs to the west, before turning again to the south along the rear property lines of Lots 111 and 112, crossing the access to the rear Lots 100B, 111B, 111A, thereby excluding these properties and the buildings on said lots. Here the boundary crosses Lot 113 and continues along the north and east property lines of Lot 114, crosses an easement and runs around the north, east and south property lines of Lot 118 to the rear property line of Lot 120A, continues around Lot 120A to the rear line of said lot, before turning in a southerly direction to run to Hart Acre Road along the rear property line of Lots 120 and 121. Here the boundary crosses said road and extends around Lots 101, 102, Map 72 to Meriden Avenue, crosses Meriden Avenue and runs along the west streetline to a point at the southwest corner of Lot 88. Here the boundary turns to the west and runs along the southern property line of said lot (312 Meriden Avenue) to the rear property line. At this point the boundary returns in a northerly direction across Delahunty Drive and continues along the rear property lines of Lots 89, and 90, crosses Lot 91 to the rear property line of Lot 92, continues along the rear line of said lot, and Lot 94, crosses Lots 95, and on Map 83, Lots 130, and 131, before continuing in the same direction along the rear property line of Lot 132, crosses Southington Avenue and continues along the rear property lines of Lots 62, and 63, continues across Lots 64, 65, and 66, thereby excluding the rear of Lot 66 and the buildings thereon, and continues along the rear property lines of Lots 67, 68, 70, 71, crosses Lot 72 to continue along the rear property lines of Lots 73, 73. 75. 76. 77. and 78. Here the boundary turns in an easterly direction to return to the first point along the north property line of Lot 78 and the south streetline of Oakland Road, and crosses Oakland Road to the first point.

THE MERIDEN AVENUE/OAKLAND ROAD HISTORIC DISTRICT

Southington, Connecticut

#s Contributing and Non-contributing Buildings

Ⓝ Non-contributing Buildings

--- District Boundaries



Compiled from Southington Tax Assessor's Maps by
Cunningham Associates Ltd. 12/87

Note: Location of inventory numbers only approximates the actual location of the buildings.

