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United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name Plantsville Historic District other names/site number N/A

2. Location

street & number See continuation sheet not for publication city, town Southington vicinity state Connecticut code CT county Hartford code 003 zip code 06479

3. Classification

Ownership of Property: private, public-local, public-State, public-Federal. Category of Property: building(s), district, site, structure, object. Number of Resources within Property: Contributing 212, Noncontributing 36 buildings, sites, structures, objects. Total 212, 36. Number of contributing resources previously listed in the National Register 1.

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official: Director, Connecticut Historical Commission. Date: October 17, 1988.

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. 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: 12/1/88

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling
Industrial/Manufacturing Facility
Religion/Religious Structure
Commerce/Specialty Store

Current Functions (enter categories from instructions)

Domestic/Single Dwelling
Industrial/Manufacturing Facility
Religion/Religious Structure
Commerce/Specialty Store

7. Description

Architectural Classification
(enter categories from instructions)

Italianate
Queen Anne
Gothic Revival

Materials (enter categories from instructions)

foundation Brick
walls Wood-Weatherboard
Wood-Shingle
roof Asphalt
other Wood
Stone

Describe present and historic physical appearance.

The Plantsville Historic District, located in Southington, Connecticut, encompasses approximately 116 acres. Formerly known as "Pearl's Corners," Plantsville developed at the junction of roads leading from Farmington to Waterbury and from Bristol to New Haven (present day Main, South Main, and West Main Streets). The district contains a mixture of industrial, commercial, and residential architecture.

At the center of the district are several industrial complexes that were home to Southington's prosperous hardware industry which flourished in the mid and late nineteenth century. These manufacturing buildings are located along the Quinnipiac River and Penn Central Railroad (formerly the New Haven and Northampton Railroad) that bisects the district and along the Eight Mile River that runs through the western edge of the district. A strip of commercial architecture runs east-west along Main and West Main Streets, connecting the district's two main residential concentrations. These areas are centered around the Plantsville Congregational Church on Church Street and the former Plantsville Baptist Church (now Faith Living Church) on Grove Street. A substantial strip of residential architecture also extends northward along Summer Street (formerly Water Street) near the course of the Quinnipiac River.

The land in the Quinnipiac River flood plain is level; the terrain rises to the hills on Prospect and Summer Streets on the north side of the district, and to Hillside Avenue and Grove Street on the south side.

The district contains 248 buildings, of which 221 contribute to its architectural and historical significance. Of the 248 buildings, 166 are primary buildings - residences, stores, churches, and manufacturing facilities - and 82 are secondary buildings consisting primarily of barns and garages. Most of the district's buildings date from 1820 to 1935.

Eleven different formal architectural styles can be identified in 99 of the district's buildings. The most prevalent style is Italianate, with 26 buildings, followed by Queen Anne (21), Colonial Revival (19), Victorian Gothic (8), Greek Revival (6), Bungalow/Craftsman (6), Shingle Style (5), Second Empire (3), Gothic Revival (2), Stick Style (2), and Late Gothic Revival (1). Primary buildings classified as "vernacular" or "no style" number 78, while 81 secondary buildings are identified.

The majority of buildings in the district are single-family dwellings and their associated barns, garages, and other outbuildings. A number of single-family houses have been converted to multi-family dwellings, though with little or no change to the character of the buildings. Many of the houses such as those of Summer, West, Prospect and Elm Streets are located on deep lots with large setbacks. Streets such as Church,

See continuation sheet

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Location

Church Street: 10, 17, 19, 20, 21, 24, 25, 33, 35, 36, 40, 50, 54, 64, 88, 99,
100, and 108.

Cowles Street: 42, 44, 47, 56, 60, and 65.

East Summer Street: 21, 27, 33, 47, 55, 63, 73 and 83.

Elm Street: 28, 38, and 45.

Grove Street: 12, 20, 27, 28, 40, 46, 79, 81, 86, 89, 93, and 99.

Hillside Avenue: 12, 18, 24, 30, 31, 40, 41, 72, 80, 86, and 88.

Main Street: 707, 735, 739, 740, and 756.

Maple Street: 74, 78, and 81.

Prospect Street: 37, 90, 97, 104, 111, 115, 125, 133, 139, 145, 159, 163, 164,
171, 172, 181, and 182.

South Main Street: 766, 781, 791, 819, 821, 825, and 831.

Summer Street: 130, 133, 139, 140, 152, 166, 174, 184, 187-189, 195, 200, 201,
206, 209, 214, 224, 234, 244, 261, 266, 269, 284, 287, 294, 302,
314, 332, 340, 350, 379, 456, 470, 480, and 510.

Summit Street: 250, 254, and 262.

West Street: 8, 24, 29, 37-39, 67, 68, 78, 85, and 103.

West Main Street: 1-9, 11-17, 19, 26-28, 35, 52, 53, 55-61, 75, 80, 83, 100, 109,
111-115, 119, 120, 131, 144, 154, 160, 164, 170, 180, 183, 190,
194, 201, 221, and 227.

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Grove, and South Main have smaller (but not crowded) lots. The houses in Plantsville typically display wood clapboard or shingle sheathing; flushboard and board-and-batten siding are also found. Wooden decorative elements such as bargeboards, brackets, and trusses are plentiful in the late nineteenth-century houses. A few of the barns and garages are embellished with architectural detail such as brackets, bargeboards, and cupolas, but most outbuildings are unadorned.

Most of the houses are two stories in height, although one-story bungalows and cottages are scattered throughout the district. An occasional three-level tower rises above the average two-story height. The majority of houses are in good to excellent repair, with almost 100% occupancy throughout the district. Some have been altered with aluminum siding, enclosed porches, or new windows; however, most maintain a high degree of architectural integrity. The houses have well-tended lawns with mature deciduous and fir trees and abundant shrubbery.

The industrial architecture is located in the Quinnipiac River and Eight Mile River flood plains. Most of these nineteenth and early twentieth century manufacturing complexes are currently occupied for industrial purposes or storage. The buildings range in height from one to four stories, and are constructed primarily of brick. Detailing such as brick corbelling, wooden brackets, and scrollwork embellished these otherwise utilitarian, vernacular industrial buildings. Many have newer aluminum or metal shed additions. Large paved areas surround most of the structures to facilitate parking, loading, and shipping functions.

Plantsville's early commercial buildings consist of storefronts added to older dwellings. Many of the buildings have a gable-front orientation and are tightly spaced along the two main streets. Most commercial buildings are two or three stories, with commercial use of the first floor and residential, office, or meeting space occupying the upper levels. Brick and wood are the most common building materials. Most commercial buildings have little or no setback from the sidewalk, and little landscaping is evident. One public open space is found in the district - a small park located on Hillside Avenue between Grove and Maple Streets.

Plantsville's six Greek Revival buildings illustrate a variety of forms common to the style. The Timothy Higgins House (1828) at 103 West Street uses the common form of a two-story, three-bay rectangular block with gable-front orientation, while the Samuel Clark House (c1840) at 67 West Street (Photograph 1) employs a square main block with a pyramidal roof. The C.B. Cowles Store (1848) on West Main Street, with its gable-front orientation is an example of Greek Revival-style commercial architecture (Photograph 2).

A fully developed example of the Gothic Revival style is illustrated by the Plantsville Congregational Church (1866) on Church Street (Photograph 3), designed by Josiah Cleveland Cady.

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The district's 26 Italianate buildings reflect the major variations of the style. The William Clark House (c1860) at 40 Cowles Avenue (Photograph 4) is an example of a three-bay, square block house with a shallow hipped roof and centered one-story belvedere cupola. The Charles B. Cowles House (1873) at 35 Church Street (Photograph 5) employs a T-plan with a steeply pitched gable roof. The decorative bargeboards with acorn motif pendants reflects the influence of the Gothic Revival style. An example of Italianate style applied to commercial architecture is the John Collins Store at 756-762 Main Street (1840/1870) (Photograph 6).

The Twichell/Ward House (1863) at 78 West Street (Photograph 7) provides an example of the Second Empire style. The house is dominated by its unusually broad and flared mansard roof and corner tower. The presence of dormers with steep gable roofs, carved bargeboards and pierced gable screens indicates the influence of the Gothic Revival style.

The district contains eight Victorian buildings with strong Gothic influence. The seven residential examples possess elaborate decorative elements such as gable trusses and pierced screens contrasting simple plans and sheathings. A typical example is the James Brewer House (1866) at 302 Summer Street (Photograph 8). An example of a simple Victorian Gothic cottage is found at 33 Church Street (c1865) (Photograph 9).

The 21 Queen Anne style buildings located in the district well illustrate the style's characteristic features - complexity of plan, asymmetry, combinations of exterior sheathings, and ornamentation. The William Cummings House (c1890) at 28 Elm Street (Photograph 10), with its highly asymmetrical plan and slender, two-story oriel with steeply flared roof and elaborate finial is the district's most complete example. A simpler, more vernacular expression of the style can be found at 28 Grove Street (c1890) (Photograph 11).

A large stock of Colonial Revival buildings, most of which are simple, vernacular expressions of the style are present in the district. An example of the Dutch Colonial style which employs the gambrel roof is found at 100 Church Street (c1920) (Photograph 12). The most unusual Colonial Revival building is an early gas station at 740 Main Street (c1910) (Photograph 13).

The six Bungalow/Craftsman style houses located in the district illustrate the style's advocacy of simplicity in design, use of natural materials and a return to hand craftsmanship. The bungalow at 38 Elm Street (c1920) (Photograph 14), with its simple plan, broad pitched roof, exposed rafters and cobblestone chimney is an example.

Fifty-six primary buildings are not classified by a specific style. The residential architecture so identified is mostly two-story, wood-framed houses with minimal architectural detail. Industrial complexes range from the sprawling unembellished brick buildings of the Blakeslee Forging Company (1912) to the more decorative and refined H.D. Smith and Co. office (1882) on West Street (Photograph 15).

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Inventory of Historic District Resources

The inventory includes all buildings and structures of any consequence on each parcel of real property located within the historic district. The inventory is organized by street address. Contributing ("C") and non-contributing ("NC") structures are indicated by the use of C or NC, as appropriate, before the description of each structure.

The historic name of the property, where applicable, is listed first. Building type, architectural style and date follow. (Where the date of construction appears without the prefix circa, the date was obtained from the Assessor's Office of the Town of Southington. Where the date is prefaced by the abbreviation c for circa, the date is based on visual analysis.) The name of the architect, if known, is listed next, followed by the date of any major alterations, if known. The photo reference is listed at the end.

CHURCH STREET

10	C	House, Victorian, 1887 .
	C	Barn, c1890.
	NC	Greenhouse, c1970.
17	C	House, Colonial Revival, 1928.
19	C	House, Colonial Revival, 1927.
	C	Garage, 1927.
20	C	Orson W. Stow House, Mid 19th Century, c1870. Moved from Prospect Street.
21	C	House, Colonial Revival, 1923.
	C	Garage, 1923.
24	C	House, Italianate, c1870. Moved from site of 90 Prospect Street.
	C	Garage, c1910.
33	C	House, Victorian (Gothic), c1865. Photograph 9.
35	C	Charles Cowles House, Italianate, 1873. Photograph 5.
	C	Garage, c1920.
36	C	House, Late 19th Century, c1880.
40	C	House, Mid 19th Century, c1870. Jalousie porch added c1940.
	C	Garage, c1920.

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50	C	House, Queen Anne, c1890.
54	NC	House, Colonial Revival, c1920. Facade and windows inappropriately altered.
	NC	Quest House, c1940.
64	C	House, Mid 19th Century, c1870.
88	C	House, Late 19th Century, c1880.
99	C	Plantsville Congregational Church, Gothic Revival, 1866. Josiah Cleveland Cady, Architect. Sunday School e11 added c1970. Photograph 3.
	C	House (Parsonage), Colonial Revival, c1920.
	C	Garage, c1920.
100	C	House, Colonial Revival, 1928. Photograph 12.
	C	Garage, 1928.
108	C	House, Colonial Revival, c1850. Original Victorian vernacular house substantially altered c1920 in Colonial Revival style.
	C	Garage, c1920.

COWLES STREET

42	C	William J. Clark House, Italianate, c1865. Originally stood on southeast corner of Main and South Main Streets. Photograph 4.
44	NC	House, Late 19th Century, c1880. Extensively and inappropriately altered.
47	NC	House, Ranch, 1963.
56	NC	House, Colonial Revival, 1941.
60	NC	House, Colonial Revival, 1941.
65	C	Charles C. Persiani House, Queen Anne, 1895.
	C	Garage, c1920.

EAST SUMMER STREET

21	NC	House, Ranch, 1950.
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27	C	House, Early 20th Century, c1900.
33	C	House, Late 19th Century, c1880
47	C	House, Mid 19th Century, c1860.
	C	Garage, c1920.
55	C	House, Mid 19th Century, c1860.
	C	Garage, c1920.
63	NC	Commercial Building, Late 20th Century, 1980.
73	C	House, Early 20th Century, c1900.
	C	Garage, c1920.
83	C	House, Early 20th Century, c1900.
	C	Barn, c1900.
ELM STREET		
28	C	William H. and Lucretia Stow Cummings House, Queen Anne, c1890. Photograph 10.
	C	Barn, Queen Anne, c1890.
38	C	House, Bungalow/Craftsman, c1920. Photograph 14.
45	C	House, Colonial Revival, 1927
	C	Garage, 1927.
53	C	House, Colonial Revival, 1925.
	C	Garage, 1925.
GROVE STREET		
12	C	Plantsville Baptist Church Parsonage, Shingle Style, c1890. Attached garage c1970.
20	C	Plantsville Baptist Church (former), Victorian (Gothic), 1873. Alterations to facade and entry c1985.
27	C	House, Colonial Revival, c1900.
	C	Garage, c1920.

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28	C	House, Queen Anne, c1890. Addition to rear facade c1970. Photograph 11.
	NC	Garage, c1970.
40	C	House, Queen Anne, c1890.
	C	Garage, c1920.
79	C	House, Bungalow/Craftsman, 1923. Front porch enclosed in 1987; raised pool in backyard.
81	C	House, Early 20th Century, c1910. E11 added c1940.
	C	Garage, c1910.
86	C	House, Italianate, c1870.
	NC	Garage, c1970.
89	C	House, Shingle Style, c1890.
93	C	House, Queen Anne, c1890.
	C	Garage, c1920.
99	C	House, Late 19th Century, c1890.
	C	Garage, c1920.

HILLSIDE AVENUE

12	C	House, Bungalow/Craftsman, 1925.
	C	Garage, 1925.
18	C	House, Shingle Style, 1910.
24	C	House, Early 20th Century, c1900. Alterations and extensive additions to rear of dwelling.
	NC	Garage, c1960.
30	C	House, Late 19th Century, c1890.
	C	Garage, c1920.
31	C	House, Queen Anne, c1890.
	C	Garage, c1910.
40	C	House, Early 20th Century, c1900.
41	C	House, Victorian (Gothic), c1880.
	C	Garage, c1920.

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72	C	House, Colonial Revival, c1860. Extensive Colonial Revival-style additions to Victorian vernacular dwelling. Attached garage c1960.
80	C	House, Italianate, 1880.
	C	Barn, c1880.
86	C	House, Italianate, 1872.
	C	Barn, 1872.
	C	Garage, 1911.

MAIN STREET

707	C	House, Colonial Revival, c1910.
	C	Garage, c1910.
735	C	House, Queen Anne, c1890.
	C	Barn, c1890.
739	C	House, Late 19th Century, c1890. Altered windows.
	C	Garage, c1920.
740	C	Gas Station, Colonial Revival, c1910. Photograph 13.
756	C	John Collins Store, Greek Revival/Italianate, c1840 and 1870. Italianate storefront (c1870) added to Greek Revival house (c1840). Photograph 6.
	C	Barn, c1880.

MAPLE STREET

74	C	House, Victorian (Gothic), c1880. Altered windows and 20th Century port-cochere.
	C	Garage, c1920.
78	NC	House, Raised Ranch, c1970.
81	C	House, Queen Anne, 1890.

PROSPECT STREET

37	C	House, Shingle Style, c1900.
90	C	House, Queen Anne, 1890.
	C	Garage, c1920.

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97	C	George S. Allen House, Italian Villa, c1860.
104	C	House, Colonial Revival, c1920. Attached garage.
111	NC	House, Ranch, c1950.
115	NC	House, Ranch, c1960.
125	NC	House, Early 20th Century, c1920. Extensively altered.
133	C	House, Italianate, 1886.
139	C	House, Late 19th Century, c1880.
	C	Garage, c1910.
145	C	House, Early 20th Century, c1900.
	C	Barn, c1900.
159	C	House, Queen Anne, c1890.
163	C	House, Colonial Revival, c1920. Attached garage.
164	C	House, Italianate, c1870.
	C	Garage, c1910.
171	C	House, Early 20th Century, c1910.
	C	Garage, c1910.
172	C	House, Italianate, c1870.
	C	Garage, c1910.
181	C	House, Mid 19th Century, c1860.
	C	Barn, c1860.
182	C	House, Italianate, c1880.

SOUTH MAIN STREET

766	C	Commercial Building (Restaurant), Early 20th Century, c1920.
781	C	Garage, Colonial Revival, c1910.
791	C	House, Queen Anne, c1890.
807	C	House, Early 20th Century, c1900.
	C	Garage, c1920.
819	C	House, Late 19th Century, c1880.

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821	C	House, Late 19th Century, c1890.
825	C	House, Queen Anne, c1890.
	C	Barn, Queen Anne, c1890.
831	C	House, Italianate, c1865.
SUMMER STREET		
130	C	House (Convent), Late 19th Century, c1890. Attached garage.
133	C	House, Early 20th Century, c1900.
139	C	Manufacturing Facility, Early 20th Century, c1900.
	C	Shop, c1900.
	C	Garage, c1920.
140	C	Immaculate Conception Church, Late Gothic Revival, 1916.
152	C	Immaculate Conception Parsonage, House, Italianate, c1860.
166	C	House, Italianate, c1860.
	C	Barn, c1860.
174	C	House, Italianate, c1870.
	NC	Garage, c1960.
184	C	House, Queen Anne, c1890.
	C	Garage, c1910.
187-189	C	House (Two Family), Early 20th Century, c1900.
195	NC	House, Ranch, c1960.
200	NC	House, Raised Ranch, 1974.
201	NC	House, Ranch, c1970.
206	C	Polish National Church, Early 20th Century, 1914. Exterior and interior altered in mid 20th century.
209	C	House, Stick Style, c1890.
214	C	House, Italianate, c1870.
	C	Barn, c1870.

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224	C NC	House, Colonial Revival, 1928. Garage, c1960.
234	C C	House, Colonial Revival, c1910. Garage, c1910.
244	C C	House, Italianate, c1870. Asbestos siding added. Garage, c1920.
261	C C	House, Late 19th Century, c1880. Garage, c1920.
266	C C	House, Victorian (Gothic), c1875. Barn, c1875.
269	C C	House, Early 20th Century, c1900. Garage, c1910.
284	C C	House, Italianate, c1870. Barn, c1870.
287	NC	House, Ranch, c1950.
294	C NC	House, Queen Anne, c1890. Garage, c1960.
302	C C	James A. Brewer House, Victorian (Gothic), 1866. Photograph 8. Barn, c1866.
314	C C	Dewey S. Blakeslee House, Queen Anne, 1892. Elevator shaft added c1980. Barn, Queen Anne, c1892.
332	C C	House, Colonial Revival, c1910. Garage, c1910.
340	C	House, Ranch, c1960.
350	C C	House, Italianate, c1880. Garage, c1920.
379	C NC	Hurwood Company, Manufacturing Facility, Late 19th Century/Early 20th Century, c1885, 1900 and 1909. Garage, c1960.

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456	C C	House, Late 19th Century, c1880. Garage, c1910.
470	C	House, Late 19th Century, c1880.
480	C	Commercial Garage, Early 20th Century, c1930.
510	NC	Commercial Garage, Mid 20th Century, c1940.

SUMMIT STREET

250	C C	House, Italianate, 1875. Garage, c1910.
254	C	House, Queen Anne, c1900.
262	NC	House, Cape, c1960.

WEST STREET

8	C	H.D. Smith & Co., Manufacturing Facility, Early 20th Century, 1911.
24	C	H.D. Smith & Co., Manufacturing Facility/Office, Late 19th Century, 1882. (Listed individually on the National Register.) Photograph 15.
29	NC	House, Early 20th Century, c 1920. Porch enclosed and extensive alterations in mid 20th century.
37-39	C C	House (Two Family), Early 20th Century, c1900. Garage, c1910.
67	C C	Samuel Clark House, Greek Revival, 1840. Photograph 1. Barn, c1840.
68	C	Barn, Italianate, c1885. Brick addition in 20th century.
78	C C	Twichell/Ward House, Second Empire, 1863. Garage, c1910.
85	NC	House, Ranch, c1970.
103	C C	Timothy Higgins House, Greek Revival, 1828. Garage, c1900.

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WEST MAIN STREET

- 1-9 NC Commercial Building, Mid 19th Century, c1850. Storefront additions in early and mid 20th century.
- 11-17 C Commercial Building, Mid 19th Century, c1850. Mostly intact c1900 storefront covered by mid 20th century storefront facade.
- 19 C Commercial Building, Mid 19th Century, c1850. Storefront added c1920.
- 26-28 C Commercial Building, Italianate, c1875.
- 35 C Joseph Heinrich Barbershop, Commercial Building, Mid 19th Century, c1860. Altered in mid 20th century.
- 52 C Commercial Building, Italianate/Greek Revival, c1860. Early 20th century storefront added to building.
- 53 C Solomon Stow Factory, Manufacturing Facility/Office, 1853. Photograph 16.
- 55-61 NC Commercial Building, Late 19th Century, c1880. Extensive alterations in mid 20th century.
- 75 NC Commercial Garage, Mid 20th Century, c1940.
- 80 NC Commercial Building, Late 19th Century, c1880. Extensive alterations and additions in mid 20th century.
- 83 C C.B. Cowles Store/Cowles Hall, Commercial Building with Meeting Hall on second story, Greek Revival, 1848. Incompatible facade treatment applied to first floor and solarium added to east facade c1970. Photograph 2.
- 100 C Blakeslee Forging Company, Manufacturing Facility, Early 20th Century, c1912.
C Manufacturing Facility, c1912.
C Manufacturing Facility, c1912.
C Manufacturing Facility, c1912.
- 109 C House, Second Empire, c1870. House converted to commercial use.
- 111-115 NC Commercial Building, Mid 20th Century, c1960. Attached to 109 West Main Street.

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119	C	House (Multi-Family), Queen Anne, c1860/1890. Large Queen Anne-style addition added to Italianate House. House converted to apartments.
120	C	Pultz and Walkley Company, Manufacturing Facility, Late 19th Century, c1880.
131	C	Charles Cowles House, Greek Revival, c1860. House converted to apartments.
144	C	House, Second Empire, 1872.
	C	Garage, c1910.
154	C	House, Italianate, 1872.
	C	Garage, c1910.
160	C	House, Italianate, c1870.
	NC	Garage, c1960.
164	C	House, Stick Style, c1880.
	C	Barn, c1880.
170	C	House, Italianate, c1870.
180	C	House, Gothic Revival, 1860.
183	C	Levi P. Norton House, Greek Revival, 1858. Alterations and additions in mid 20th century.
	C	Garage, 1920.
190	C	House, Bungalow/Craftsman, 1919.
194	C	House, Bungalow/Craftsman, 1919.
201	C	House, Late 19th Century, c1870. House converted to School/Day Care Facility for SARC in mid 20th century.
	NC	Garage, c1970.
221	C	House, Early 20th Century, c1900.
227	C	House, Early 20th Century, c1900.
	NC	Garage, c1970.

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

Period of Significance

1920-1935

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Josiah Cleveland Cady

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

The Plantsville Historic District is architecturally significant because of the outstanding quality, diversity, and high degree of preservation of its 258 buildings. The district's architecture documents the growth and development of a nineteenth-century industrial community. It contains excellent examples of eleven different architectural styles (plus vernacular examples) popular in the nineteenth and early twentieth centuries. The district contains many highly intact streetscapes. Included in the district is the Plantsville Congregational Church (1866), a Gothic Revival church designed by nationally prominent architect Josiah Cleveland Cady. It ranks as one of Connecticut's best examples of the Gothic Revival style. The district also includes remaining manufacturing buildings and complexes which gave Plantsville its industrial base. (Criterion C - Area of Significance: Architecture; Period of Significance: 1820-1935.)

Architectural Significance

The Plantsville Historic District is one of the finest concentrations of nineteenth-century architecture in Southington. Contained in the district are all the architectural components of a nineteenth century industrial community - the manufacturing complexes, the houses of the industrialists and workers, and Plantsville's stores, churches and social halls. The district's architecture rivals or surpasses the concentrations of buildings at Southington Center which developed in a similar manner during the nineteenth century. In terms of the quality and quantity of architecture from that period, it surpasses Southington's other sub-centers of Marion and Milldale. The district's state of preservation is excellent, with the majority of the houses in very good condition and most of the original settlement pattern maintained.

The outstanding architectural quality of the Plantsville Historic District arises in part from the breadth and variety of styles represented. Included in the district are many fine Greek Revival, Gothic Revival, Italianate, Second Empire, Victorian Gothic, Queen Anne, Stick Style, Shingle Style, Colonial Revival, Late Gothic Revival and Bungalow/Craftsman-style buildings as well as many examples of vernacular architecture.

The district's Greek Revival buildings are well preserved and illustrate a variety of the forms and expressions of the style. Three of the houses, the Timothy

See continuation sheet

9. Major Bibliographical References

Local Histories

Atwater, Francis, comp. History of Southington, Conn. Meriden: The Journal Press, 1924.

Newell, E.T. "Glimpses of Southington Past and Present." Connecticut Magazine, 6 (January 1900)1, p. 8ff.

Schneidermeyer, Melvin J. The Sequestered Land - An Historical Atlas of Southington, Connecticut. Southington, 1979.

Southington, Connecticut, A Pictorial History. Southington: Southington Bicentennial Committee, 1979.

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 116 acres

UTM References

A 118 67162910 46054410
 Zone Easting Northing

C 118 67147410 46066410

B 118 67611610 46079010
 Zone Easting Northing

D 118 6750210 46057810

See continuation sheet

Verbal Boundary Description

The boundary of the district is shown by heavy line (with arrows) on a map drawn to 1"=200' scale. See Boundary Map.

See continuation sheet

Boundary Justification

The district includes the buildings most closely associated with the architectural and historical significance of Plantsville. Most of the boundaries are indicated by the abrupt change from historic to modern architecture. Three areas that were once strongly associated with Plantsville's history now serve as clear boundaries because of twentieth

See continuation sheet

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

name/title Barbara A. Lewis and Gregory E. Andrews

organization Consultants date 9/24/88

street & number 34 Garfield Road telephone (203)561-2187

city or town West Hartford state Connecticut zip code 06107

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Higgins House, the Samuel Clark House and the Charles B. Cowles House are individually outstanding Greek Revival residences with fine, classically inspired detailing and proportions. The C.B. Cowles store on 83 West Main Street, though unfortunately altered on the first-floor facade, is an excellent example of a Greek Revival-style commercial buildings, with a second-floor meeting hall. Serving as a gathering place for community, religious, and social events, this hall played a significant role in Plantsville's development.

The Plantsville Congregational Church is the one building in the district designed by an architect of national prominence. Josiah Cleveland Cady (1837-1919), a New York-based architect, designed a highly sophisticated and refined Gothic Revival church. It is notable for its expansive proportions and the refined detailing of its steeple tower, stained glass windows and extensive decorative elements. The corner steeple tower with open belfry and complex, two-stage roof, is its most distinctive feature. The gable peak collar braces and trusses, clerestory dormer windows, and stickwork contribute to its picturesque quality. Cady designed educational and institutional buildings on the campuses of Yale University and Trinity, Wesleyan and Williams Colleges. His most notable commissions included the original Metropolitan Opera House (1881-84) and the 77th Street Main Building of the American Museum of Natural History (1891-1908) in New York.

The district's numerous Italianate buildings provide excellent examples of the major plan variations in the style, including the three-bay square block, T-plan, L-plan, and Italian Villa. The William Clark House is a fine example of a two-story square block house with a centered one-story cupola belvedere and decorative porch detailing. The Charles Cowles House, a T-plan Italianate residence, illustrates with its steeply pitched roof and decorative bargeboards, the influence of the Gothic Revival on the Italianate style. With its three-story corner tower, the George Allen House provides a good example of the Italian Villa.

Seven excellent examples of Victorian residences with strong Gothic influence, characterized by their elaborate decorative elements such as gable trusses, pierced screens, and detailed porches, are found in the district. The former Plantsville Baptist Church is a highly exuberant example of a Victorian church with Gothic influence; its heavier detailing is typical of the style.

Another individually notable building is the Twichell/Ward House, an impressive Second Empire-style residence with an unusually broad and flared mansard roof and corner tower. Much of its fine detailing - dormers with steep gable roofs, carved bargeboard, and pierced gable screens - is inspired by the Gothic Revival, making the house a unique expression of the Second Empire style.

Plantsville's 21 Queen Anne style buildings run the gamut from the highly complex and sophisticated to the simple vernacular interpretation of the style. The William Cummings House with its complex, asymmetrical plan and distinctive two-story corner

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oriel with steep, flared roof, is perhaps one of Southington's finest Queen Anne style houses. The more modestly scaled and detailed house at 28 Grove Street captures the spirit of the Queen Anne style through its simple asymmetric massing and use of restrained detailing (e.g., sunburst motif fan on porch and imbricated shingles). Even outbuildings such as the carriage house of the William Cummings House and the barn at 825 South Main Street are clear expressions of the Queen Anne style.

The large stock of Colonial Revival buildings represents a number of variations on the style. Included among these is a rare, early gas station (c1910). This unique metal building, though presently unused, is mostly intact and counts as one of the district's most unique architectural treasures.

Though few in number, the district's Shingle Style, Stick Style and Bungalow/Craftsman-style houses all provide solid examples of buildings which typify those styles.

Though not belonging to a specific stylistic category, Plantsville's vernacular industrial buildings constitute a highly significant architectural resource. (Most of these buildings are included in a separate thematic resource nomination of industrial complexes in Southington.) Constructed on the former site of the Plant Manufacturing Co., the Blakeslee Forging Company complex is an excellent example of the vernacular brick architecture of its time and typifies the manufacturing complexes that played a key role in the development of Plantsville. The Solomon Stow Factory (1853), which began as a small tool manufacturing plant, later served as the office for the extensive Peck, Stow and Wilcox complex in Plantsville. The H.D. Smith & Co. office, with its cupola and S motif scrollwork incorporated into the design of the porch, demonstrates a more embellished style of industrial architecture.

In addition to the high quality and integrity of the architecture, the Plantsville Historic District contains many visually intact streetscapes of outstanding quality. Church Street, portions of Summer Street, West Main Street, West Street, Grove Street, and Hillside Avenue contain long rows of residential architecture characterized by similar scale, setbacks, materials, and landscaping (Photograph 17). The uniformly fine detailing and the extensive use of wood clapboard and shingle sheathing add to the cohesiveness of the district. The small number of non-contributing resources (Photograph 18) in the district results in a strong sense of time and place.

The district is distinguished from its surroundings by the age of the buildings and the quality and integrity of the architecture. Throughout the district, Plantsville's original development pattern is still very apparent. (This is documented by the 1869 Baker and Tilden Atlas of Hartford and Hartford County.) The remaining manufacturing complexes along the Quinnipiac show its industrial base, with residential concentrations located around the two nineteenth-century churches on either side of the industrial core. The commercial strip of Main and West Main Streets runs east-west across the district.

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The Plantsville district has been affected by the demolition of historic structures and the construction of modern infill structures. Infill is evident on the block bounded by Elm, Cowles, Summer and Prospect Streets, which formerly contained a quasi-public park on the Walkely property. Much of this area has been excluded from the district. The district contains only a handful of infill houses. In the residential sections, the historic scale and setbacks have been maintained, mitigating the impact of the infill buildings. In some cases, the newer buildings are Colonial Revival-style houses that are less than 50 years old (therefore listed as non-contributing resources), but are compatible with the architecture of the district. In the commercial area, a small number of buildings are modern and a few of the older buildings are classified as non-contributing resources because of extensive or inappropriate alterations.

Interest in historic preservation in Southington is growing, with the Southington Historical Society as the main organization involved. Evidence of a growing interest in preservation and restoration among homeowners is indicated by the number of nineteenth-century buildings which have recently received a polychromatic paint scheme. Because of the large number of industrial complexes built in Plantsville, a number of which were constructed on the site of earlier manufacturing facilities that were destroyed by flood or fire, there is (historical) archeological potential in Plantsville, especially in the area of industrial archeology.

Historical Note

Plantsville grew from a sparsely populated section of Southington (at the beginning of the nineteenth century) to a village which came to rival Southington Center by the turn of the century. Known originally as "the Corners" or "Pearl's Corner," Plantsville developed at the junction of the roads leading from Farmington to Waterbury and from Bristol to New Haven.

Some of Plantsville's earliest enterprises included a horn comb factory operated by Orrin Pearl, a dry goods store opened by Joel Root, and a tavern located on the southeast corner of the intersection of Main and South Main Streets. In 1823, Timothy Higgins opened a tannery on Prospect Street.

Plantsville's identity as an industrial center began to take shape in 1842 when the Plant Brothers, A.H. Plant and E.M. Plant harnessed the water power of the Quinnipiac River to operate a factory for the manufacture of carriage bolts. The Plants Manufacturing Company, originally located on the west bank of the Quinnipiac River north of Main Street, introduced several innovations to the carriage bolt industry.

In 1847, Solomon Stow opened a factory which produced machines for the shaping and joining of tin. In 1870, Solomon Stow merged his company with Seth Peck & Co. in Southington and Roys and Wilcox & Co. in Berlin and expanded their product line to include housewares, tools and general hardware. By the turn of the century, Peck, Stow & Wilcox employed over 850 men in its Southington and Berlin factories.

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The H.D. Smith & Co. hardware works began in the 1850's as a supplier to New Haven area carriage makers. H.D. Smith moved his operation from Meriden to Plantsville, where he leased quarters until the construction of the H.D. Smith & Co. complex on West Street. At the turn of the century, production shifted to bicycle parts and in the early twentieth century it produced tool kits for automobiles. Other important Plantsville industries included the Blakeslee Forging Company, Atwater Mills, and the Hurwood Company.

Residential and commercial growth accompanied the industrial development in the mid and late nineteenth century. Commercial establishments such as the C.B. Cowles Store and the John Collins Store were established on Main and West Main Streets. The opening of Plantsville's own railroad station and post office helped develop its identity as a village. And, the founding of Plantsville's churches and social organizations further reinforced its identity. In 1863, members of the Southington Congregational Church met with the intention of forming a Plantsville Congregation. They began meeting in Cowles Hall (above Cowles Store) on Main Street and in 1866 construction was begun on the Plantsville Congregational Church, designed by Josiah Cleveland Cady.

In 1873, the Plantsville Baptist Church was established and a church building constructed. In the early twentieth century, Plantsville's growing Polish community organized Holy Trinity Church, an independent parish with a priest who spoke Polish. The congregation met in Taylor's Store until the church buildings was constructed in 1914. The Immaculate Conception Church was built in 1916, with the congregation worshipping in the Falcon's Hall prior to the completion of their church building.

During the early and mid twentieth century, most of Plantsville's industry experienced major decline and much of its industry closed. Plantsville's heyday as an industrial center ended. Though many of the original structures have been removed, new industrial uses have gradually moved into the remaining buildings.

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Souvenir History of the Town of Southington, Connecticut. Meriden: Journal Publishing Co., 1899.

Timlow, Heman R. Ecclesiastical and Other Sketches of Southington, Conn. Hartford: Case, Lockwood and Brainard Company, 1875. 1976 reprint.

Walkley, Stephen. "Southington" in J. Hammond Trumbull, ed. The Memorial History of Hartford County, Connecticut, 1633-1884. Boston: Edward L. Osgood, 1886, pp. 363-382.

Maps and Views

Atlas of Hartford City and County. Hartford: Baker & Tilden, 1869. Plates 31 and 31A.

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

Directories

Southington Directory, 1869-1935. New Haven: Price, Lee & Co.

Governmental Records

Historic and Architectural Resources Survey of Southington, Connecticut, (August 1986), Connecticut Historical Commission, Hartford, Connecticut.

National Register of Historic Places, Connecticut Historical Commission, Hartford, Connecticut.

Southington Land Records, Town Clerk's Office, Southington, Connecticut.

State Register of Historic Places, Connecticut Historical Commission, Hartford, Connecticut.

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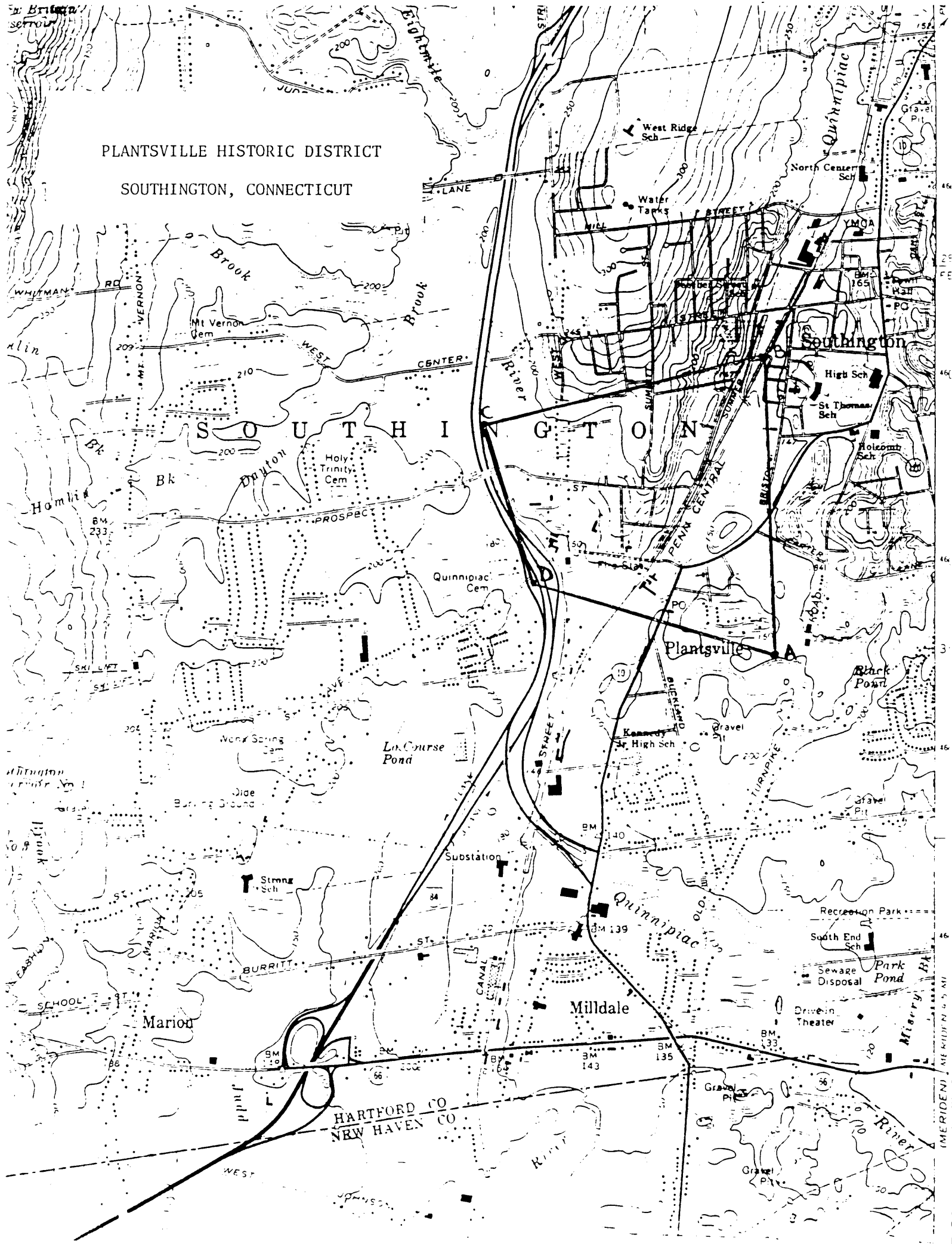
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century change. The district does not include the majority of the block bounded by Elm, Prospect, Summer, and Cowles Streets where the grounds of the Walkley estate, once maintained as public gardens, were developed as modern housing. The area to the south of West Main Street and west of the railroad tracks, the former site of the Plantsville Railroad Station, was cleared to accommodate the new Plantsville Fire Station and a parking lot. Also, Independence Hill, the site of A.P. Plant's historic tower, has been leveled and cleared for new housing construction. Along South Main Street, the boundary is set where the historic architecture is replaced by a mixture of modern buildings and inappropriately altered historic structures. The district as delineated by the boundaries contains a high percentage of architecturally significant buildings that were important to the development of Plantsville.

PLANTSVILLE HISTORIC DISTRICT
SOUTHINGTON, CONNECTICUT



HARTFORD CO
NEW HAVEN CO

(MERIDEN)

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Photograph 1

- 1) Samuel Clark House - 67 West Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 9/11/88
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking east
- 7) P1

Photograph 2

- 1) Cowles Store/Hall - 83 West Main Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 1/8/88
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking north
- 7) P2

Photograph 3

- 1) Plantsville Congregational Church - 99 Church Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 10/23/87
- 5) Connecticut Historical Commission, Hartford, CT
- 6) looking north
- 7) P3

Photograph 4

- 1) William Clark House - 40 Cowles Avenue, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 10/23/87
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking southeast
- 7) P4

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Photograph 5

- 1) Charles B. Cowles House - 35 Church Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 10/23/87
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking east
- 7) P5

Photograph 6

- 1) John Collins Store - 756-762 Main Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 10/23/87
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking northeast
- 7) P6

Photograph 7

- 1) Twichell/Ward House - 78 West Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 1/8/88
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking west
- 7) P7

Photograph 8

- 1) James Brewer House - 302 Summer Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 1/8/88
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking northwest
- 7) P8

Photograph 9

- 1) 33 Church Street - Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 10/23/87
- 5) Connecticut Historical Commission, Hartford, CT.

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Photograph 9

- 6) looking east
- 7) P9

Photograph 10

- 1) William Cummings House - 28 Elm Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 10/23/87
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking northwest
- 7) P10

Photograph 11

- 1) 28 Grove Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 1/8/88
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking west
- 7) P11

Photograph 12

- 1) 100 Church Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 1/8/88
- 5) Connecticut Historical Commission
- 6) looking west
- 7) P12

Photograph 13

- 1) 740 Main Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 1/8/88
- 5) Connecticut Historical Commission
- 6) looking north
- 7) P13

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Photograph 14

- 1) 38 Elm Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 9/11/8
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking north
- 7) P14

Photograph 15

- 1) H.D. Smith & Co. Office - 24 West Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 1/8/88
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking west
- 7) P15

Photograph 16

- 1) Solomon Stow Factory - 53 West Main Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 10/23/87
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking north
- 7) P16

Photograph 17

- 1) Church Street - Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 10/23/87
- 5) Connecticut Historical Commission
- 6) looking northwest
- 7) P17

Photograph 18

- 1) 47 Cowles Street, Plantsville Historic District
- 2) Southington, Connecticut
- 3) Barbara A. Lewis
- 4) 1/8/88
- 5) Connecticut Historical Commission, Hartford, CT.
- 6) looking northwest
- 7) P18