

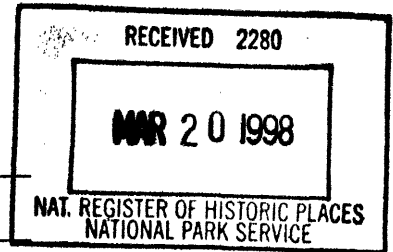
PROPERTY NAME

Elm Street Historic District, Rocky Hill, CT

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United States Department of the Interior

National Register of Historic Places Registration Form



1. NAME OF PROPERTY

Historic Name: Elm Street Historic District

Other Name/Site Number: NA

358

2. LOCATION

Street & Number: 18, 26, 30, 31, 40, 43, 45, 50, 53, 56, 62, 70, 79, 82, 88, 93, 102, 103, 108-110, 115, 116, 122, 123, 130, 131, 138, 143, 149, 150, 157, 160, 166, 169, 174, 175, 180, 185, 188, 191 Elm Street Not for publication: NA

City/Town: Rocky Hill

Vicinity: NA

State: CT County: Hartford Code: 003 Zip Code: 06067

3. CLASSIFICATION

Ownership of Property

Private: x
Public-local: x
Public-State:
Public-Federal:

Category of Property

Building(s):
District: x
Site:
Structure:
Object:

Number of Resources within Property

Contributing

61

61

Noncontributing

4 buildings
 sites
3 structures
4 objects
11 Total

Number of Contributing Resources Previously Listed in the National Register: NA

Name of related multiple property listing: NA

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4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria.

 03/09/98
Signature of Certifying Official Date
John W. Shannahan, Director, Connecticut Historical Commission

State or Federal Agency and Bureau

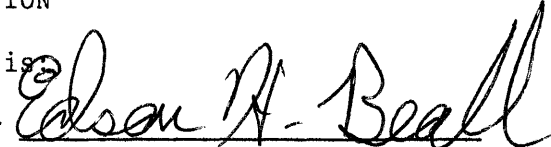
In my opinion, the property ___ meets ___ does not meet the National Register criteria.

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 Keeper Date of Action

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6. FUNCTION OR USE

Historic: DOMESTIC Sub: single dwelling

Current: DOMESTIC Sub: single and multiple dwelling
COMMERCE business

7. DESCRIPTION

Architectural Classification:
COLONIAL/Postmedieval English,
Georgian
MID-19C/Greek Revival
LATE VICTORIAN/Italianate
LATE 19C & 20C REV/Colonial
& Tudor Revivals
LATE 19C & 20C AMER/Bungalow

Materials:
Foundation: WOOD/BRICK/STONE
Walls: WOOD/clapboard, shingle
BRICK, METAL/aluminum, STUCCO
Roof: WOOD/shingle, ASPHALT
Other Description: _____

Describe Present and Historic Physical Appearance.

Elm Street Historic District in Rocky Hill, Connecticut, is a residential area running for two blocks west from the center of town. The district leads from Silas Deane Highway/State Route 99 on the east up the hill to the intersection with Chapin Avenue and Ashwell Street and on for an additional block along Elm Street/SR 160 to Grimes Road (see district map). The right of way for the street is unusually wide, and contains three rows of mature shade trees. Examples of a series of architectural styles line the street. The styles represented, and the number of houses in each style, follow:

Colonial	3
Georgian	1
Greek Revival	3
Italianate	2
Queen Anne	1
Queen Anne/ American Four Square	2
American Four Square	5
Bungalow	4

Colonial Revival	6
Tudor Revival	1
Cape	3
Vernacular	4

All buildings in the district are frame, with the exception of the brick non-contributing resource at 43 (45) Elm Street, which is the only intrusion (Photograph 4).

The highway right of way is approximately 80 feet wide, while the distance between houses, across the street from one another, is 140 feet. There is a row of shade trees in the front yards, behind the lot lines, on both sides of the street, and a row of trees in the center of the right of way. The roadway is to the south, in the swale of the right of way, between the center and southern rows of trees. There is one pedestrian walk on the north side lot line (Photograph 9).

Three Colonial houses are clustered at the top of the hill near the intersection of Elm Street with Chapin Avenue and Ashwell Street. The oldest is the Eliel Williams House, 82 Elm Street, built in 1769. It is a large 37' x 26' five-bay central-chimney building with 12-over-12 windows, wood-shingled siding, and no apparent alterations (Photograph 7). Across the street at 79 Elm Street, the Dr. Calvin Chapin House, 1785, which is covered with clapboards and has a double door, exhibits the Georgian features of twin chimneys and dentilculated course under the eaves. Significant 19th-century alterations include an Italianate front porch, 2-over-2 windows, and a three-sided bay on the east elevation (Photograph 6). A third five-bay house in the Colonial style, 103 Elm Street, 1808, is on a foundation of brownstone blocks. Its transom of six tombstone lights is probably original, while the 2-over-2 windows are not (Photograph 11).

Chronologically, the next in the series of architectural styles in the district is the Greek Revival, of which there are three examples. While the style flourished from ca.1825 to ca.1850, the district's trio of buildings all date from near the end of that period. All three are in the version of the style which has three-bay gable end toward the street, with the gable end treated as a pediment or with eaves returns. Both 31 Elm Street (Photograph 1) and 150 Elm Street have front blocks that are relatively well preserved, with typical pilasters flanking the front door of 31 Elm Street and, less typically, the pediment window of 150 Elm Street. The front porch of 43 Elm Street, on the other hand, has Victorian-era embellishments of turned and sawn posts and brackets and small drop finials (Photograph 3).

The Italianate house at 93 Elm Street, 1860, continues the configuration of three-bay gable end toward the street from the Greek Revival style. However, the bracketed overhangs of both the porch and principal roofs, the porch's square posts on pedestals, and the molded jambs and flat caps of the windows all clearly identify the house as an example of the Italianate style, little altered over the years. A large 19th-century barn with vertical siding is also on the property (Photograph 8).

Two examples of houses transitional from the Queen Anne style to the American Four Square style are 122 Elm Street and 157 Elm Street, both built about 1910. Since the year is late for Queen Anne and early for American Four Square, the eclectic design of the houses accurately reflects ongoing contemporary evolution in architectural fashion. At 122 Elm Street the classical revival features strongly expressed in the columned porch and the pedimented tower are typical Queen Anne, while the overall boxy mass under high hipped

roof is characteristic of the American Four Square (Photograph 12). Similarly, at 157 Elm Street a two-story three-sided bay under pedimented gable roof on the east side elevation is the Queen Anne feature, while the hipped roof with hipped-roof dormer in the front elevation clearly defines the American Four Square.

Five other houses in the district, 18, 26, 174, 185, and 188 Elm Street, are more straightforward examples of the American Four Square style. They date from 1906 to 1928. Large 1-over-1 sash are the predominate window pattern, character-defining to the style. 174 Elm Street and 185 Elm Street share the feature, unusual for the American Four Square style, of three-sided bay or oriel at the second-floor, evocative of 19th-century practice.

The district records the popularity of Bungalows as part of the Arts and Crafts movement during the early 20th century with four houses built in the years 1916-1919. In the first, 102 Elm Street, the typical combination of wide front porch and shed-roofed dormer is executed in the vocabulary of the Colonial Revival: the porch has round columns and windows are 12-over-1. More typical Bungalow treatment is found at 138 Elm Street in the brick foundation, shingled siding, shingled porch parapet, and west side elevation embellished by diamond glazing under pent roof and by Arts and Crafts roof brackets (Photograph 13). The stucco siding of 166 Elm Street sets it aside from the other Bungalows. The stucco envelope is complete, even including the porch parapet and porch posts (Photograph 14).

Rounding out the district's houses in sequence of architectural styles, five of the six Colonial Revival examples were built in the 1920s, the sixth in 1934. The first, 56 Elm Street, 1920, is atypical for the style because of the two wall dormers on either side of a diagonally glazed second-floor window (which lights a walk-in closet) (Photograph 5). Another, 88 Elm Street, ca.1925, is Dutch Colonial Revival with flared gambrel roof and pent roof at first floor. Several have the sunporch at one side characteristic of the style. An additional three houses in the Cape subset of the Colonial Revival are the customary well-proportioned one-floor houses with dormers in the gabled roof.

Construction of houses effectively converted the earlier agrarian land along Elm Street into a town streetscape, but as recently as the 1940s, within the memory of two long-time residents, Elm Street backyards accommodated goats, chickens, ducks, and horses. A pasture occupied the space behind the house at 53 Elm Street, where the property then was a 25-acre parcel. The district's buildings visually support a sense of the neighborhood's past.

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Inventory

In the following tabulation, the letters C and NC indicate whether the resources are considered to be Contributing or Non Contributing to the architectural and/or historic significance of the district. Dates generally are taken from assessor's field cards. Occasional dates, designated with suffix V, are by visual approximation.

All buildings in the district are frame except the brick structure at 43 (45) Elm Street. Even-numbered addresses are on the south side of road; odd numbers are on the north.

- C 18 Elm Street 1906 2-story 39' x 45' American 4-Square hipped roof house on foundation of brick and cobblestones. Synthetic siding. Front elevation has Colonial Revival porch, with fluted columns, to east, in front of 1-over-1 windows. Gabled pavilion to west. (Photograph 1)
- C 26 Elm Street 1920 2-story 33' x 26' American 4-Square hipped-roof house on brick foundation, covered with vinyl siding. 1-over-1 windows. Chimney in middle of west slope of roof. (Photograph 2)
- C 1920 V 22' x 25' garage.
- C 30 Elm Street 1910 2-story 29' x 44' altered vernacular gable-roofed house on brick foundation, covered with synthetic siding. Porch wraps to east around section of house with gable end toward street. Fenestration in part is picture windows. Ell at right angles to front block, with gable end to east.
- C 31 Elm Street 1850 1 1/2-story 31' x 26' Greek Revival house on brownstone ashlar foundation. Walls are covered with asbestos shingles. In 3-bay gable end toward street, door in east bay is flanked by plain pilasters under wide frieze and narrow molded cornice. Two windows at first floor are 2-over-2; second-floor windows are 3-over-6. Eaves return. Windows on side elevations, second floor, are rectangular. Porch on east elevation has turned posts and sawn brackets. 1 3/4-story rear section at right angles to front block has brownstone foundation, 2-over-2 windows, and eaves returns.
- C Early 20C V 1-story 16' x 30' garage built with vertical siding and corrugated metal roof.
- C 19C V 1 3/4-story 16' x 36' barn with vertical siding and standing-seam metal roof.
- NC 40 Elm Street 1954 1-story 51' x 52' Ranch house covered with vinyl siding.
- C 43 Elm Street 1880 A, 1850 V 2-story Greek Revival 24' x 45' house covered with clapboards. In 3-bay pedimented front elevation, door is to west, two 1-over-1 windows to east. Full-width front porch has turned and sawn posts and brackets, with small drop finials. Door surrounded by sidelights, narrow fluted pilasters, and shallow frieze. Three 1-over-1 windows at second floor. No pilasters at corners of house. Frieze below pediment is plain. Narrow cornice molding and raking cornice moldings are restrained. Pediment is

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clapboarded. Central window in pediment is Palladian with plain pilasters under denticulated course and straightforward molded cap, in Greek Revival manner. Central brick corbeled chimney. (Photograph 3)

- NC (45 Elm Street) 1971 Elm Convalescent Home. 1-story 31,000-square-foot brick irregularly shaped building, under gable-on-hip roof. 3.17 acres. Same parcel as 43 Elm Street. (Photograph 4)
- C 50 Elm Street 1885 2-story 38' x 45' vernacular farmhouse, 2-bay gable end to street, covered with vinyl siding. Brick foundation. Irregular plan. 1-over-1 windows. Hipped-roof porch east. Oriel on west elevation near front. Central corbeled brick chimney.
- C Early 20C 1 1/2-story gambrel-roofed 24' x 27' barn/garage with vertical wooden siding.
- C 53 Elm Street 1853 1 3/4-story 27' x 33' Italianate/vernacular wood-shingled house in L-shaped plan with enclosed front porch in angle of L. Fenestration in front elevation of narrow projecting stem of the L is 2-story 3-sided bay, glazed with 1-over-1 windows. Other windows 2-over-2. Other architectural features plain. Located in rear position accessed by long drive, not visible from street.
- NC Mid 20C 46' x 19' shed.
- C 56 Elm Street 1920 1 3/4-story 32' x 32' Colonial Revival gable-roofed house on brick foundation, covered with vinyl siding. Front porch supported by attenuated fluted columns with capitals of moldings only. Central door flanked by sidelights with elongated diamond glazing. One 1-over-1 window each side of door. Central second-floor window diamond-glazed. Two wall dormers. Overall effect is not conventional Colonial Revival. (Photograph 5)
- C ca.1920 12' x 22' garage.
- C 62 Elm Street 1930 2-story 33' x 35' Tudor Revival design without half-timbering, covered with wooden shingles. Gable end to street. Eaves inside the principal eaves curve down steeply to first floor. Windows are 6-over-1.
- C ca.1930s Hipped-roof 25' x 22' garage covered with wooden shingles.
- NC ca.1970s. In-ground pool.
- C 70 Elm Street 1915 2-story 42' x 51' vernacular gable-roofed L-shaped house on cobblestone foundation, covered with synthetic siding. 3-bay gable end to street. Porch wraps to east into angle of L. 1-over-1 windows. Corbeled brick chimney at junction of stems of L.
- C ca.1915, with alterations. 2-story 26' x 34' garage.
- C 79 Elm Street 1785 Dr. Calvin Chapin House. 2-story 40' x 55' Georgian 5-bay twin-chimney house, covered with clapboards. Central double door flanked by plain pilasters under shallow entablature. Windows are 2-over-2. Italianate

front porch supported by square posts on pedestals with molded capitals under plain entablatures as parts of posts; arched porch entrance. 3-sided bay to east. Denticulated course under principal eaves. Rectangular bay on west side elevation. (Photograph 6)

- C 82 Elm Street 1769 Eliel Williams House. 2-story 37' x 26' Colonial central-chimney 5-bay house on stone foundation, covered with clapboards. Windows in 2-1-2 rhythm are 12-over-12. Second floor overhangs first; third overhangs second. Chimney is massive. Two windows at first and second floors in side elevations. Door toward front on east elevation. Trim is plain. (Photograph 7)
- C Early 20C 11' x 21' garage.
- C 88 Elm Street 1903 A, ca.1925 V 1-story 34' x 27' Dutch Colonial Revival gambrel-roofed house covered with clapboards. Central entrance under projecting pent roof flanked by sidelights and columns. Tripartite windows on each side have central sash of 8-over-1 while flanking sash are 6-over-1 in narrower panes. Second-floor fenestration in broad shed dormer is three pairs of 6-over-1s. Screened porch on east side elevation, with sleeping porch over its rear section.
- C 93 Elm Street 1860 2-story 29' x 41' Italianate gable-roofed house on brick foundation. Walls covered with aluminum siding; trim not covered. In 3-bay front elevation, door is to west, windows are 2-over-2. Porch in front of door has square posts on pedestals with sawn brackets. Overhanging flat porch roof is supported by small sawn brackets. Windows have molded jambs, molded flat caps, and heavy wooden storms. Attic window gabled cap surrounds incised Neo-Grec motif. Roof eaves return. Raking eaves are supported by vertical sawn brackets which occupy raking fascias. 3-sided bay on east side elevation, toward rear. Bracketed fascia under roof overhang. Central chimney. 1-, 1 1/2-, and 2-story rear sections, two probably 19th-century. (Photograph 6)
- C 1860 1 1/2-story 24' x 54' gable-roofed barn with vertical siding. (Photograph 8)
- C Early 20C 10' x 18' garage.
- C 102 Elm Street 1916 1-story 31' x 41' Bungalow covered with aluminum siding. Round columns joined by picket railing support wide front porch. Front door with sidelights to west, two 12-over-1 windows to east. Two 12-over-1s at second floor in shed-roofed dormer. Central corbeled brick chimney off center to east. (Photograph 10)
- C 1916 10' x 27' garage covered with novelty siding.
- C 103 Elm Street 1808 2-story 37' x 34' Colonial 5-bay central-chimney house covered with clapboards, on foundation of brownstone blocks. Central paneled double door flanked by fluted pilasters under transom of six tombstone lights. Windows are 1-over-1. Denticulated course under eaves, which return on sides.

3-sided bay with bracketed roof overhang on east side elevation. Added 2-story gable-roofed section at northwest corner. (Photograph 11)

- C 19C 1 3/4-story gable-roofed barn with vertical siding.
- C 108-110 Elm Street 1888(?) 33' x 36' astylar 2-family gable-roofed house with aluminum siding. Wide front porch enclosed and second floor, enclosed, added to porch to west. Shed-roofed attic dormer. First-floor windows 1-over-1, second-floor 6-over-1 tripartite. Second entrance on west side. (Photograph 10)
- C 115 Elm Street 1934 2-story 30' x 38' Colonial Revival gable-roofed 3-bay house, covered with aluminum siding. Door in east bay flanked by thin fluted pilasters under thin segmental pediment. Windows are 8-over-8. Exterior chimney west elevation.
- C 1934 20' x 21' garage covered with novelty siding.
- C 116 Elm Street 1918 1-story 29' x 47' gable-roofed Bungalow covered with aluminum siding. Door off center to east in enclosed front porch. 6-over-1 windows. Shed-roofed dormer at second floor. Side elevations have three windows at first floor, two at second. Central small corbeled brick chimney. (Photographs 10, 12)
- C 1918 14' x 20' wood-shingled garage (suggesting house was shingled).
- C 122 Elm Street 1910 2-story 35' x 34' Queen Anne/American Four Square wood-shingled house with hip and gable roofs, on brick foundation. At first floor of front elevation, porch to east has round smooth columns connected by turned-baluster railing. To west is 3-sided tower. Windows are large 1-over-1s. At second floor, from east, are recessed porch, pair of 2-over-2 windows, and tower. At third floor, slope of hipped roof is to east, pedimented gable of tower to west. Tall brick chimney rises from eaves at southwest corner to height of ridge of hip.
- C 1910 20' x 26' garage covered with novelty siding.
- NC ca.1980s 21' x 29' pool.
- C 123 Elm Street 1926 2-story 44' x 25' Colonial Revival gable-roofed house covered with aluminum siding, on brick foundation. Central front door flanked by sidelights under hipped-roof porch. 6-over-1 window either side. Enclosed sunporch east. At second floor, paired 6-over-1s above porch roof, 6-over-1s to either side. Eaves returns. Small brick chimney off center east.
- C 130 Elm Street 1860? 1- and 2-story 31' x 29' gable-roofed vernacular house, altered. Early 1-story section has added front porch with three 6-over-1 windows. Shed-roofed dormer above. 2-story shed-roofed rear addition. Appears as Bungalow with added 2-story rear section. (Photograph 13)

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- C 131 Elm Street 1933 1-story 41' x 30' Cape gable-roofed house covered with vinyl siding. Central entrance is flanked by 8-over-1 windows. Two gabled dormers with 6-over-1s in front roof slope. Central brick chimney.
- C 1933 Small 10' x 19' garage.
- Vacant lot, rear. Map 21, block 11, lot 49. (Not counted in Number of Resources, page 1.)
- 50' x 300' right of way to Mountain View Drive. Central macadam walk. (Not counted in Number of Resources, page 1.)
- C 138 Elm Street 1918 1-story 28' x 43' Bungalow with gable roof, wooden-shingled siding, and brick foundation. Shingled parapet of wide front porch supports paired plain columns. Porch entrance to west, front door to east. Two large 1-over-1 windows west. Second-floor shed-roofed dormer has two 6-over-1s under horizontal wooden "cornice" decorated with large dentil blocks. West side elevation features pent-roofed rectangular oriel with paired 2-over-6 windows under diamond glazing. Roof overhang supported by Arts and Crafts brackets. (Photograph 13)
- C 1918 12' x 19' garage.
- NC 1985 20' x 44' inground pool.
- NC Mid 20C 10' x 14' shed.
- C 143 Elm Street 1910 2-story 24' x 45' Queen Anne gable-roofed house with asbestos shingle siding. 2-bay gable end to street. Front porch has round columns, turned-baluster railing, and pediment over porch entry, west. At first floor, door is to west, large 1-over-1 window to east; two smaller 1-over-1s at second floor. Roof eaves return on side elevations. 2-story 3-sided bay on east elevation capped by pedimented gable.
- C Early 20C 12' x 20' shed with vertical wooden siding.
- NC 149 Elm Street 1949 1-story gable-roofed Cape with wooden-shingle siding.
- C 150 Elm Street 1844 2-story 20' x 20' Greek Revival gable-roofed house with 15' x 30' rear section forming L shape, covered with clapboards. In 3-bay gable end toward street, added gabled entrance pavilion protects front door in west bay. Two 2-over-2 windows, east, have heavy wooden storms. Three 6-over-6s, second floor. Narrow frieze abuts second-floor window lintels. No corner pilasters. 4-over-4 pediment window flanked by pilasters under frieze. Tall central corbeled chimney.
- C Early 20C 12' x 21' garage.
- NC Mid 20C Inground pool.
- C 157 Elm Street 1912 2-story 26' x 40' Queen Anne/American Four Square hipped-roof house on brick foundation, covered with wooden-shingle siding. In front

porch, four round columns are connected by railing of turned balusters. Porch entrance and front door off center west, with 1-over-1 window either side. Two 1-over-1s at second floor; paired 6-over-1s in front hipped dormer. On east side elevation, toward front, 3-sided bay with three 1-over-1s at first and second floors, under cross gable articulated as pediment, with central rectangular window. Exterior appears to be all original and intact.

- C 160 Elm Street 1921 2-story 28' x 26' Colonial Revival gable-roofed 3-bay house, covered with wooden-shingle siding. Door in east bay protected by gabled enclosed entrance porch. Two 6-over-1s to west. Three evenly spaced 6-over-1s at second floor. On east side elevation, top half of 1-story 3-sided bay is glazed with small panes. Sun porch on east. Half-round attic windows in gable-ends.
- C ca.1921 12' x 20' garage.
- C 166 Elm Street 1919 2-story 24' x 40' gable-roofed Bungalow entirely covered with stucco, including front porch, porch parapet, and porch posts. Entrance off center east with large window of 6 vertical panes-over-2 to east and tripartite 6-over-2 to west. Above, 2 paired windows of 4 tall panes-over-1. Small chimney inboard toward west end of roof ridge. (Photograph 14)
- NC Mid 20C Lattice shed/garage.
- C 169 Elm Street 1937 1-story 47' x 22' gable-roofed Cape, covered with wooden shingles.
- C 1937 21' x 33' garage.
- C 174 Elm Street 1914 2-story 39' x 24' American Four Square pyramidal-roofed house covered with wooden siding, on stone foundation. Wide front porch with round columns and railing of pickets between hand and lower rails wraps to east. Central entrance flanked by tall small-pane sidelights with large 6-over-1 window either side. At second floor, 4' x 6' 3-sided bay over front door and 6-over-1s east and west. Attic cross gable over bay. Chimney top of east slope of roof. On east side elevation, two 6-over-1s at first and second stories. (Photograph 14)
- C 1914 20' x 25' garage with tall pyramidal roof.
- C 175 Elm Street 1826 1-story 30' x 39' gambrel-roofed Colonial house covered with clapboards, on stone foundation. Extensively altered but original shape still discernible. Enclosed front porch east. 6-over-6 window west. At second floor, pair of 6-over-6s in projecting cross gable. Rear additions. Small central brick chimney; added exterior chimney on east. (Photograph 15)
- C Early 20C? 20' x 22' vertical-siding barn.
- C 180 Elm Street 1935 1-story 32' x 24' gable-roofed Cape covered with aluminum siding. Central front door protected by coved hood on trellises, flanked by 8-over-1 windows. Above, two 4' x 4' gabled dormers, each with 6-over-1.

- C 185 Elm Street 1926. 2-story 31' x 35' American Four Square hipped-roof house covered with clapboards, on cobblestone foundation. In front porch, cobblestone piers rise to top of railing to support square wooden posts. Railing of square pickets between hand and lower rails. Central front door glazed with tall elliptical glass, and flanked by large 1-over-1s. At second floor, central 3-sided bay over front door also flanked by 1-over-1s. Hipped-roof dormer in attic. Small central brick chimney. Two 1-over-2 windows at first and second floors of east side elevation
- NC Mid 20C 1 3/4-story garage.
- C ca.1926 Shed with weathered vertical siding.
- C 188 Elm Street 1928 2-story 23' x 34' American Four Square pyramidal-roofed house covered with aluminum siding. Steps of yellow brick with yellow brick sidewalls lead up top porch, which has three yellow brick piers. Square-picket railing. Round wooden columns rise from brick piers to support porch roof. Glazed front door to east, pair of 1-over-1 windows to west. Two 1-over-1s at second floor; paired small 1-over-1s in hipped-roof attic dormer. Corbeled chimney at roof peak. To west, toward Grimes Road, is large side yard of house facing Grimes Road. (Photograph 16)
- C 191 Elm Street 1925 2-story 30' x 35' Colonial Revival/vernacular gable-roofed house covered with vinyl siding. Front porch to east is supported by floor-to-ceiling plain columns connected by railing of double pickets between upper and lower rails. Central door flanked by 3-sided oriels. In each oriel, central window is single pane, angled windows 6-over-1. Three 6-over-1s at second floor. Eaves return on side elevations. (Photograph 17)
- C 1925 21' x 20' gambrel-roofed garage.

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8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties: Nationally:___ Statewide: x Locally:___

Applicable National Register Criteria: A___ B___ C x D___

Criteria Considerations (Exceptions): A___ B___ C___ D___ E___ F___ G___

Areas of Significance:	Period(s) of Significance		Significant Dates
<u>ARCHITECTURE</u>	<u>1769</u>	<u>1937</u>	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Significant Person(s): NA

Cultural Affiliation: NA

Architect/Builder: NA

State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.

Summary

Elm Street Historic District is part of a 17th-century Connecticut River town which expanded westward from the point on the Connecticut River where an early ferry was established. It is significant architecturally because within its boundaries are good examples of a wide range of representative architectural styles, several in an excellent state of historic preservation, with historic spaces between the buildings still maintained. These buildings and spaces provide a valuable record of the development over time of an agricultural area into a town streetscape.

Historical Background

Historically, Rocky Hill was part of Wethersfield, one of the first three Connecticut River towns settled in Connecticut, ca. 1635/1640. Wethersfield's "Lower Community," as Rocky Hill was known, got its start in 1650 at the river landing which still is a terminal for the ferry across the Connecticut River to Glastonbury. The ferry began running ca. 1655, and is said to be the oldest ferry in continuous operation in the country. The rocky hill was, and is, a stone outcropping along the river north of the ferry.

For decades the Lower Community played a secondary role to the activity center of Wethersfield to the north. But when the Connecticut River changed its course, ca. 1700, Wethersfield harbor no longer could accommodate larger river craft, while the Rocky Hill landing could. Rocky Hill therefore came into its own with shipping and shipyards, leading to recognition that it was a community in its own right. Recognition took the form of establishment by the Connecticut General Assembly, in 1723, of a separate ecclesiastical society for the area, called Stepney Parish. As Stepney Parish proceeded to develop into the town of Rocky Hill and the town continued to grow, agricultural land such as bordered Elm Street was built up in a manner common in Connecticut towns.

Major roads running in the east-west direction, such as Elm Street, were laid out in the Rocky Hill area at the end of the 17th century. Elm Street shows on the earliest maps. Road width claimed by the town was up to 20 rods (330 feet), much of it often used for town purposes such as grazing. Rights of way 330 feet wide no longer exist, since most streets have assumed 20th-century size and appearance. Elm Street is one of the few to retain a sense of the original width and an asymmetric location for the roadway based on topography rather than traffic engineering.

As in all colonial Connecticut towns, the most prominent citizen in Rocky Hill was the minister. The best known of the early ministers of Stepney Parish was the third incumbent, Dr. Calvin Chapin (1763-1851), whose house survives at 79 Elm Street, corner of Chapin Avenue. While his house is sometimes referred to as the parsonage, Stepney Parish did not own a parsonage (Stiles, p. 844); the house was the property of Dr. Chapin. He purchased it from the estate of his predecessor in the pulpit, the Reverend John Lewis, in two transactions. In 1795 he bought a two-thirds interest in dwelling house, barn, and other buildings for \$333 pounds, 10 shillings, from the guardian of minor Lewis children (Wethersfield Land Records, volume 21, page 74, May 25, 1795). In 1799 he bought the remaining one-third, this time defined as eight acres, from Eunice Lewis, widow of the Reverend John Lewis, with appropriate reference to the right of widow's dower, for consideration of \$300 (WLR, 21/531, December 9, 1799).

The Town of Rocky Hill was incorporated in 1843, during Dr. Chapin's term of service. In addition to church affairs, he was actively involved in building Academy Hall, 1803, still standing on Old Main Street near the First Congregational Church. Both the academy and the church are located between the original ferry site and Elm Street, testifying to the force of growth and expansion which soon was to influence the change of land use along Elm Street from agricultural orientation to town streetscape.

Under Dr. Chapin's contract with the ecclesiastical society, he had rights to 20 acres of the 60 acres of parsonage land shown on the 1776 map, Figure 1. (The term parsonage land can be misleading. The land, designated by the General Assembly, was for general church purposes and to provide income for the society, not for the exclusive use

of the parson.) Location of the parsonage land nearby northwest of the house and of the church nearby northeast of the house may have influenced the ministers' choice of location for their house.

The name Eliel Williams appears many times in the land records in connection with properties in Stepney Parish. His house stands across Elm Street from Dr. Chapin's.

Ashwell was a prominent name among Elm Street property owners during the 19th century. As late as 1937 the estate of Samuel Ashwell owned a three-quarter interest in 93 Elm Street (Rocky Hill Land Records, volume 34, page 583, May 14, 1937). The family gave its name to the north-south cross street in the district. Another 19th-century resident in the district was Captain Dan Taylor, whose command was the Rocky Hill-Glastonbury ferry. Captain Taylor lived at 53 Elm Street.

The district first was identified by the report of the Rocky Hill Historic District Study Committee in 1973. The committee's recommendations were not adopted by the town, but the boundaries of the present Elm Street Historic District are almost the same as those recommended in 1973.

Architecture

Buildings in the Elm Street Historic District accurately reflect changing architectural styles over a period of about 170 years when houses were built along formerly agrarian Elm Street as part of Rocky Hill's development westward from the Connecticut River. While many individual buildings are good examples of their styles, the strength of the district is its reasonably complete record of design development over its long time period. The continuation of historic spaces between the houses both laterally and across the street from one another enhances the significance of the district.

Four of the 39 houses which contribute to the district's architectural and historical significance fit the "COLONIAL/Post Medieval English and Georgian description" cited at Item 7 above. The oldest of these is the oldest building in the district, the Eliel Williams House, 82 Elm Street, 1769. The Williams house is an exemplary textbook illustration of the Colonial style with its massive central chimney, central double-door entrance, five bays of 12-over-12 windows in 2-1-2 rhythm, double overhang, and siding of wooden shingles, all intact. It is free of apparent alterations or intrusions.

Across the street, the Dr. Calvin Chapin House, 79 Elm Street, 1785, has similar mass and fenestration, but with the important difference of twin chimneys instead of central chimney. The twin chimneys imply a central hall in the Georgian style, which followed the Colonial, while the pilasters flanking the door and the denticulated course under the eaves are classical embellishments of the style. In addition, the house has alterations which in themselves are significant in the Italianate posts and arches of the well-designed added front porch.

Similar pristine and altered examples are found in the next architectural style, the Greek Revival. 31 Elm Street, 1850, and 150 Elm Street, 1844, have front blocks gable end to street in the Greek temple mode, today appearing approximately as they were built. 43 Elm Street, 1850, on the other hand, while basically similar, has a complex added front porch which exhibits the elaborate detail beloved in the Victorian era. 43 Elm Street and 150 Elm Street share an important treatment in their pediments in that both pediment

PROPERTY NAME

Elm Street Historic District, Rocky Hill, CT

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windows are developed architecturally in terms of classical detail such as pilasters and moldings with far more sophistication than is common practice. The proportions, mass, moldings, and other character-defining features of the district's three Greek Revival houses contribute to an excellent interpretation of the style's design strength and use of bold classical details.

At about mid-century the widespread popularity of the Italianate style found expression in the district, in addition to the alterations to 79 Elm Street, with construction of 93 Elm Street, 1860, where the apparent level of integrity of the building is comparable to 82 Elm Street, e.g., no alterations. Since 93 Elm Street was sheathed in aluminum siding ca. 1960, it is unusual to observe that its integrity has been maintained, but in its case the siding was applied with unusual care not to obscure or remove significant architectural features.

As the 19th century wore on, the Queen Anne style, widely built elsewhere in Connecticut, was little used in the district. Not until after the turn of the century did 122, 143, and 157 Elm Street take their places, just before World War I. 122 Elm Street and 157 Elm Street are of special interest because they fuse the by-now *retarditaire* Queen Anne style with the burgeoning American Four Square. These two houses combine the classical features and irregular floor plan of the Queen Anne with the blockiness and high hipped roofs of the American Four Square. Pure examples of the American Four Square are found at the western end of the district in 174, 185, and 188 Elm Street, the last two erected in the 1920s.

Counterbalancing its minor participation in the popular Queen Anne style, the district went on to see the construction of four good examples of the Bungalow style just after World War I. 102, 116, 138, and 166 Elm Street all have the Bungalow character-defining features of one story, wide front porch, long sloping roof, shed dormer, and details from the Arts and Crafts movement. The west side elevation of 138 Elm Street, in particular, owes its pent-roofed stained-glass oriel and complex roof brackets to Arts-and-Crafts influence.

The final stage of the district's architectural development came in the 1920s and 1930s with the Colonial Revival and its subsets, Dutch Colonial Revival and Cape. 88 Elm Street is a particularly well-preserved good example of the Dutch Colonial Revival style.

A chief component of the design significance of the district is the fact that over the years the spaces established by the width of the right of way and the relationship of buildings one to another were maintained. This observation is documented by the Baker & Tilden 1869 atlas (Figure 2), which shows the street then built up with houses about as close together as they are today, particularly on the north side of the street where they are, and continue to be, well set back from the roadway. The spaces and ambience derived from the spaces contribute as much to the design significance of the district as do the many fine examples of a range of architectural styles.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

An Historic District for Rocky Hill, Connecticut, Report of the Historic District Study Committee. January 1, 1973.

Atlas of Hartford City and County. Hartford: Baker & Tilden, 1869, Plate 28.

Likely Tales: Stepney Parish, 1776. Rocky Hill: The Bicentennial Committee, 1976.

Revill, Peter J. *A Short History of Rocky Hill, Connecticut, A Connecticut River Town.* Rocky Hill: Rocky Hill Historical Society, Inc., 1972, pp. 23, 24.

Rocky Hill Assessor's 1979 field cards.

Rocky Hill Land Records for 93 Elm Street: volume 90, page 533, 86/14, 78/114, 73/360-362, 35/244, 35/106, 34/583,

Stiles, Henry R. *The History of Ancient Wethersfield, Connecticut*, vol. 1. New York: Grafton Press, 1904,

Wethersfield Land Records, volume 21, page 74; 21/531.

Wilscam, Roderick A., Rocky Hill Historical Society. Interview, July 8, 1997.

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: _____

PROPERTY NAME

Elm Street Historic District, Rocky Hill, CT

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10. GEOGRAPHICAL DATAAcreage of Property: 20

UTM References: Zone Northing Easting Zone Northing Easting

A	<u>18</u>	<u>4615100</u>	<u>696320</u>	B	<u>18</u>	<u>4614920</u>	<u>696440</u>
C	<u>18</u>	<u>4614820</u>	<u>695950</u>	D	<u>18</u>	<u>4614920</u>	<u>695860</u>
E	<u>18</u>	<u>4615330</u>	<u>696030</u>	F	<u>18</u>	<u>4615140</u>	<u>696240</u>

Verbal Boundary Description:

The district boundary is shown by the dashed line on the district map.

Boundary Justification:

The boundary is drawn to encompass residential, or historically residential, properties fronting on Elm Street from Silas Deane Highway to Grimes Street, approximately the district as proposed by the Rocky Hill Historic District Committee in 1973. The north and south boundaries are the rear lot lines of properties fronting on Elm Street. The eastern boundary is the western lot lines of properties fronting on Silas Deane Highway, which are commercial. The western boundary is the western lot lines of 188 Elm Street and 191 Elm Street. West of 188 Elm Street is the side yard of a property fronting on Grimes Street (Photograph 16). West of 191 Elm Street is a Raised Ranch (Photograph 17).

11. FORM PREPARED BY

Name/Title: David F. Ransom, Consultant, reviewed by John F.A. Herzan, National Register Coordinator

Org.: Architectural Historian

Date: July 1997

Street/#: 334 Avery Heights

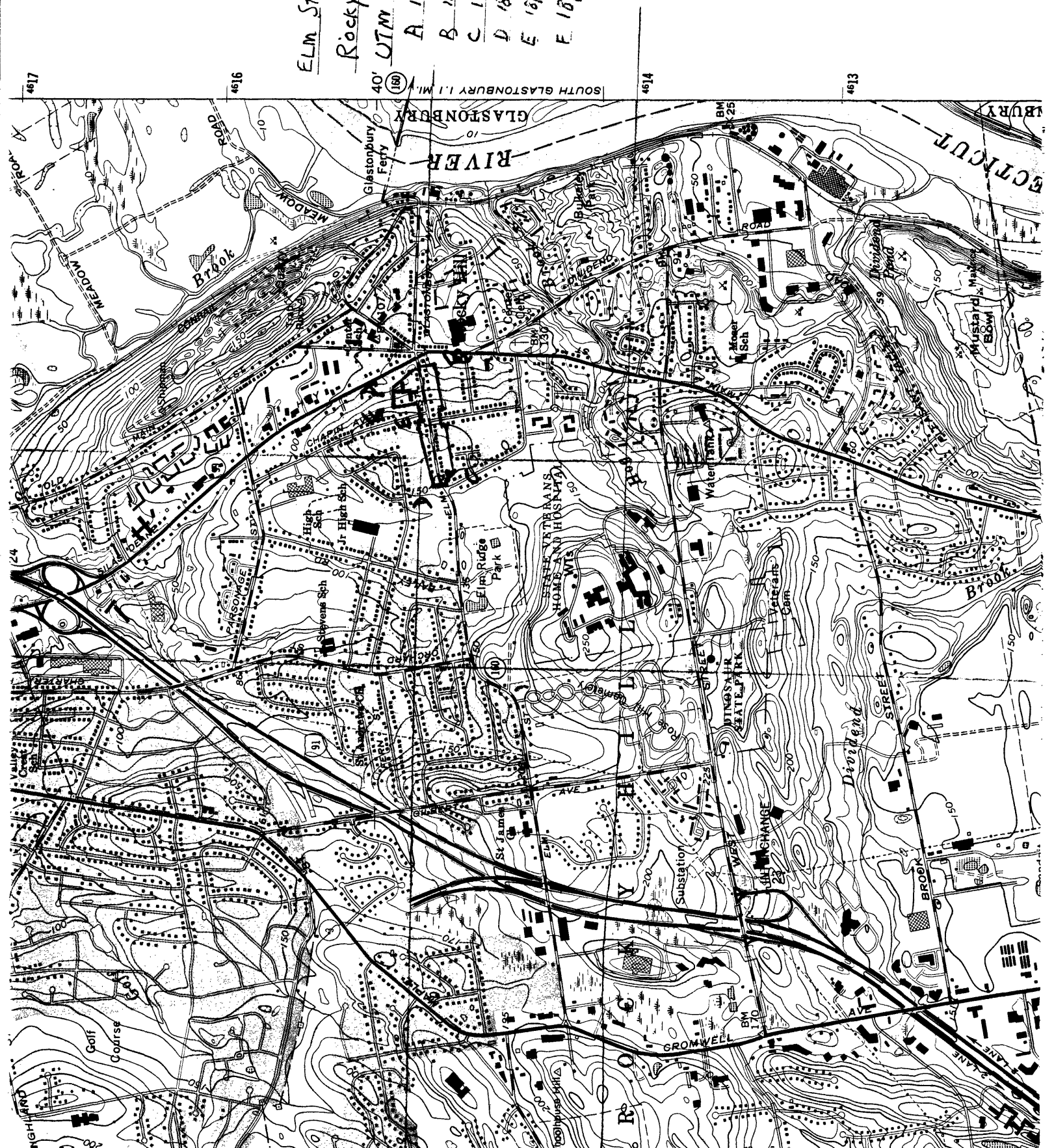
City/Town: Hartford

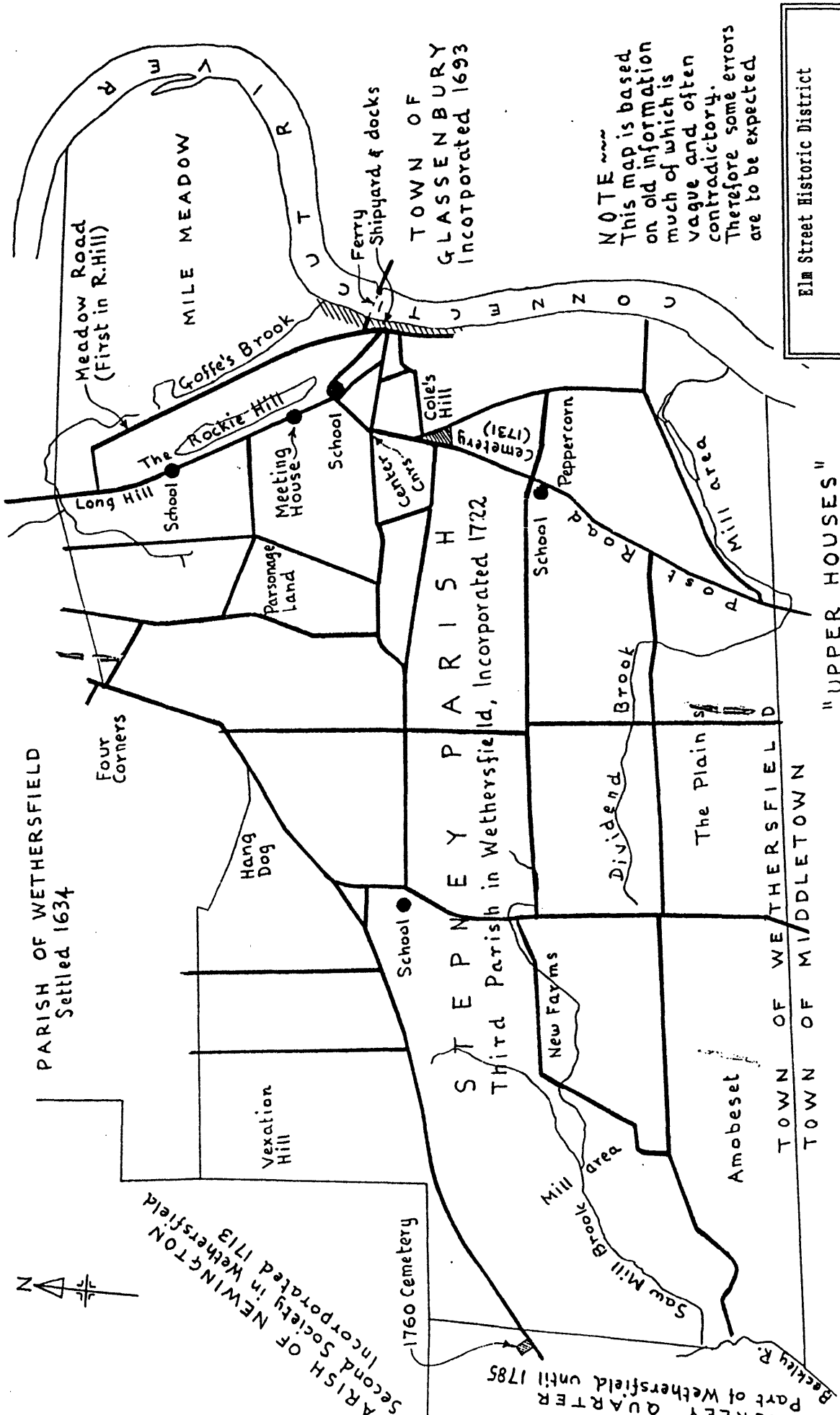
State: CT

ZIP: 06106

Telephone: 860 953-8626

ELM STREET HHS DIST
 Rocky Hills, CT
 UTM REFS
 A 18/4615100/696320
 B 18/4614920/696440
 C 18/4614820/695950
 D 18/4614920/695860
 E 18/4615030/696030
 F 18/4615140/696240



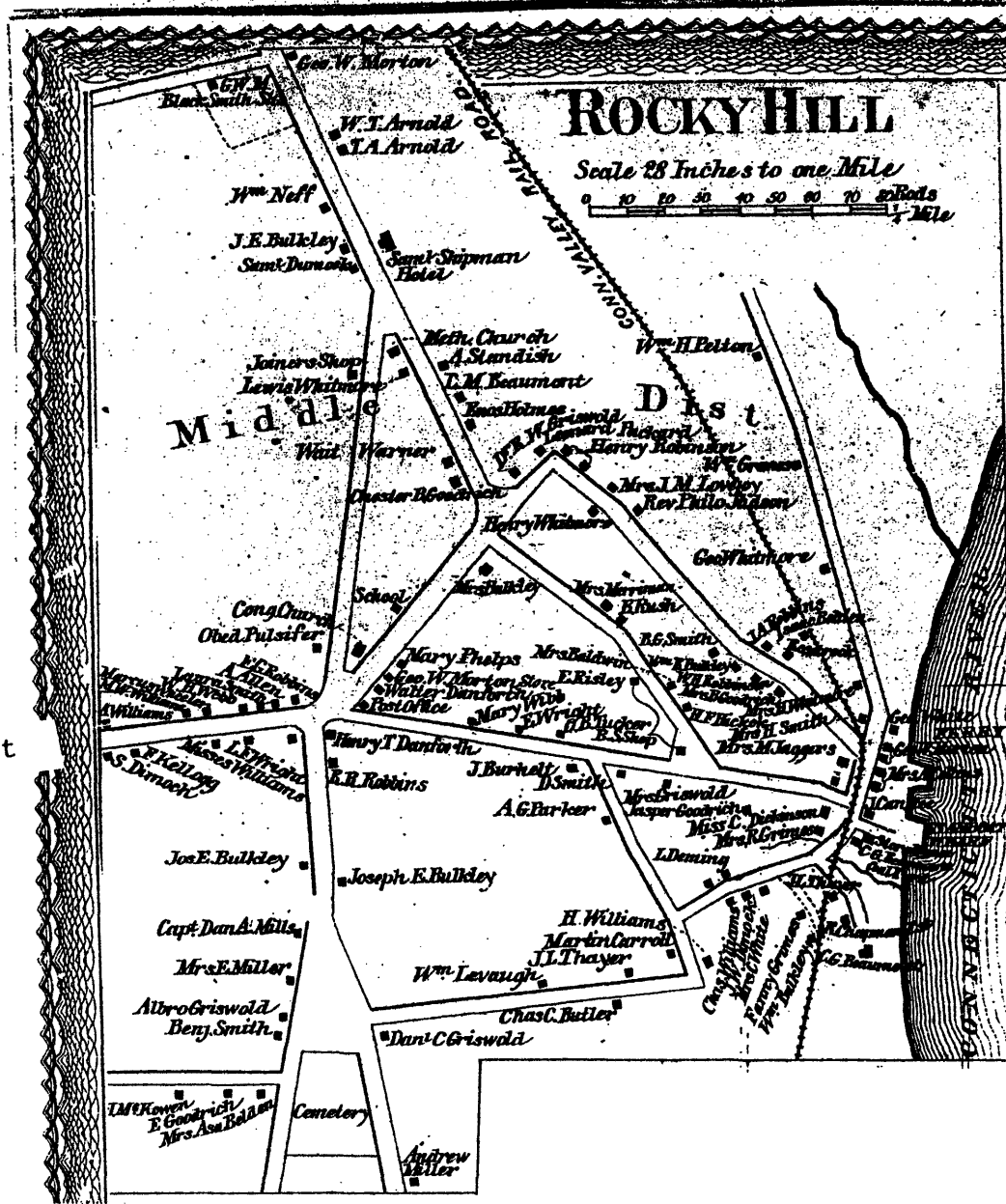


NOTE ~~~~
 This map is based
 on old information
 much of which is
 vague and often
 contradictory.
 Therefore some errors
 are to be expected.

Elm Street Historic District
 Rocky Hill, CT
 Figure 1 - 1776 Map
 Likely Tales: Stepney Parish,
 1776. Rocky Hill: The
 Bicentennial Committee, 1976,
 pp. 16, 17.

ROCKY HILL CIRCA 1776

"UPPER HOUSES"



Elm Street Historic District
Rocky Hill, CT
Figure 2
Atlas of Hartford City and County.
 Hartford: Baker & Tilden, 1869,
 Plate 28.





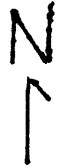
Elm Street Historic District

Rocky Hill, CT

District Map

Boundary - - - - -

1:960 CGS SERIES
 TOPOGRAPHIC SURVEY - ROCKY HILL
 SCALE 1/160



List of Photographs

Photographs were taken by David F. Ransom on July 7, 1997. Photographs are keyed on the district map. Negatives are on file at the Connecticut Historical Commission.

Photograph 1

18, 26 Elm Street
View southwest

Photograph 2

31 Elm Street
View north

Photograph 3

43 Elm Street
View north

Photograph 4

43 (45) Elm Street
View northeast

Photograph 5

56 Elm Street
View south

Photograph 6

93, 79 Elm Street
View northwest

Photograph 7

82 Elm Street
View southwest

Photograph 8

93 Elm Street barn
View northwest

Photograph 9

Elm Street right of way
View northwest from inter-
section with Ashwell Street

Photograph 10

102, 108-110, 116
Elm Street
View southwest

Photograph 11

103 Elm Street
View north

Photograph 12
116, 122 Elm Street
View southeast

Photograph 13
130, 138 Elm Street
View southwest

Photograph 14
166, 174 Elm Street
View southwest

Photograph 15
175 Elm Street
View southwest

Photograph 16
188 Elm Street
View southwest

Photograph 17
205, 191 Elm Street
View northeast