National Register of Historic Places Inventory—Nomination Form

received DEC 0 5 1988 date entered IAN 1 9 1989

For NPS use only

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

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state C	T code	e cou	unty Hartford	code
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National Register of Historic Places Inventory—Nomination Form

Colonial Houses of Southington, Thematic Resource Southington, CT Item number For NPS use only received date entered

Page 1

Representation in Existing Surveys (continued):

State Register of Historic Places 1988 - State

Records deposited with: Connecticut Historical Commission

59 South Prospect Street

Hartford, Connecticut 06106

6

The following property included in the thematic group is a contributing building in the proposed Southington Center National Register Historic District:

140-142 North Main Street, Jonathan Root House

The following property is a contributing building in the proposed Marion National Register Historic District:

1177 Marion Avenue, Barnes/Frost House

Condition Check one Check one ___excellent ____deteriorated _X unaltered _X original site ____ altered ___ moved date _____

Describe the present and original (if known) physical appearance

Summary

7. Description

This thematic group of 25 houses includes all known residential structures from c.1720-1820 in Southington, Connecticut, that appear to meet the criteria for listing in the National Register of Historic Places. They are built with post-and-beam frame construction and have gable roofs, varying in pitch from approximately 30 to 45 degrees, with ridges parallel to the street. Several have rear leantos, creating the "saltbox" form typical of the period. central chimneys piercing the roof ridges contain interior fireplaces that open into rooms organized around this central feature. dimensions they are between 30 and 48 feet across in width and 20 to 35 feet deep; central front doorways are universal in symmetrical facades that typically contain five bays, although a few have three bays. Virtually all of the buildings are sheathed in narrow clapboards and display minimal decorative detailing that consists of molded door and window surrounds. A few have entrance compositions that are Federal and, given their c.1785 or later estimated date of construction, may be original. Thirteen of the houses are two stories in height, nine are one-and-one-half, and three are one-Several have slight overhangs between the first and upper floors or at the eaves.

The properties in this nomination are scattered individually throughout Southington. Originally, most were on large parcels of farmland; as the town has grown, much of that farmland has been claimed by residential, commercial, and industrial development. The streets in the hills along the eastern and western borders of Southington, where several houses are located, still retain their rural character. Most dwellings in the thematic group, however, are now in built-up residential areas and are generally closer to the street than their more modern neighbors.

Information on the Survey

This nomination is based on the survey of historical and architectural resources of Southington conducted between June 1985 and August 1986 by David Ransom and Gregory Andrews. Sponsored by the Town of Southington and the Connecticut Historical Commission (CHC) and carried out according to CHC standards, the survey identified 335 structures of historical or architectural importance. No attempt was made to locate archeological resources since the survey was limited to historical and architectural themes.

National Register of Historic Places Continuation Sheet

Colonial Houses of Southington Thematic Resource,

Section number 7 Page 1 - Southington, CT

Fifty-one houses were selected from the survey as candidates for this thematic nomination based on their estimated 18th or early 19thcentury dates and similarity in construction, massing, and detailing. No omissions from the survey that might be suitable for inclusion in this nomination have come to the attention of the authors of this None of the 51 buildings currently is listed in the document. National Register of Historic Places, although the c.1795 Barnes/Frost House at 1177 Marion Avenue is part of the proposed Marion National Register Historic District, and the c.1720 Jonathan Root House at 140-142 North Main Street is part of the proposed Southington Center National Register Historic District.

Selection Criteria

National Register criteria of eligibility were applied to the 51 houses. Site visits to all of them resulted in the determination that 25 meet the criteria.

The houses were evaluated according to the degree that they exemplify the techniques of construction and exterior features typical of the Colonial and early national periods in Connecticut. identifying characteristics are post-and-beam construction, rectangular plans with the facade being a long side, and gable roofs. Houses that failed to exhibit these basic features, despite their appropriate ages, were excluded. Additions of inappropiate size and incongruously altered fenestration or doorway configurations were grounds for exclusion. In some cases, extensive changes have turned 18th-century houses into fine examples of 19th-century architecture, on which basis they might qualify for National Register listing outside of this nomination.

Inclusion in the thematic nomination also required the presence of at least two of three key exterior elements that typify residential construction of the period: clapboard sheathing, a large central chimney of brick or stone, and small-pane double-hung sash windows. In some cases the existing features in the thematic houses are not original, and they may vary in size from correct 18th-century designs. In all such instances where the non-original feature was judged appropriate, however, its appearance has not substantially lessened the stylistic integrity of the building. Replacement central chimneys are perhaps the most prevalent example of this

National Register of Historic Places Continuation Sheet Colonial

Colonial Houses of Southington Thematic REsource, Southington, CT

Section number	or <u>7</u>	Page	2
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situation. Similarly, six-over-six sash may well not be original in some houses, but their appearance is visually similar to the more correct twelve- and eight-over-twelve sash.

A few houses are included in the thematic nomination, despite alterations that would otherwise require exclusion, because they exhibit features that are especially well-executed and rare among Southington buildings of the time. The c.1810 Stephen Grannis House (Photograph 23) for example, has an unusual Adamesque transom over the front door that offsets the application of artifical siding and non-historic one-over-one window sash.

Integrity of the Thematic Houses

Virtually without exception, the buildings in the thematic group have experienced some exterior changes over time. Because of their great ages, it is understandable that deterioration has required the replacement of original components. New materials have either reproduced the old in substance and appearance, or have introduced new stylistic elements. Wings and rear ells have been added. The buildings in the thematic group have met the National Register criteria in this regard because their alterations have not impaired the basic integrity of the stylistic elements of Colonial architecture that are the theme for this nomination, i.e., the massing and detailing characteristic of the period.

Alterations have most noticeably affected front entrances, window glazing patterns, and roofs. The introduction of Greek Revival elements is apparent in several houses, either in a coordinated makeover or in individual ways. These changes have not adversely affected the original appearance of the thematic resources, and their quality has made them architecturally significant in their own right. Two buildings, the c.1745 Luman Andrews House (Photograph 1) and the c.1780 Hezekiah Woodruff House (Photograph 4), for example, were stylistically updated with Greek Revival entrance compositions, sixover-six sash and new gable-end rooflines (pedimented gables at the Andrews House, partial eaves returns at the Woodruff House).

Several buildings received individual Greek Revival elements, such as the portico at the c.1754 Dr. Joshua Porter House (Photograph 3). A number of houses have Federal detailing that may be a later

OMB Approval No. 1024-0018

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

Colonial Houses of Southington Thematic Resource Southington, CT

Section	number	7	Page	3
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improvement or perhaps is original. The unusual diamond and ellipse frieze band pattern decorating the c.1795 Barnes/Frost House (Photograph 10) is a high-style Federal embellishment that may well have been a later improvement. The same is true of the Federal portico of the c.1787 Roswell Moore II House (Photograph 2; its turned posts are obviously not original). The six-over-six sash appearing on many houses similarly may or may not be original, depending on estimates of original construction. Changes have continued to occur in this century, such as the roof alteration of the c.1720 Jonathan Root House (Photograph 14) to create the lean-to form.

In recent years, efforts to restore historic appearances have affected many of the thematic resources as Southington residents become more aware of their architectural heritage. The c.1778 Selah Barnes House (Photograph 15) has received twelve-over-twelve sash and double leaf, raised panel doors. The owners of the Luman Andrews House have removed vinyl siding and also restored more historic sash, while at the same time respecting the architectural significance of its Greek Revival entrance and pedimented gables. 590 West Street (Photograph 20) has received a reproduction Georgian front door enframement that, while not historically characteristic of Southington, is not inappropriate for a house of its time.

Format of the Nomination

This nomination follows the instructions in "How to Complete National Register Thematic Group Nomination Forms-Interim Guidelines". Attached are the individual resource survey forms for the 25 buildings in the nomination. These "Historic Resource Inventory -Building and Structure" forms, devised by the Connecticut Historical Commission, describe each property and its setting, and state its individual significance. The current owner was verified as of April 1988, and deed references, acreage, and UTM map coordinates are "A" and "V" notations accompany some dates of construction; "A" means the source of the date is the town assessor, while "V" indicates that the date is the visual estimate of the surveyor. comments made subsequent to the 1986 survey are included. 8" x 10" black and white photographs of all 25 buildings accompany the nomination, and the sites are plotted on a general location map and on the appropriate quadrangle of U.S.G.S. maps, all of which are attached.

National Register of Historic Places Inventory—Nomination Form

Colonial Houses of South-

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For NPS use only received date entered

Page

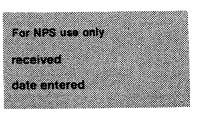
Inventory forms for the following properties are included:

- 1745, 2-story, 5-bay facade, central 1. 469 Andrews Street--Luman Andrews House, chimney, clapboard siding, pedimented gables, Greek Revival detailing, large rear ell.
- 1166 Andrews Street--Roswell Moore II House, c.1787, 2-story, 5-bay facade, 2. central chimney, wood shingle siding, Federal portico.
- 3. 391 Belleview Avenue--Dr. Joshua Porter House, c.1754, 2-story, 5-bay facade, central chimney, clapboard siding, double overhang, Greek Revival portico.
- 377 Berlin Street--Hezekiah Woodruff House, c. 1780, 1-story, 5-bay facade, 4. central chimney, clapboard siding, Greek Revival detailing.
- 5. 1096 East Street--Urbana Woodruff House, c.1784, 1-story, 5-bay facade, central chimney, clapboard siding.
- 6. 1152 East Street--Ezekial Woodruff House, c.1785, 12-story, 5-bay facade, central chimney, clapboard siding, 6-light front entrance transom, lean-to addition.
- 521 Flanders Road--Timothy Hart House, c.1810, 12-story, 5-bay facade, cen-7. tral chimney, clapboard siding, partially exposed foundation.
- 8. 17 Long Bottom Road--Ebenezer Evans House, c.1767, 15-story, 5-bay facade, central chimney, clapboard siding, Federal entrance composition.
- 9. 184 Marion Avenue--Capt. Josiah Cowles House, c.1750, 2-story, 5-bay facade, central chimney, clapboard siding, double-leaf front door in molded surround. large rear addition 1988.
- 10. 1177 Marion Avenue--Barnes/Frost House, c.1795, 2-story, 5-bay facade, central chimney, clapboard siding, eaves and window friezes with repeating diamond and ellipse pattern.
- 1460 Meriden Avenue--Avery Clark House, c.1792, 1-story, 5-bay facade, brown-11. stone central chimney, clapboard siding, gable-end overhang.
- 12. 1024 Mount Vernon Road--Rev. John Wightman House, c.1770, 2-story, 5-bay facade, central chimney, clapboard siding, 2nd-story gable-end overhang, tripartite 2nd-story window, Georgian front entrance composition.

National Register of Historic Places Inventory—Nomination Form

Colonial Houses of Southington, Thematic Resource, Continuation sheet Southington, Connecticut

Item number 7



Page 5

- 13. 1112 Mount Vernon Road--Valentine Wightman House, c.1800, 2-story, 5-bay facade, central chimney, clapboard siding, 2nd-story gable-end overhang.
- 14. 140-142 North Main Street--Jonathan Root House, c.1720, 2-story, 5-bay facade, central chimney, 2nd-story overhang, clapboard siding, rear lean-to added 1942, large side addition.
- 15. 282 Prospect Street--Selah Barnes House, c.1778, 1½-story, 5-bay facade, central chimney, clapboard siding, double-leaf front door.
- 16. 537 Shuttle Meadow Road--Ichabod Bradley House, c.1813, 2-story, 5-bay facade, central chimney, clapboard siding, Federal entrance composition and corner pilasters, dentil course in eaves.
- 17. 1010 Shuttle Meadow Road-- c.1772, 2-story, 5-bay facade, end chimneys, clap-board siding, Georgian door surround with pilasters and cornice.
- 18. 889 South Main Street--Dr. Henry Skelton House, c.1748, 2-story, 5-bay facade, integral lean-to form, central chimney, clapboard and wood shingle siding, rear ell.
- 19. 760 Spring Street--Thomas Langdon House, c.1742, 1½-story, integral lean-to form, 3-bay facade, central chimney, clapboard siding, overhang.
- 20. 590 West Street--c.1790, 2-story, 5-bay facade, central chimney, clapboard siding, c.1987 Georgian entrance composition.
- 21. 1096 West Street--John Carter House, c.1792, 1½-story, 5-bay facade, central chimney, clapboard siding, brick foundation, large additions at the rear.
- 22. 1137 West Street--c.1800,1½-story, 5-bay facade, central chimney, clapboard siding, Federal entrance composition.
- 23. 1193 West Street, -- Stephen Grannis House, c.1812, 1½-story, 5-bay facade, central chimney, aluminum siding, overhang, Federal entrance composition.
- 24. 1506 West Street--Charles Woodruff House, c.1742, 1½-story, integral lean-to form, 3-bay facade, central chimney, clapboard siding.
- 25. 137-139 Woodruff Street--Jotham Woodruff House, c.1790, 2-story, 5-bay facade, central chimney, clapboard siding, fire damage (December, 1987).

8. Significance

Period		community planning	landscape architecture law literature military music philosophy politics/government	e religion science sculpture social/ humanitarian theater transportation other (specify
Specific dates	c.1720-c.1820	Builder/Architect See	Inventory forms	

Statement of Significance (in one paragraph)

Overview

The houses comprising the Colonial Houses of Southington, Connecticut Thematic Resource are significant because they illustrate the distinctive characteristics of 18th-century residential architecture in Connecticut, particularly its manifestation in a vernacular, outlying setting. These buildings also hold special importance for Southington as documentation of its historic built and social environment. The dramatic changes that have altered the face of Southington during the 19th and 20th centuries make these structures irreplaceable assets (Criterion C).

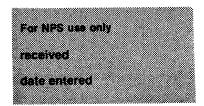
Architectural Significance: Criterion C

The post-and-beam timber framing, symmetrical massing, and other elements that typify 18th-century residences are clearly illustrated by these Southington resources. The c.1754 Dr. Joshua Porter House, 391 Belleview Avenue, and the c.1767 Ebenezar Evans House, 17 Long Bottom Road, for example, display the customary five-bay facades with central entrance on the long side, gable roofs, large central chimneys, and clapboard sheathing common to virtually all of the Southington buildings in the thematic group.

Variations in height among houses of the period, typical throughout Connecticut and New England, are well represented among the Southington buildings. The two-story Colonial plan, which predominates in the surviving houses in many communities such as West examples in Southington, including the c.1728 Hartford, numbers 13 Capt. Josiah Cowles House at 184 Marion Avenue. Less numerous, but higher architectural interest because of their relative rarity, are the one-and-one-half-story structures. The raised plate of this construction was an economical way to give more space and headroom in the second story; the cluster of thematic resources on West Street just north of Interstate 84 (1096, 1137, and 1193 West Street, built c.1792, c.1800, and c.1812, respectively), and the c.1784 Urbana Woodruff House at 1096 East Street are among the nine examples of this popular Southington form. The one-story house plan, known traditionally as the "Cape Cod" and historically widespread in 18th-century use, is found in relatively few buildings among the thematic group.

National Register of Historic Places Inventory—Nomination Form

Colonial Houses of Southington Thematic Resource Continuation sheet Southington, CT (tem number 8



Page

Lean-to projections, which create the characteristic New England "saltbox" plan, and upper floor wall overhangs are other structural features found in several Southington houses, placing the community in the mainstream of period architecture. Lean-tos may be found here as both integral parts of the original framing (the c.1748 Dr. Henry Skelton House at 889 South Main Street) and as what appear to be later additions (the c.1785 Ezekial Woodruff House at 1152 East Street); both forms were typical of the time. Wall overhangs were a carryover of 17th-century building practice, and the Southington resources display the various forms in use during the 18th century, including the double overhang (Dr. Joshua Porter House, 391 Belleview Avenue), the overhang in the side elevation only (the c.1770 Rev. John Wightman House, 1024 Mount Vernon Road), and the more unusual overhang directly over the first-floor windows in one-and-one-half-story houses (c.1742 Thomas Langdon House, 760 Spring Street).

The exterior detailing of the Southington houses includes archetypical examples of the Colonial style, together with sympathetic Greek Revival alterations that have acquired significance in their own right. The characteristic simplicity of much of the Colonial style is found in the flat wall surfaces and window surrounds, and restrained molded door enframement, of the c.1778 Selah Barnes House at 242 Prospect Street. Colonial houses from the late 18th and early 19th centuries, such as the c.1813 Ichabod Bradley House at 537 Shuttle Meadow Road, display transitional Federal characteristics in their doorway compositions and six-over-six glazing. Many Colonial houses received Greek Revival improvements during the 19th century, and alterations such as the portico of the Dr. Joshua Porter House, 391 Belleview Avenue, and the front entrance surround and gable pediments of the Luman Andrews House, 469 Andrews Street, effectively document this voque and are themselves architecturally well-executed; fortunately they do not impair the integrity of the important Colonial features.

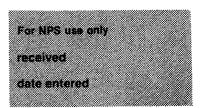
The agrarian economy of 18th-century Southington and the generally modest means of its citizenry are indicated by the thematic resources. The houses are scattered throughout town and typically located away from modern-day Route 10, historically the most important commercial thoroughfare. Farmers built and occupied many of these houses. The simple detailing of the buildings, in turn, contrasts markedly with the rich embellishments of contemporary homes in many Connecticut River Valley towns, which points to the rural, and less affluent and

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National Register of Historic Places Inventory—Nomination Form Colonial Houses of South-

ington Thematic Resource, (tem number 8 Continuation sheet Southington, CT



Page

sophisticated, style of life in Southington at the time. The sizable number of one and one-and-one-half-story houses also tends to confirm this correlation.

Historic Context: Settlement and Development of Southington

Originally part of the town of Farmington, Southington's first settlement occurred in 1698, when Samuel Woodruff of Farmington built a home (no longer standing) near the modern intersection of Pleasant and Woodruff streets. While most of the early settlers farmed the land, the relatively poor soil was not always the prime reason for their arrival; Woodruff traditionally came to take advantage of the hunting and fishing. Other settlers came north from New Haven and Wallingford. The c.1792 Avery Clark House was built by the greatgrandson of Samuel Clark, who arrived from New Haven and gave his name to an area still known as Clark Farms. Route 10, the highway linking Farmington and New Haven, experienced the most development and supported a variety of small retail establishments and taverns (e.g., the c.1720 Jonathan Root House, 140-142 North Main Street, was a tavern). Southington was incorporated as a separate town in 1779.

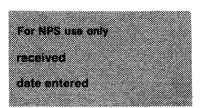
Farming was the basis of the Southington economy throughout the 18th century. As the soil became exhausted from over-cultivation, residents after 1760 changed from growing wheat to rye and corn, then to tobacco, and by the middle of the 19th century largely to apples (Photograph 8; the Ebenezer Evans farm became a noted apple orchard). Many farmers turned instead to invention and manufacture. Southington witnessed the first American production of hydraulic cement in the 1830s (see inventory forms for the c.1745 Luman Andrews House and the c.1787 Roswell Moore II House). Between 1809 and 1874, a small explosion of creativity resulted in the issuance of over 230 patents to Southington men. A burgeoning industrial economy produced buttons, combs, and paper and metal goods, and then evolved into a more sophisticated blend of tinware, cutlery, and bolt production. Entrepreneurs such as Levi Frost, owner of L.B. Frost & Son in Marion (the c.1795 Barnes/Frost House) harnessed the waterpower of the Quinnipiac River and developed a modern industrial base.

Changing architectural fashion and Southington's rapid industrialization conspired to alter the town's appearance dramatically during the 19th century. Gable-to-street Federal and Greek Revival structures were the first step away from Colonial

National Register of Historic Places Inventory—Nomination Form

ington Thematic Resource,

Continuation sheet Southington, CT Item number 8



Page 3

architecture. The dramatic 150% increase in town population between 1850 and 1880 that accompanied the rise in manufacturing enterprises led to a sustained building boom. Southington Center and Plantsville emerged as community centers, with clusters of housing and commercial structures in the prevailing mid-century styles. The rural eastern and western parts of town, however, remained largely untouched by this growth.

The acceleration in Southington's growth and change since 1940 emphasizes the rarity of the houses in this thematic group. Following the early 20th-century decline of the traditional manufacturing concerns, the construction in 1942 of a large Pratt & Whitney airplane engine plant near Queen Street and other wartime production needs quickened the pace of development. Since World War II, a 400% increase in town population has occurred and commercial construction has boomed, in part a result of the completion of Interstate 84. Within the two years since the comprehensive survey of the town's historic and architectural resources (1986), the c.1780 Lt. Elisha Root House on Queen Street was dismantled and moved to make way for commerce; other historic structures have succumbed to fire and demolition. The thematic resources are an indispensable reminder of the town's early history and constitute a threatened species.

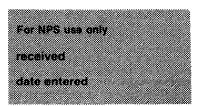
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name/title	Gregory Andrew	s and Dor	is Sherro		ed by John Herzan, al Register Coordinator
organization				date	June 1, 1988
street & numibe	, 1643 Boulevard			teiephone	(203) 561-3841
city or town	West Hartford			state	Connecticut
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National Register of Historic Places Inventory—Nomination Form Colonial Houses of South-

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Major Bibliographical References (continued):

Books and Articles:

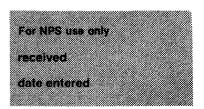
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National Register of Historic Places Inventory—Nomination Form

Colonial Houses of Southington, Thematic Resource, Continuation sheet Southington, CT Item number 9



Page 2

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National Register of Historic Places Continuation Sheet

Colonial Houses of Southington Thematic Resource Southington, CT

Section number 10 Page 1

<u>UT1</u>	M References:	Zone	Easting	Northing
1.	469 Andrews Street	18	680690	4609990
2.	1166 Andrews Street	18	680930	4607980
3.	391 Belleview Avenue	18	677680	4605660
4.	377 Berlin Street	18	678710	4607030
5.	1096 East Street	18	679860	4606680
6.	1152 East Street	18	679850	4606820
7.	521 Flanders Road	18	679520	4609530
8.	17 Long Bottom Road	18	680410	4610800
9.	184 Marion Avenue	18	674780	4605580
10.	1177 Marion Avenue	18	672990	4603420
11.	1460 Meriden Avenue	18	679010	4603310
12.	1024 Mount Vernon Road	18	672890	4607120
13.	1112 Mount Vernon Road	18	672880	4607370
14.	140-142 North Main Street	18	676790	4607820
15.	282 Prospect Street	18	675000	4606330
16.	537 Shuttle MEadow Road	18	679510	4612810
17.	1010 Shuttle MEadow Road	18	678760	4612880
18.	889 South Main Street	18	675700	4605520
19.	760 Spring Street	18	674980	4610380
20.	590 West Street	18	675070	4607770
21.	1096 West Street	18	674960	4609270
22.	1137 West Street	18	675025	4609390
23.	1193 West Street	18	675000	4609560
24.	1506 West Street	18	674890	4610420
25.	137-139 Woodruff Street	18	677490	4607570

National Register of Historic Places Continuation Sheet

		Multiple Resource Area Thematic Group	
	es of Southington TR		
	rty, CONNECTICUT		
mination/Type of Revi	ew	Date/Signature	
Cover		So Keeper Beth & Source	17
1. House at 1137 West	: Street S ubstantine Sevie Selection Sevient Sev		/-/
2. Langdon, Thomas, I	louse Substantia	Attest Sor Keeper Soft Savage Attest	4-2:
	I, Houses Substanting Revie	Attest	-19-
4. Woodruff, Charles.	House Substant a low-sea	Sw Keeper School Swige /-	19-8
5. Andrews, Luman, Ho	ouse Eubstandia i Rowiew	So Keeper Beth & Savage 1	-19-
o. Barnes, Selah, Hou	ise <u>fatured</u> in the Lational Register	Attest	1/19
. BarnesFrost Hous	entored in the	Reeper Helours Sym	1/191
Bradley, Icabod, F	House	Attest Selves Byun	1/19
	Entered in the	Attest Lilous Byen	1/19/
. Carter, John, Hous	se National Register	Keeper / was and fair	/ - /

National Register of Historic Places Continuation Sheet

	n number Page	_	
			Multiple Resource Area Thematic Group
	Colonial Houses of Southington Hartford County, CONNEC		
Nomina	ation/Type of Review		Date/Signature
11.	Cowles, Capt. Josiah, House Entered Nationa	in the	-10000
12.	Evans, Ebenezer, House Matter	ed in the oal Register	
13.	Grannis, Stephen, House Report	成本 (2) 13 (1) 1	Attest Keeper Hebrus Syen 1/19/10
14.	Hart, Timothy, House Entered National	in the Register	Freeper Shlows Byun 1/19/8
15.	House at 1010 Shuttle Meadow of	din the	Attest
16.	House at 590 West St. The Care		1 1 2 1.1.
17.	Porter, Dr. J., House Nationa	in the 1 Register	Keeper Alleres Byen 1/19/89
18.	Root, Jonathan, House Nation	d in the al Ruginier	Attest
19.	Skelton, Dr. Henry, House	erekî wî û dik Li wê li bûlê	Attest Allows Byen 1/19/89 Attest
20.	Wightman, Rev. John, House Sutered	in the 1 Register	Keeper Shlvus Byen 1/19/8

National Register of Historic Places Continuation Sheet

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		c				Mu	ltiple Resource Area Thematic Group
	Colonial Hartfo						
Nomin	ation/Type	of Revie	≥W		·		Date/Signature
21.	Wightman,	Valentir	ne, House	Entered in National Re		•	AbbruByer 1/19/0
22.	Woodruff,	Ezekiel,	, House	Entered in National Re		Attest	Albris Byen 1/19/84
23.	Woodruff	House		tered in the	ter	Attest Keeper	Albres Eyan 1/19/89
24.	Woodruff,	Jotham,	House	Entered in t		Attest Keeper	Delous Byen 1/19/8
25.	Woodruff,	Urbana,		Vyranol i z li Kattuzul 'ung'		Attest	Delvus Sym 1/19/0
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27.		a				Keeper	
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29.						Keeper	
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