

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____

other names/site number Pine Meadow Historic District

2. Location

street & number See continuation sheet. not for publication

city or town New Hartford (Pine Meadow) vicinity

state Connecticut code CT county Litchfield code 005 zip code 06061

3. State/Federal Agency Certification

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

John W. Shanahan 10/30/96
Signature of certifying official/Title Date
John W. Shanahan, Director, Connecticut Historical Commission
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson H. Beall Signature of the Keeper Date of Action
12.6.96

Pine Meadow Historic District
Name of Property

Litchfield, CT
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
118	39	buildings
3	0	sites
		structures
		objects
122	39	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

2

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwellingsecondary structure
AGRICULTURE/agricultural outbuilding
RELIGION/religious facility
INDUSTRY/manufacturing facility
EDUCATION/school
FUNERARY/cemetery
RECREATION AND CULTURE/outdoor recreation

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling/secondary structure
DOMESTIC/secondary structure
RELIGION/religious facility
INDUSTRY/manufacturing facility
DOMESTIC/single dwelling
FUNERARY/cemetery
RECREATION AND CULTURE/outdoor recreation

7. Description

Architectural Classification
(Enter categories from instructions)

EARLY REPUBLIC/Federal
MID-19TH CENTURY/Greek Revival/Gothic
Revival; LATE VICTORIAN/Italianate/Queen Anne

Materials
(Enter categories from instructions)

foundation stone/brick
walls weatherboard
stone/brick
roof asphalt
other slate

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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2. Location

Black Bridge Road: 7

Church Street: 5a, 5b, 11, 15, 20, 22, 23, Lot 113/6, 26, 27, 30, 31, 33, 37, 41, 42, 45,
Lot 114/11, 55.

Main Street: 325, 329, 331, 333, Lot 114/25A, 339, 341, 343, 347, 353, 359, 363, 366, 367,
369, 372, 376, Lot 113/3, 384, Lot 113/1 (Chapin Park), 386, 390, 394, 398,
Lot 115/10, 404, 405, 406, 410, 411, 416, 417, Lot 115/5, 425, 427, 428, 430,
432, 434, 435, 437, 440, 446.

No. Ten Street: 5, 11, 13, 15, 16, 17, 18, 19, 21.

Wicket Street: Lot 117/8, 13, 116/3, 116/4, 16, 19, 22, 24, 27, 28, 32, 33, 39, 45, 49,
52, 55, 56, 57, 58, 62, 63, 67, 69, 71, 77.

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The Pine Meadow Historic District encompasses most of the historic nineteenth-century village of Pine Meadow. Situated in the Farmington River Valley in the northeast corner of the Town of New Hartford, the village is roughly triangular in shape, bounded on the north and east by a large bend in the west branch of the river. A wooded ridgeline, which rises almost 750 above the level floor of the valley, extends along the long southwest side. These physical boundaries also generally define the limits of the nominated district. Main Street (Route 44), the principal road, runs through the district in a northerly direction. It is generally paralleled by secondary streets, including Church on the west and Wicket and No. Ten on the east. ¹ Contained within the nominated district is the local New Hartford Historic District, centered around Chapin Park at the intersection of Main and Church streets (see attached map for boundaries of both districts).

Since natural barriers left little room for expansion or modern development, Pine Meadow appears much as it did in the late nineteenth century. From the historic maps of 1874 and 1878 it is apparent that less than a dozen historic houses have been lost, with a number on the east side of the district due to periodic flooding of the river. Except for a group of modern houses and the 1951 Pine Meadow School built on Wicket Street (outside the district), most of the remaining open land was in a floodplain and never developed. Some changes are related to the industrial development and decline of the village. For example, all that is left of the railroad that once ran along the base of the hills on the west is the abandoned track bed that terminates in a brownstone abutment for a bridge that once crossed Main Street on the north, before continuing across the river to New Hartford Center. The railroad depots at either end of the district also are gone. Of the two other historic bridges that once spanned the Farmington, one was a covered wooden bridge at the east end of Black Bridge Road; its replacement is now closed. The other, which once provided direct access to the factory complex at the southeast corner of the village, is no longer extant.

The district contains 161 resources, of which 121 (75%) contribute to its historic character. Of the 94 principal resources, 80 (85%) are contributing. Primarily residential, they include more than 30 workers' houses or tenements. There is also a church, a school (now used as a residence), two industrial buildings, and three sites, Chapin Park, Pine Meadow Cemetery, both on Main Street near the middle of the district, and an industrial site. A number of the houses have contributing associated barns, garages, or other outbuildings. Of the 40 non-contributing resources, nine are modern residential or commercial construction and five are older buildings that are so altered that they no longer convey their historic character. The remainder are modern secondary structures, such as garages or sheds.

Since the historic development of the district took place generally in the mid- to late nineteenth century, the architectural styles of that period are represented. Although the Greek Revival predominates, with almost half of the houses influenced by this style, there are a few examples of Federal, Gothic Revival, Italianate, and Queen Anne. Another smaller group consists of houses built in the late nineteenth century, which, while typically more limited in their stylistic detail, have the more vertical massing and steeper roofs characteristic of that period. The few houses built after 1900 are mainly Colonial Revival in style. Most houses are wood-framed and have a gable-to-street orientation, but there also are seven historic masonry structures, four houses and three outbuildings. At least 12 of the historic outbuildings are barns, some in use as garages, and there are several carriage houses.

Chapin Park, which is slightly more than an acre in size, occupies an elongated triangle near the center of the district between Main Street on the east and Church Street on the west (Inventory #63; Photograph #1). Although today its mature trees, a few possibly survivors of the original plantings, are randomly distributed, the park was originally

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landscaped more formally with regular rows of trees, especially along its bordering streets. There is a flagpole and a World War II memorial at its north corner.

The historic architecture produced by several generations of industrialists in the vicinity of the park represents the most stylish in the district. Facing the park from the west are the Philip E. Chapin House and St. John's Episcopal Church (Inventory #s 27, 25, Photograph #s 2, 3). The Chapin House is an High Victorian Italianate-style cube-form building with a square belvedere at the center of its shallow-pitched hipped roof and a lower two-story L-shaped wing with a hipped roof at the rear. The walls are clapboard, except for the central facade bay and the belvedere, which are flushboard, and the roof is sheathed with fish-scale slate shingles of polychrome. The tall two-and-one-half story main block has an open veranda on three sides that features Tuscan posts with capitals and panelled bases. At the center of the three-bay facade is a full-height pedimented pavilion with round-arched windows at the second and third story. The main entrance with double-leaf doors and a transom is set within a round-arched opening, the whole enframed in rectangular molding. Other architectural features include segmental-arched hood molds which surmount paired windows, with the arch form repeated at the eaves of the belvedere roof. A wide attic frieze is detailed with wood brackets with drops and punctuated with small paired round-arched windows. Larger round-arched windows are paired on each face of the belvedere. A companion carriage house with simpler detail is found to the southwest rear (Inventory # 28).

St. John's Episcopal Church to the south, executed in the Gothic Revival style, has an elaborate two-stage tower and spire at its north corner and a tall gabled wing on the south. Each face of the octagonal base of the pyramidal spire is delineated by a steeply pitched pediment with a louvered lancet-arched opening. Hood molds over lancet-arched windows and doors are found throughout. On each side of the nave, the side walls extend to accommodate a series of windows, with a small gabled roof over each one. Applied detail, which approaches the Carpenter Gothic, includes scalloping of the rake boards, outsize dentils, and machicolations at the roof line of the tower.

Farther south on Church Street is the 1861 Edward Chapin House, a stylistic mix of Italianate, Second Empire, and Carpenter Gothic, which may be the result of historic remodeling (Inventory #23; Photograph #4). The mansard roof displays gabled dormers and eave pediments, each detailed with decorative openwork bargeboards, a Carpenter Gothic feature, as is the spindle course of the otherwise Tuscan porch. Italianate elements include round-arched windows, the full-height bay window of the facade, and the label molds over the windows.

Several other stylish houses face the park from across Main Street. With its flushboarded facade and pediment, fluted corner pilasters, and Doric order entrance in *antis*, the Hermon Chapin, Sr., House is one of the earliest of the Greek Revival style in the district (Inventory #68; Photograph #5). By 1874 Anson Allen had converted a similar Greek Revival house next door to the north to the Italianate style by adding a Tuscan veranda and replacing the customary rectangular pediment window with a triple set of small round-arched windows (Inventory #69; Photograph #6). The Hiram Kellogg House farther up the street is one of the few houses in the district with a ridge-to-street orientation (Inventory #83; Photograph #7). It makes full use of its broad facade with a Tuscan porch flanked by bay windows. The center three bays are capped with an eave pediment, suggesting another transformation of a Greek Revival-style house. In 1886 Wilbur Drake built a Queen Anne-style house to the south of Hermon Senior, which expresses the level of this style in the district (Inventory #64). Imbricated shingles in the gable peak, a group of three Queen Anne windows, and a small porch are features of this cross-gable plan house. The last of this group was a 1908 Colonial Revival built by Hermon Chapin III. It has a Palladian window in the facade gable, decorative shallow brackets under the eaves and rakes, and a

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veranda with round columns (Inventory #66; Photograph #8). A contemporary carriage house stands behind the house (Inventory #67).

Most of the masonry buildings in the district are located below the park on Main Street. They include three houses and several outbuildings on the west side. The first two are the Greek Revival-style Graham-Smith House, which is of painted brick with an unusually long main block and an extensive rear wing on the south, and the Edward Kellogg House, known as "Greystone" for its coursed stone block walls (Inventory #s 54, 51; Photograph #9). Although a later Colonial Revival veranda extends across the Kellogg facade and terminates in a circular porch, the cube form of the main block, with its near-flat roof and overhanging eaves, is transitional Greek Revival/Italianate in style. A wood-framed version of this form, built much later on Church Street, is more fully Italianate with a Tuscan veranda and bracketed overhanging eaves (Inventory #11). South of the Kellogg House is a brick Federal, also associated with the Kellogg family, which is detailed with a fanlight in the gable, a closed fan over the door, and sidelights (Inventory #48). The walls are laid in a running bond with very narrow brick. A single header course enframes the round-arched doorway, and brick voussoirs form flared lintels over the windows, with a double course at the first floor. The same distinctive brick, similarly bonded and detailed, was apparently used on several associated outbuildings, now at the rear of other nearby properties (Inventory #s 52, 53, 55). The only other brick house in the district is located directly across the street and also dates from the Federal period (Inventory #57). A modern brick porch partially obscures its ridge-to-street facade. The last masonry structure in the district is a stone outbuilding to the north on upper Main Street, which appears to have utilized the same material as "Greystone" (Inventory #90). If it is the "stables" noted there on the 1874 map, the building may antedate the worker's house on the property (Inventory #88).

The influence of the Greek Revival style extends from the classic wood-framed three-bay type with full pediment and characteristic doorway, as exemplified by the Hermon Chapin, Sr., House, to smaller vernacular examples used for workers' housing. The tenements have a typical Greek Revival form and massing but are generally lower in height with two-bay facades. The larger and earlier three-bay wood-framed houses of this style are generally found on Main Street. Among them are three on the east side near the intersection of Main Street and the southern entrance to Church Street (Inventory #s 39, 40, 43; Photograph #s 10, 11). All display a full pediment with a rectangular gable window and a Greek Revival doorway surround. The Trowbridge House (#43) on the northwest corner has a recessed doorway and a recessed porch on the kitchen wing. In the same photograph is the only known example of a tenement (#46) that does not have the typical gable-to-street orientation. It apparently was always a two-family house.

Tenement housing began to be built around 1850 on the periphery of the district and continued to be produced with little change in design through the Civil War. While some examples have stylish doorways and all have the typical recessed kitchen wing, pediments are only suggested by facade cornice returns. Most are one-story houses with attic space under the gable and small horizontal attic windows under the eaves on the side elevations. Alterations to these buildings are generally limited to enclosure of wing porches, enlargement of wings, and residing with synthetic materials. No. Ten Street is so named because originally there were ten of these houses there. The remaining six are representative examples of this type (Inventory #s 106, 108, 109, 110, 111, 112,; Photograph #12). Among the best-preserved of the 18 examples on Wicket Street are those at #s 27, 32, 35, and 39 (Inventory #s 126, 130, 134, 136; Photograph #s 13, 14). All have a more pronounced and taller doorway surround and a slightly higher plate height for the main block. Two nearly identical houses on the north end of Wicket Street have the typical form and massing but no other Greek Revival features (Inventory #s 155, 157). Their entrances are located in the side elevation rather than the facade. Another one at the south end of the street, the M. E. Smith House, has a metal-shingled roof, as well as an exceptionally

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large barn at the rear (Inventory #s 117, 118.) The barn is one of four from this period on this street (Inventory #s 137, 144).

A few other tenements appear elsewhere in the district. Of the two on Church Street, one is next to the former Pine Meadow School of this style (Inventory #s 17, 19; Photograph #15). A group of four smaller versions of this type, actually cottages, was built on lower Main Street about 1864: #s 27, 32, 35, and 39 (Inventory #s 29, 32, 33, 35; Photograph #16). The attic windows on some of these houses are exceptionally narrow. Another group is located at the north end of the district on the other side of the street, starting on the north with the C. Seymour House and the Joseph Hogerty house next-door (Inventory #s 99, 100; Photograph #17). Because of its broader form and pediment, the earlier Seymour House was probably not built as a tenement. Were it not for its few Greek Revival features, such as the rectangular gable window and the doorway, the two-story Hogerty House, with its taller narrow facade, would be classified simply as nineteenth-century domestic.

The rest of the nineteenth-century architecture in the district often utilizes a partial cross-gable plan. The Queen Anne influence is evident in porches with turned posts, sometimes elaborated with brackets or spindlework. It is presumed that, like the more fully expressed Queen Anne-style Drake House, some of the larger examples were homes for management-level employees. The hand of the same builder is evident in two nearly identical houses of this type, one on Wicket, the other on Main Street (Inventory #s 76, 151; Photograph #18). Each has a molded pediment over the paired second-floor windows in the gable ends. Only the Main Street example has retained its original porch (Inventory #97). Essentially the same form, but in a one-and-one-half-story version, is found on the same streets (Inventory #s 59, 153; Photograph #19). They have one-over-two-bay facades with paired second-story windows, like another one on Main Street that also displays a nicely detailed Victorian entrance porch (Inventory #59; Photograph #19). A different stylistic influence is displayed on two gable-to-street houses on Church Street that have Carpenter Gothic bargeboards (Inventory #s 7, 21).

A depression in the land to the rear of the properties between Main and Wicket streets marks the course of a raceway that once provided waterpower to industry along the river on the southeast (Inventory #161). Of the two factory buildings still extant, one built of brick was once part of the E. M. Chapin Plane and Rule Company at this location (Inventory #116; Photograph #20). Composed of several different sections in an extended L shape, it has a stepped gable on the east end. The middle section on the north side with its segmental-arch windows probably dates from about 1875. A later wood-framed factory is located across Main Street to the southwest behind the Greek Revival cottages there (Inventory #38). Sheathed in vertical-board siding, it has the appearance and form of a large barn.

A complete inventory list of all contributing and non-contributing buildings and sites in the district follows. Resources that are at least 50 years old and have retained most of their historic architectural attributes (form, massing, and detail) are considered as contributing to the historic and architectural character of the district. Non-contributing resources are either less than 50 years old or older buildings that have been so altered that they have lost their historic architectural or structural integrity. Dates of construction are either taken from the "Report of Historic District Study Committee of New Hartford" of 1979 or are estimated in the field. Historic names may refer to the original historic owner(s) or be the names given on the 1874 map of Pine Meadow in the *County Atlas of Litchfield, Connecticut*.

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INV. #	ADD./LOT #	NAME/STYLE OR TYPE/DATE	C/NC	P#
BLACK BRIDGE ROAD				
1.	7	late 19th-century domestic, c. 1890	C	
2.	7	garage, c. 1920	C	
CHURCH STREET				
3.	5A	Bungalow, c. 1910, altered	NC	
4.	5B	Bungalow, c. 1910, altered	NC	
5.	"	garage, c. 1970	NC	
6.	11	Colonial Revival, 1940	C	
7.	15	DARIUS B. SMITH HOUSE, Carpenter Gothic, c. 1850	C	
8.	"	barn/garage, late 19th-century	C	
9.	20	Cape, c. 1970	NC	
10.	22	Ranch, c. 1960	NC	
11.	23	Italianate, 1860	C	
12.	"	garage, c. 1960	NC	
	113/6	vacant lot		
13.	26	late 19th-century domestic	C	
14.	27	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1855	C	
15.	"	garage, c. 1920	C	
16.	30	Cape, 1955	NC	
17.	31	DRAKE WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C	15
18.	"	garage, c. 1950	NC	
19.	33	PINE MEADOW SCHOOL, vernacular Greek Revival, 1852 (converted to house)	C	15
20.	37	Tudor Revival, 1939	C	
21.	41	C. W. CHAPIN HOUSE, 19th-century domestic, 1850/ Carpenter Gothic, c. 1880	C	

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CHURCH STREET CONTINUED

22.	42	19th-century domestic, c. 1870	C	
23.	45	EDWARD CHAPIN HOUSE, Victorian, 1861	C	4
24.	"	late 19th-century barn	C	
25.	114/11	ST. JOHN'S EPISCOPAL CHURCH, Gothic Revival, 1861	C	3
26.	"	modern gazebo	NC	
27.	55	PHILIP E. CHAPIN HOUSE, High Victorian Italianate, 1867	C	2
28.	"	CHAPIN CARRIAGE HOUSE, 1867	C	

MAIN STREET

29.	325	MRS D. B. SMITH WORKERS'S HOUSE, vernacular Greek Revival, c. 1864	C	16
30.	"	barn/garage, c. 1900	C	
31.	"	modern gazebo	NC	
32.	329	MRS D. B. SMITH WORKER'S HOUSE, vernacular Greek Revival, c. 1864	C	16
33.	331	J. GOULD HOUSE, vernacular Greek Revival, c. 1864	C	16
34.	"	late 19th-century shed	C	
35.	333	H. G. LOOMIS HOUSE, vernacular Greek Revival	C	16
36.	"	late 19th-century barn	C	
37.	"	garage, c. 1960	NC	
	114/25A	vacant lot		
38.	339	industrial, wood-framed, c. 1880	C	
39.	341	SAMUEL LEMLEY HOUSE, Greek Revival, 1844	C	11
40.	"	late 19th-century barn	C	
41.	343	SANDMILLER HOUSE, Greek Revival, c. 1840	C	11
42.	347	commercial building, altered, 1880	NC	
43.	353	J. TROWBRIDGE HOUSE, Greek Revival, 1847	C	10

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MAIN STREET CONTINUED

44.	353	garage, c. 1960	NC	
45.	"	shop, c. 1960	NC	
46.	359	D. B. SMITH WORKERS' HOUSE (two-family), 19th-century domestic, c. 1860	C	10
47.	"	garage, c. 1950	NC	
48.	363	KELLOGG-HOTCHKISS HOUSE, brick Federal, c. 1830	C	
49.	"	garage, c. 1960	NC	
50.	366	PINE MEADOW FIREHOUSE, c. 1930	C	
51.	367	EDWARD KELLOGG HOUSE, Greek Revival/Italianate, stone, c. 1840	C	9
52.	"	19th-century brick barn	C	
53.	"	19th-century brick shed	C	
54.	369	GRAHAM-SMITH HOUSE, Greek Revival, brick, c. 1840	C	9
55.	"	19th-century brick outbuilding	C	
56.	"	garage, c. 1950	NC	
57.	372	brick house with additions, c. 1820	C	
58.	"	garage, c. 1940	C	
59.	376	19th-century domestic, c. 1880	C	19
60.	113/3	commercial with post office, c. 1920, altered	NC	
61.	384	D. B. SMITH WORKER'S HOUSE, 19th-century domestic, 1860	C	
62.	"	garage, c. 1920	C	
63.	113/1	CHAPIN PARK, c. 1860	C	1
64.	386	WILBUR E. DRAKE HOUSE, Queen Anne, 1886	C	
65.	"	garage, c. 1920	C	
66.	390	HERMON CHAPIN III HOUSE, Colonial Revival, 1908	C	8
67.	"	carriage house, 1908	C	

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MAIN STREET CONTINUED

68.	394	HERMON CHAPIN, SR., HOUSE, Greek Revival, 1784/1834	C	5
69.	398	ANSON J. ALLEN HOUSE, Greek Revival/Italianate, 1834/1874	C	6
70.	"	barn/garage, c. 1875	C	
71.	115/10	PINE MEADOW CEMETERY, 1819-1933	C	
72.	404	19th-century cross-gable, c. 1870	C	18
73.	"	garage, c. 1930	C	
74.	"	garage, c. 1960	NC	
75.	405	SAMUEL ALLEN HOUSE, Greek Revival, c. 1850	C	
76.	"	barn/garage, partially collapsed	NC	
77.	406	F. A. BRAGG HOUSE, 19th-century domestic, c. 1870	C	
78.	"	shed, early 20th-century	C	
79.	410	MRS E. LUNDRY HOUSE, 19th-century domestic, c. 1850 with c. 1875 porch; ell was carding shop previously associated with 416	C	
80.	"	19th-century barn	C	
81.	411	E. HILL HOUSE, Greek Revival, c. 1840	C	
82.	"	garage, c. 1950	NC	
83.	416	HIRAM KELLOGG HOUSE, Italianate, 1848/c. 1875	C	7
84.	"	19th-century barn	C	
85.	417	modern auto repair shop, 1948	NC	
	115/5	vacant lot		
86.	425	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1860	C	
87.	427	restaurant, c. 1975	NC	
88.	428	worker's house, vernacular Greek Revival, c. 1870	C	
89.	"	barn/garage, c. 1900	C	
90.	"	19th-century stables, stone	C	
91.	430	L. E. MORRIS HOUSE, vernacular Greek Revival, c. 1860	C	16

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MAIN STREET CONTINUED

92.	432	shop (?) converted to house, c. 1850	C	17
93.	"	garage	NC	
94.	434	Cape, c. 1985	NC	17
95.	"	garage, c. 1920	C	
96.	435	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1840	C	
97.	437	C. P. LYMAN HOUSE, Federal/Greek Revival, c. 1840	C	
98.	"	late 19th-century outbuilding	C	
99.	440	JOSEPH HOGERTY HOUSE, vernacular Greek Revival, c. 1860	C	17
100.	"	garage, c. 1950	NC	
101.	446	C. SEYMOUR HOUSE, Greek Revival, c. 1840	C	17
102.	"	late 19th-century shed/garage	C	

NO. TEN STREET

103.	5	modern house, c. 1980	NC	
104.	"	garage, c. 1980	NC	
105.	11	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C	12
106.	"	shed, c. 1930	C	
107.	13	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C	12
108.	15	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C	12
109.	16	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C	
110.	17	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C	12
111.	18	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C	
112.	"	garage/shed	C	
113.	19	Ranch, c. 1965	C	
114.	21	MRS LYON HOUSE, vernacular Greek Revival, 1868	C	
115.	"	shed	NC	

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Pine Meadow Historic District, New Hartford, Litchfield County, Connecticut

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WICKET STREET

116.	117/8	E. M. CHAPIN PLANE & RULE CO., industrial, c. 1870-c. 1920	C	20
117.	13	M. E. SMITH HOUSE, Greek Revival, c. 1850	C	
118.	"	19th-century barn	C	
	116/3	vacant lot		
	116/4	vacant lot		
119.	16	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850, altered	NC	
120.	"	modern garage	NC	
121.	19	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C	
122.	"	modern shed	NC	
123.	"	modern shed	NC	
124.	22	Ranch, c. 1960	NC	
125.	24	modern house, c. 1960	NC	
126.	27	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C	
127.	"	garage, c. 1925	C	
128.	28	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C	
129.	"	modern shed	NC	
130.	32	L. W. PHELPS HOUSE, vernacular Greek Revival, c. 1850	C	13
131.	"	early 20-century shed	C	
132.	"	modern garage	NC	
133.	33	L. W. PHELPS HOUSE, vernacular Greek Revival, c. 1850	C	
134.	39	D. SMITH WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C	
135.	"	early 20th-century shed	C	
136.	45	N. GAINES HOUSE, vernacular Greek Revival, c. 1850	C	14
137.	"	late 19th-century barn	C	
138.	49	J. McCABE HOUSE, vernacular Greek Revival, c. 1850	C	
139.	"	garage, c. 1925	C	

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WICKET STREET CONTINUED

140.	52	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C
141.	"	early 20th-century garage/shed	C
142.	"	shed, c. 1920	C
143.	55	vernacular Greek Revival, c. 1850	C
144.	"	late 19th-century barn	C
145.	56	D. ROOT HOUSE, vernacular Greek Revival, c. 1850	C
146.	"	late 19th-century barn	C
147.	57	S. LEMLEY HOUSE, vernacular Greek Revival, c. 1850	C
148.	"	modern shed	NC
149.	58	CHAPIN WORKER'S HOUSE, vernacular Greek Revival, c. 1850	C
150.	"	garage, c. 1925	C
151.	62	M. WILCOX HOUSE, 19th-century cross-gable	C
152.	63	KELLOGG WORKER'S HOUSE, vernacular Greek Revival, c. 1860	C
153.	67	WILCOX HOUSE, 19th-century cross-gable, c. 1870	C
154.	"	garage, c. 1950	NC
155.	69	E. HOGERTY HOUSE, 19th-century domestic, c. 1870	C
156.	"	garage, c. 1960	NC
157.	71	E. HOGERTY HOUSE, 19th-century domestic, c. 1855	C
158.	"	garage, c. 1925	C
159.	77	CHAPIN WORKER'S HOUSE, 19th-century domestic, c. 1855	C
160.	"	garage, 1930	C
161.	--	race or power canal, industrial site, c. 1850	C

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

c. 1820 - c. 1940

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

A. J. Kellogg (Inventory #23)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register (Inv. #23)
- 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

Name of repository:

10. Geographical Data

Acreage of Property 68

UTM References

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

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

name/title Jan Cunningham, National Register Consultant

organization Cunningham Associates Ltd. date 4/5/96

street & number 37 Orange Road telephone (860) 347 4072

city or town Middletown state CT zip code 06457

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Pine Meadow Historic District, New Hartford, Litchfield County, Connecticut

Section number 8 Page 1

Statement of Significance

The Pine Meadow Historic District is a fine representative of the growth and decline of a rural industrial village in nineteenth-century Connecticut. Its exceptional historic integrity and cohesiveness are demonstrated by a remarkable number of generally well-preserved surviving resources, which, through their historic association, location, and level of style, collectively embody the distinctive hierarchical society associated with rural industry. The district's architectural significance is derived from outstanding examples of High Victorian Italianate, Gothic Revival, and Greek Revival that provide an architectural focus for a larger body of nineteenth-century domestic architecture, which includes representative vernacular workers' housing influenced by the Greek Revival and Queen Anne styles.

Historical Background and Significance

In 1686, after James II became King of England, he founded the Dominion of New England under Governor Sir Edmund Andros, which threatened the Connecticut Colony's charter and its claim to its largely unoccupied northwest territory. In a preemptive response, the colony established ownership by deeding all the land there to the proprietors of Hartford and Windsor. New Hartford, one of the towns that evolved out of Hartford's share, was not settled until 1734 and the town was incorporated in 1738. The first settlement area at Town Hill was near the geographical center of the town. By the nineteenth century other villages were established near the town's sources of waterpower, the Farmington River on the north and the Nepaug River on the south. The settlements in the north, which were located on both sides of the river, were North Village, now New Hartford Center, and Pine Meadow.

By perpetuating the town's earlier Congregational institutions and erecting a new Town Hall there in 1875, North Village eventually replaced Town Hill as New Hartford's institutional center. Pine Meadow, guided by the social and economic aspirations of its Episcopalian upper class, evolved more autonomously. Despite these fundamental cultural differences, the economic development of the two villages followed a similar path, one that was characteristic for rural waterpowered industry. Most companies were family-based, especially in Pine Meadow, where brothers either started or carried on businesses started by their father. Assisted by post-Civil War expansion of the railroads, both communities flourished in the late 1800s only to gradually decline in the early twentieth century, unable to compete with more centrally located urban-based, fossil-fueled industry.

Pine Meadow first harnessed the power of the Farmington River in the early nineteenth century. In 1806 Roger Sheldon dammed the river and dug a power canal or race through the village (Inventory #161). Its path lay between the Albany Turnpike (present-day Main Street) and what later became Wicket Street, so-named because of the gates or "wickets" that controlled the flow along its length. Over the course of the century, the race was enlarged and provided power for a group of mills and factories established by a succession of entrepreneurial families in the southeastern part of the district.

The first of the industrial families was the Kelloggs. Already the owners of more than 400 acres in Pine Meadow (which for a time was known as "Kelloggsville"), they bought out Roger Sheldon's water privilege in 1808. The Kelloggs opened a brass foundry and a woolen textile mill. The earliest marked grave in Pine Meadow Cemetery was that of Samuel Kellogg, who died in 1828 (Inventory #71). Among the dwellings associated with the family are Edward Kellogg's stone house and the earlier brick Federal-style house next door (Inventory #s 51, 48; Photograph #9). They were located across Main Street from the George C. Kellogg Tool Company buildings (no longer extant). At least one worker's house on upper Wicket Street belonged to the family as late as 1874 (Inventory #152). Like several

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Pine Meadow Historic District, New Hartford, Litchfield County, Connecticut

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other Pine Meadow residents who enjoyed a modest business success, Hiram Kellogg remodeled an earlier 1848 house in the Italianate style about 1870 (Inventory #83; Photograph #7).

In 1826 Hermon Chapin, Sr., bought part of the Kellogg water privilege and established a factory for making wooden hand tools, which continued in business under several names until 1928, when, as Chapin-Stephens, it was sold to Stanley Rule Co. of New Britain. Much of the main factory was later demolished but the present building along lower Wicket Street apparently incorporates at least one building that was standing in the late 1870s (Inventory #116; Photograph #20). The long-term success of the Chapin enterprise and the wealth it generated is demonstrated by the philanthropy of its founder and the impressive houses associated with three generations of this family in the district. Typically, with enlightened self-interest, Hermon Chapin, Sr., built housing for his workers and also made generous gifts of land to the community. He provided land for Pine Meadow School (Inventory #19; Photograph #17) and Chapin Park, which was laid out about 1860 (Inventory #63; Photograph #1). Church services were held in Chapin Hall (location unknown) until the first Episcopalian church was built at the south end of Church street (on the site of Inventory #6). After it burned down, Hermon donated the land for a new church, the present St. John's Episcopal, where he and his family were members (Inventory #25; Photograph #3).

The earliest extant residence associated with the Chapins is the Greek Revival-style house that Hermon, Sr., built in 1834 for his bride, Catharine Merrill (Inventory #68; Photograph #5). It is said that he added to an earlier 1784 house already on the site. Catherine left the house to the Episcopal church as a rectory, or parish house. Hermon's sons are responsible for the two most imposing houses in the village, both on Church Street. Edward, who inherited the company, built his elaborate Victorian house just south of the church (Inventory #23; Photograph #4). It replaced his earlier one on the site, which was moved farther south, probably the Carpenter Gothic next door (Inventory# 21). His brother, Philip, bought out the Kellogg machine works around 1865 and established his own business there, the Chapin Machinery Company, which specialized in making knitting machines. He married Amilia Bushnell about that time and moved into his mansion, a gift from his father-in-law, William Bushnell of Hartford, which was built on land he received from his father (Inventory 27; Photograph #2). Despite this impressive start, Philip's business failed to prosper and he was bought out by his brother. After the death of his wife, Philip left Pine Meadow to make a new start in Cleveland, Ohio. Later he ran an ironworks in Johnstown, Pennsylvania, which was destroyed in the famous flood there in 1889. Philip, who later lived in Washington, D. C., and Paris, apparently never returned to Pine Meadow. A rental property until 1887, the mansion was purchased as a seasonal retreat by Hubert Richards and remained in that family until 1974. The last residence associated with the Chapins is that of Hermon III, Edward's elder son, who built his Colonial Revival-style dwelling across from the park in 1908 (Inventory 66; Photograph #8). Wilbur Drake's Queen Anne-style house next door is also associated with the family and the firm. Drake, who married Edward's niece, Julia Wilcox, and worked at the company, built the house on Chapin land (Inventory #64).

Company housing, mostly built by the father, was apparently inherited by both Chapin brothers; on the map of 1874, Philip and Edward owned at least 15 workers' houses. Philip's included all the houses on No. Ten Street, which was then known as Chapin Street. They both owned houses on Wicket Street, upper Main Street, and Church street. Edward also owned the store and post office just below the park (Inventory #60). His building may be incorporated in the present structure there that still serves as a post office.

Another set of brothers, John C. and Darius B. Smith, had connections with industry in New Hartford Center as well as Pine Meadow. They were first involved in early attempts to make textiles in the center, in a company called Smiths and Brown. After the mill burned down in 1845, it was rebuilt as the Greenwoods Mill, with John C. Smith as director and resident agent. About that time Darius B. established a textile mill in Pine Meadow, later known as

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Pine Meadow Historic District, New Hartford, Litchfield County, Connecticut

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D. B. Smith and Son, which produced cotton duck. It was located next to the Chapin Machinery Company and may have been a direct successor to the Kellogg mill. In 1874 D. B. Smith is identified as the owner of almost a dozen houses in Pine Meadow, including his home, the brick Greek Revival on Main Street which he bought from Freeman Graham in 1848 (Inventory #54; Photograph #9). The rest are generally vernacular Greek Revival-style workers' houses, except for the two-family one on Main Street (Inventory #46; Photograph #11). It is probable that all four of the cottages on lower Main Street were built by Smith for his workers, since in 1874 at least two were still owned by his wife (Inventory #s 29, 32, 33, 35; Photograph #15). She also may have owned the others, even though they are identified by other names.² At that time her husband also owned much of the undeveloped land along the river on the east and north sides of the village.

Several smaller and less successful industries flourished for a time. E. A. Bragg, presumably the same man (or a descendant) who lived at 406 Main Street, ran a saddlery hardware shop (Inventory #77). The homes of the Allen brothers, who started a brass foundry in 1848 next to the one owned by the Kelloggs, also remain on Main Street. Anson J. Allen was responsible for the Italianate remodeling of his Greek Revival house at 398 Main Street (Inventory #69; Photograph #6), while his brother, Samuel, who lived across the street, apparently was content with his home's original Greek Revival style (Inventory #75). A third brother, Philomen, was also engaged in the business, but his house has not been identified.

Architectural Significance

The association of style and status with the spatial arrangement of the Pine Meadow Historic District is remarkably well delineated. From the well-preserved houses in and near the center to the satellite workers' housing on the periphery, the organization of the district by class and occupation is quite evident. Also, it is apparent from the architecture that the social structure of the village became more complex as the century progressed. With a multi-level middle class emerging as industry expanded and matured, the simple owner-worker nexus was no longer applicable, as demonstrated by the proliferation of simple Victorian cross-gable houses either built by, or rented to, supervisory personnel in this period.

Clearly, no other buildings achieve the level of style and ornamentation that is expressed by the houses of the Chapin brothers and St. John's Episcopal Church at the heart of the district on Church Street. While others in Pine Meadow are stylish in their own right and many have collective significance, these three individually significant Victorian buildings, together with the neighboring park, not only establish the district's height of style but its late nineteenth-century ambience. The significance of the Philip Chapin House has already been recognized by its listing on the National Register in 1977 (Inventory #27; Photograph #2). Taking as its model a northern Italian Renaissance villa, it displays a richness of ornamentation that is well integrated into the total design. Panelling, moldings, and carved brackets are used to good effect, often in interesting geometric combinations, to set off architectural features and several arched forms. The interior is equally elaborate and well-preserved. One would expect such a house to be designed by a professional architect but, remarkably, it was the work of a local builder/architect, A. J. Kellogg. The only other house in the district that comes close to signifying such wealth and status is that of Chapin's brother, Edward. Though nearly as large, Edward's house is not as elaborate and perhaps more in keeping with its rural village setting. Less well-defined stylistically, it is an outstanding example of Victorian-period architecture, which incorporates Gothic, French, and Italianate influences. Together these houses make a fitting frame for the exceptional Gothic Revival church between them. Not truly Carpenter Gothic in style, St. John's successfully integrates the formal conventions of Gothic ecclesiastical architecture with what are clearly expressions of a skillful country builder. From its scalloped rakes to the most

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unconventional machicolations, it is exuberant in its detail. Of particular note is the use of pedimented arches to join the octagonal base of the spire to its pyramidal roof. Although such a transition mimics the more common broached spire, the treatment here is most unusual.

Even though none of the other houses in the district approach the stylistic level of the Chapin houses, those built or remodeled by other factory owners add architectural variety to the streetscape. With their larger lots and advantageous location near the park, exceptionally well-crafted and preserved homes, such as the Italianate/Greek Revival Anson Allen House, are also a clear expression of upper middle-class status (Inventory #69; Photograph #6). Of particular note is the 1908 Hermon Chapin III House (Inventory #66; Photograph #8). Not only is it one of very few houses in the district of this style, with its classical influences, it was considered very modern for its day and quite a departure from the prevailing nineteenth-century architecture.

The strength of the Greek Revival influence in the district and its long duration are of particular significance. Because they are generally so well-preserved, the evolution of the style from individually owned residences to groups of workers' houses is amply illustrated. Although the colonnade and full temple front that often characterized more stylish urban architecture in this period are not in evidence, the exceptionally well-preserved Hermon Chapin, Sr., House is the purest example of the Greek Revival style as it was built in Pine Meadow. Most houses of this style and period have kitchen wings, but here the temple form is accentuated by its isolated main block. Its well-proportioned facade makes use of classical orders at the entrance in a relatively sophisticated manner.

Among the numerous examples in the district that do have the more typical massing for farmhouses of the Greek Revival style are the generally well-preserved neighboring Lumley and Sandmiller Houses (Inventory #s 39, 41; Photograph #11). Mirror images of each other, they have retained many of the original features of the main block, such as finely detailed recessed doorways and rectangular gable windows, and their modern synthetic sidings are sensitively applied. The nearby Trowbridge House is an exceptionally fine example, which also has retained its original kitchen wing with recessed porch supported by panelled posts in an unaltered condition (Inventory #43; Photograph #10).

More vernacular interpretations of this style in the district, as expressed by the numerous examples of workers' housing, are certainly representative of the type built during the heyday of rural industry in the *ante bellum* period. Even though their state of preservation is not equal, all worker's houses considered to be contributing have retained their characteristic form, orientation, and general fenestration pattern. A remarkable number have a degree of ornamentation that seems inconsistent with their function, especially in the vernacular detailing of their doorways. Reconfigured to fit the smaller tenement facades, these attenuated doorways with their out-of-scale entablatures have a special charm. This feature is particularly evident on the well-preserved houses on Wicket Street (Inventory #s 130, 134, 136, 138; Photograph #s 13, 14) and the smaller cottages on lower Main Street (Inventory #s 29, 32, 33, 35; Photograph #16).

End Notes:

1. Here "No." is an abbreviation for number not north.
2. These are just two of a number of workers' houses identified with individuals other than company owners on the 1874 map. Although it is possible that some had been sold to workers or other landlords by this time, nineteenth-century maps are not definitive sources, since names used can be either occupants or owners.

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9. Major Bibliographical References

- County Atlas of Litchfield, Connecticut.* New York: F. W. Beers & Co., 1874.
Hartford, Connecticut. Connecticut Historical Society. Chapin Collection.
History of Litchfield County, Vol. 2. Philadelphia, J. W. Lewis & Co., 1881.
"New Hartford, Connecticut." Boston: O. H. Bailey & Co., 1878 (map, birdseye view).
"New Hartford Historic District Study Committee Report." n.d.
"Report of the Historic District Study Committee of the Town of New Hartford, 1979.

10. Geographical Data

UTM References:

New Hartford Quad

1. 18 686240 4637960
2. 18 686580 4638010
3. 18 686880 4637890

Collinsville Quad

4. 18 686790 4637490
5. 18 686930 4637160

Verbal Boundary Description:

The boundaries of the Pine Meadow Historic District are shown on the attached map drawn to scale from New Hartford Tax Assessors's Map 44A.

Boundary Justification:

The boundaries were selected to encompass the maximum number of contributing resources associated with the Pine Meadow Historic District during its period of significance and to exclude non-contributing resources on the perimeter of the district.

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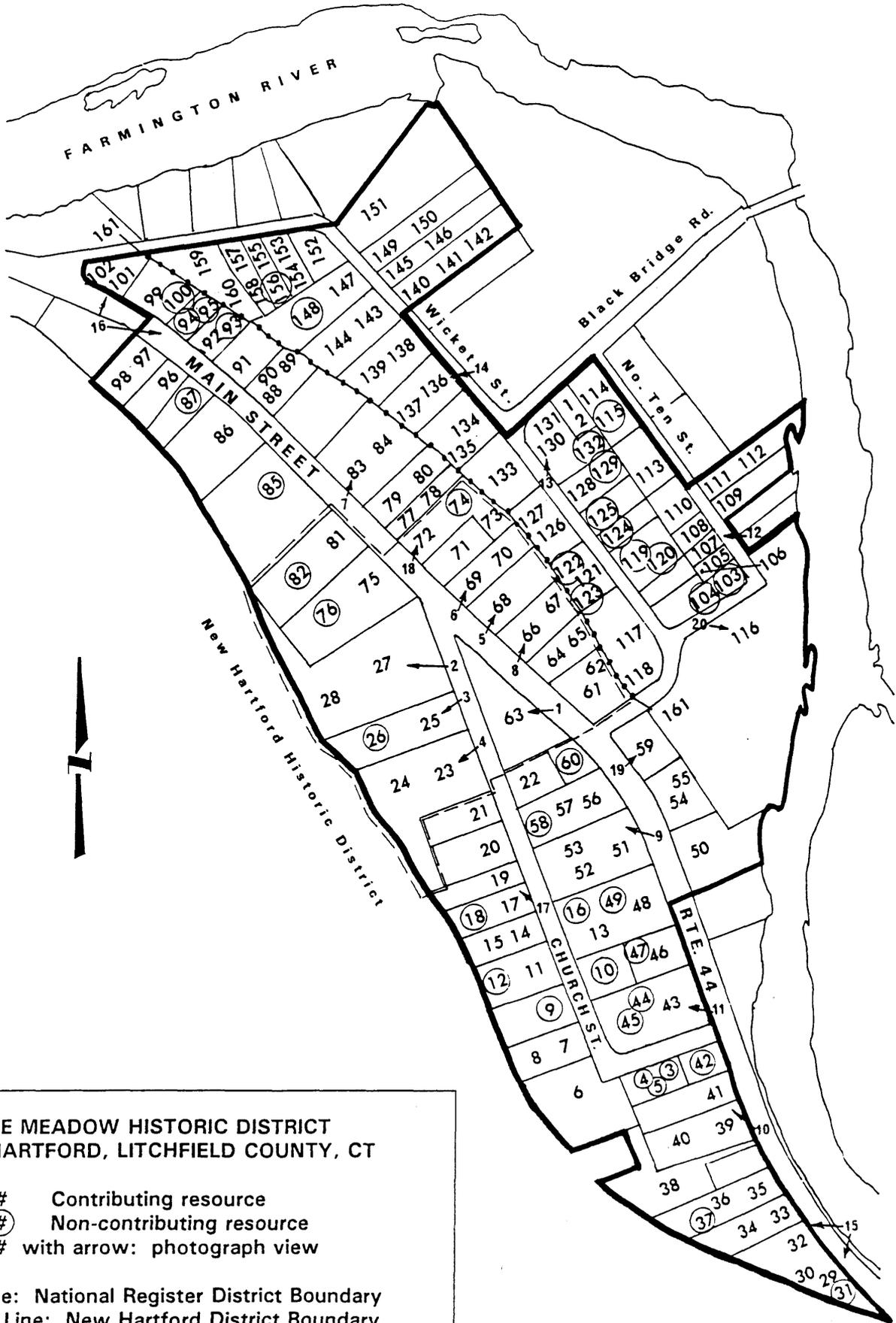
List of Photographs

Photographer: Cunningham Associates Ltd.

Date: 3/96

Negatives on file: Connecticut Historical Commission

1. CHAPIN PARK with ST. JOHN'S CHURCH AND PHILIP CHAPIN HOUSE (L-R), facing W
2. PHILIP CHAPIN HOUSE, facing W
3. ST. JOHN'S EPISCOPAL CHURCH, facing SW
4. EDWARD CHAPIN HOUSE, facing SW
5. HERMON CHAPIN, SR., HOUSE, facing NE
6. ANSON ALLEN HOUSE, facing NE
7. HIRAM KELLOGG HOUSE, facing NE
8. HERMON CHAPIN III HOUSE, facing NE
9. EDWARD KELLOGG HOUSE and GRAHAM-SMITH HOUSE (L-R), facing NW
10. J. TROWBRIDGE HOUSE and SMITH WORKER'S HOUSE (L-R), facing W
11. SAMUEL LEMLEY HOUSE and SANDMILLER HOUSE (L-R), facing NW
12. CHAPIN WORKERS' HOUSES, 11, 13, 15, 17 No. Ten Street, facing NW
13. L. W. PHELPS HOUSE, facing N
14. N. GAINES HOUSE, facing W
15. DRAKE WORKER'S HOUSE and PINE MEADOW SCHOOL (L-R), facing NW
16. 325, 329, 331, 333 Main Street (L-R), facing W
17. 446, 440, 434, 432, 430 Main Street (L-R), facing W
18. 404 Main Street, facing NE
19. 376 Main Street, facing NE
20. CHAPIN PLANE & RULE COMPANY, facing E



**PINE MEADOW HISTORIC DISTRICT
NEW HARTFORD, LITCHFIELD COUNTY, CT**

- # Contributing resource
- # Non-contributing resource
- # with arrow: photograph view

Bold Line: National Register District Boundary
Dashed Line: New Hartford District Boundary
Dotted Line: Path of former waterpower source

Compiled by Cunningham Associates Ltd. 3/96
 Base Map: New Hartford Tax Assessor's Map 44A

