The Samuel and Rhoda Root House is located on the north side of Scott Swamp Road (Route 6). It is setback among large trees and along a brook which is crossed via a bridge. Several outbuildings are attached to the house on the west elevation.
This Colonial-period Cape features five bays and ridge-to-street configuration. A large chimney sits in the center of the house. Each window consists of six-over-six sash. On the rear elevation is a shed-roofed dormer. Several additions, including garage and tool shed, exist on the west elevation.

In 1796 Elnathan Hooker (m. 1781 to Amy Newell) sold a acre plot of land to Rhoda Root for six pounds (FLR 31:338). Root, the wife of Samuel Root purchased the adjoining land from the Farmington Town Committee in 1802 (FLR 33:8). During 1802 the Roots sold their one acre plot with a dwelling house to Oliver Orvis (FLR 34:28). Little is known about Orvis except that by 1815 he sold the property to Rufus S. Payne for $400 (FLR 39:440). Next Samuel Yale of Wallingford purchased the house and lot "reserving the use and improvement of the stream of water ... to a shop with a carding machine" from Payne for $300 (FLR 40:367) in 1819. Yale mortgaged the property to Asabel Mix which was foreclosed and assumed by Samuel P. Newell FLR 51:410). Newell sold to Charles Samms (d: 1896) in 1856 (FLR 55:122), followed by a sale to Jeremiah D. Beckwith in 1864 (FLR 60:108). The house was now part of a four-acre lot. Elizabeth Samms, Charles' wife, purchased the property back in 1865 for $500 (FLR 60:125) and then sold it to John Lawson (d. 1910) for $900 in 1874 (FLR 65:23). It was sold by the estate of Lawson to Adolf Keller in 1919 (FLR 74:333). Since that date it has change owners many times.

The Samuel and Rhoda Root House is architecturally significant as one of the few Colonial-period Capes in Unionville.
