**Historic Resources Inventory**

**Building and Structures**

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106

(203) 566-3005

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**Identification**

1. **Building Name (Common)**
   - Platner and Porter Rental House #4

2. **Town City**
   - Farmington

3. **Street and Number (and or location)**
   - 42-44 Maple Avenue

4. **Owner(s)**
   - Labbadia, Pasquale and Raphaella

5. **Use (Present)**
   - Two-family residence

**Description**

1. **Style of Building**
   - Nineteenth-century vernacular

2. **Date of Construction**
   - ca. 1860

3. **Material(s)**
   - (Indicate use or location when appropriate)
   - ☑️ Other (Specify) cement covered foundation
     - (other's in area are brick)
   - ☑️ Wood Shingled
   - ☑️ Asbestos Siding
   - ☑️ Brick
   - ☑️ Other (Specify) cement covered foundation
   - ☑️ Asbestos Siding
   - ☑️ Fieldstone
   - ☑️ Board & Batten
   - ☑️ Stucco
   - ☑️ Cobblestone
   - ☑️ Aluminum Siding
   - ☑️ Concrete
   - ☑️ Cut stone

4. **Structural System**
   - ❌ Wood frame
   - ☑️ Post and beam
   - ☑️ balloon
   - ☑️ Other (Specify)
   - ☑️ Load bearing masonry
   - ☑️ Structural iron or steel

5. **Roof (Type)**
   - ☑️ Gable
   - ☑️ Flat
   - ☑️ Mansard
   - ☑️ Monitor
   - ☑️ Sawtooth
   - ☑️ Gambrel
   - ☑️ Shed
   - ☑️ Hip
   - ☑️ Round
   - ☑️ Other (Specify)

6. **Other (Specify)**
   - Wood Shingled
   - Roll
   - Asphalt
   - Tin
   - Slate
   - Asphalt shingled
   - Built up
   - Tile

7. **Number of Stories**
   - 2

8. **Approximate Dimensions**
   - 53 x 20

9. **Condition (Structural)**
   - ☑️ Excellent
   - ☑️ Good
   - ☑️ Fair
   - ☑️ Deteriorated

10. **Integrity**
    - ☑️ On original site
    - ☑️ Moved
    - ☑️ Yes
    - ☑️ No
    - ☑️ Side additions, covered foundation

11. **Related Outbuildings or Landscape Features**
    - Barn
    - Shed
    - Garage
    - Other landscape features or buildings (Specify)

12. **Surrounding Environment**
    - Open land
    - ☑️ Wooded
    - ☑️ Residential
    - Scattered buildings visible from site
    - Commercial
    - Industrial
    - Rural
    - High building density

13. **Interrelationships of Building and Surroundings**
    - This house is located close to the street and faces south onto Maple Avenue. It is situated near buildings similar in design and function.
This two-family, ridge-to-street house features a six bay south facade with two central, six-paned side-by-side doors. The first and second stories each exhibit four six-over-six sash windows. The east and west elevations display identical one story, gable-roofed, ridge-to-street ells with enclosed, shed-roofed porches facing south onto the street; the porches are each enclosed with paired windows and a door, a modern alteration. There are two interior, end placed chimneys.

This two-family house was built on a once larger lot bounded west by a "rear passway", later known as Maple Avenue, and east by Main Street. Correll Hotchkiss, a joiner and carpenter, bought this lot in 1855 from Dr. William Sage and apparently built another house on the Main Street side (FLR 53:453). In 1857 he sold the lot "with buildings" to William Platter and Frank Chamberlin, a lawyer from Springfield (FLR 55:249). William Platner in 1848 joined Samuel Q. Porter of Lee, Massachusetts in purchasing the idle Stone and Carrington Paper Mill in Unionville. During the 1850s Platner and Porter opened a second paper mill and consequently built mill workers' housing along the "rear passway" as their number of employees increased. They are most likely responsible for the construction of this dwelling on the "rear passway" side of the lot. In 1864 Platner and Chamberlin sold the property to William A. Phippeny, Sr. and Jr., the elder, a Civil War volunteer (FLR 60:23, 60:360). Both houses appear on an 1869 map. John Bullard, Jr., of Brooklyn, New York, purchased the lot in 1866 and sold off the Main Street side in 1870 to Capt. Nathaniel Hayden (FLR 60:470; 61:236). In 1870 John sold the remaining side to Mary A. Williams, wife of William, and they took out a joint mortgage on it in 1877 (FLR 61:623; 63:257). In 1887 the Farmington Savings Bank foreclosed on this mortgage and quit-claimed the property to Andrew S. Upson who sold it to Helen M. Wadsworth (d. 1915) in 1906 (FLR 66:663; 67:117; 77:70). In 1915 Helen's daughter, Bessie (Wadsworth) Johnson, sold the property to William T. Morrissey who the following year sold it to John Clancy (FLR 77:605, 77:612).