

HISTORIC RESOURCES

BUILDING AND STRUCTURES

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator,
State Historic Preservation Office, Department of Economic and Community Development,
One Constitution Plaza, 2nd Floor, Hartford CT 06103

* Note: Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) Parsonage Farm Barn Record No. 5366
 Building Name (Historic) Bill, Gurdon, Store Barn
 Street Address or Location 15 Spicer Hill Road
 Town/City Ledyard Village _____ County New London
 Owner(s) Ecclesiastical Society of Ledyard, PO Box 77, Ledyard CT 06339 Public Private

PROPERTY INFORMATION

Present Use: Domestic: secondary structure; Domestic: single dwelling

Historic Use: Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling

Accessibility to public: Exterior visible from public road? Yes No

Interior accessible? Yes No If yes, explain _____

Style of building Carriage bank barn/Stick style Date of Construction c. 1910

Material(s) (Indicate use or location when appropriate):

- | | | | | |
|--|--|--|---------------------------------------|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding |
| <input checked="" type="checkbox"/> Fieldstone | <input checked="" type="checkbox"/> Board & Batten | <input type="checkbox"/> Stucco | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Concrete (Type _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Vertical siding</u> | | |

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other _____

Roof (Type)

- Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other _____

(Material)

- Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
 Built up Tile Other _____

Number of Stories: 1 1/2, B Approximate Dimensions 24' x 28'

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: The rear (west) eave-side of the barn wall was replaced in 2009.

FOR OFFICE USE: Town # _____ Site # _____ UTM _____

District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

- Barn Shed Garage Carriage House Shop Garden
- Other landscape features or buildings: Stone walls, c. 1790 2 1/2-story house, burial grounds.

Surrounding Environment:

- Open land Woodland Residential Commercial Industrial Rural
- High building density Scattered buildings visible from site

• Interrelationship of building and surroundings:
See continuation sheet.

• Other notable features of building or site (*Interior and/or Exterior*)
See continuation sheet.

Architect _____ Builder _____

• Historical or Architectural importance:
See continuation sheet.

• Sources:

Cunningham, Janice, Connecticut's Agricultural Heritage: an Architectural and Historical Overview, Connecticut Trust for Historic Preservation & State Historic Preservation Office, 2012.

See continuation sheet.

Photographer Todd Levine Date 8/25/2011

View Multiple Views Negative on File CTHP

Name Todd Levine Date 8/25/2011

Organization The Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.457436, -72.013977

Threats to the building or site:

- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____

• **Interrelationship of building and surroundings:**

The carriage barn is located on Spicer Hill Road to the west side of Church Hill Road, across from the 2 ½ story, gable-roof parsonage at 16 Church Hill Road. To the northeast of the barn is the Gurdon Bill Way Station. The properties were formerly combined in a parcel of approximately 80 acres. Church Hill Road runs southwest-northeast in front of the carriage house and Way Station, with about eight feet of land between the road and the carriage house.

Directly to the southwest of the carriage barn on the 15 Spicer Hill Road parcel are un-mortared field-stone walls arranged in 90 degree angles, suggesting that they may have once been a foundation. To the northwest of the carriage barn is dense woodland, with the grade declining to the northwest. This parcel is triangular and is bordered to the northwest by Colonel Ledyard Highway, to the northeast by Spicer Hill Road, and to the south by Church Hill Road. The grade is level at the northeast gable-end of the carriage barn, declining sharply at the north corner. A retaining wall runs from the corner of the carriage barn towards the northeast; the grade declines further to the northwest. The retaining wall turns 90 degrees to the southeast, ending adjacent to the east corner of the carriage house, reducing its height in relation to the inclining grade. Two concrete hitching posts are off to the northeast of the end of the retaining wall. A third concrete hitching post is to the northeast, adjacent to the end of an un-mortared stone wall that runs parallel to Church Road towards the Way Station.

The c. 1790 Bill Parsonage is a 2 ½ story Federal-style building with a gable front and a gable-roofed wing extending to the south. The main façade is three bays wide and has six-over-six double-hung windows, with main access through the center bay. The entry is a paneled door framed by pilasters and a semi-circular window. Above is an open pediment. The closed pediment in the gable attic has wide trim and a centered nine-over-six double-hung arched window. The parsonage is covered with wood clapboards with corner boards and is painted grey with white trim.

The 16 Church Hill Road parcel extends to the southwest along Church Hill Road, then southeast in an ell-shape. This parcel is bounded by Church Hill Road and Colonel Ledyard Highway to the northwest, Spicer Hill Road to the northeast, and other parcels to the southwest and southeast. At the corner of Church Hill Road and Spicer Hill Road is the Parsonage. South of the Bill Parsonage is an old burial ground.

• **Other notable features of building or site (*Interior and/or Exterior*):**

Architectural description:

Inventory of structures (C – contributing, NC – non-contributing):

Parsonage	Late 18 th Century	C
Carriage barn	Early 19 th Century	C
Burial Grounds	Mid-19 th Century	C

Barn:

This is a 1 1/2-story eave-entry cross-gable bank carriage barn. The main facade of the carriage barn is the southeast eave-side facing Church Hill Road with its ridge-line running southwest-northeast parallel to the road. The basement level has access only from the northwest through a pair of off-center pass-through doors. The main level has access from two points on the main façade; the main entry on the south half, and a pass-through door on the east half.

Exterior:

The main southeast eave-facade of the carriage barn is marked by a wall cross-gable at the center with stick style ornamentation at the apex of the roof. The main entrance to the barn is through a pair of paneled, interior sliding doors, off-center to the east. Off-center to the south is a paneled pass-through door. Centered above the two is a paneled Dutch hay-door mounted below the apex of the cross-gable.

The northeast gable-end of the barn has two six-pane awning windows with trim in the gable attic and two six-over-six double-hung windows with trim in the main level, symmetrically spaced. The grade declines sharply at the north corner. An un-mortared fieldstone wall extends to the northeast for about ten feet, then turns southeast and inclines back to grade, ending at a hitching post.

The northwest eave-side of the barn formerly had a gable-roof addition accessed from the basement level. The current northwest eave-side of the barn is blank except for a pair of pass-through doors in the basement level, towards the southwest corner.

The grade on the southwest gable-end of the carriage barn inclines slightly to the southeast. A stone retaining wall runs southwest from the south corner of the barn. The basement level of the southwest gable-end of the barn has two closed bays, clad in newer board-and-batten siding, separated by a thin median. The main level of the barn has three windows with trim; two six-pane hopper windows in the west half, and a six-over-six double-hung window to the south. A six-over-six double-hung window with trim is centered in the gable attic. There is evidence of a former gable-roof addition extending to the southwest from the southwest gable-end.

The carriage barn is clad in vertical tongue-and-groove siding painted white, except for the newer board-and-batten siding in the basement level of the southwest gable-end and the entire northwest eave-side of the barn, which is unpainted. The roof has a projecting overhang and is covered with asphalt shingles. The foundation is un-mortared fieldstone.

Interior:

The main entry accesses the main floor of the carriage barn. The bulk of the interior construction is mortise and tenon joints, fastened with wire nails; no pegs. The exception is the west wall, which has newer 2 x 4 horizontal framing supplementing the original structural posts and beams. The framing was added to the carriage house when a shared wall of an addition collapsed and was removed in 2009. The main entry to the main floor is a pair of interior sliding doors. A second egress is to the south in the form of a pass-through door. To the south of the pass-through door and adjacent to the south gable-end of the carriage house is a set of stairs that quarter turn at the corner and lead to the attic.

The attic is a single large room constructed with mortise and tenon joints, fastened with wire nails and pegs, supported by diagonal braces. The gable ends have dropped girts. Sometime in the first half of the 20th century, colorful stenciling with birds and flower motifs was added along the girts and plates. A simple painted sign above the Dutch door in the center of the East eave-façade states "Powder Room." Most of the walls are whitewashed. The floors on both the main level and the attic are wood planking.

• Historical or Architectural importance:

Applicable Connecticut State Register Criterion:

2. Embodying the distinctive characteristics of a type, period, or method of construction.

Historical background:

The carriage barn was built c. 1910 by the Ecclesiastical Society of Ledyard for the parson who lived across road to the east. The property also includes the Bill Way Station, an un-restored Colonial store which is on the National Register of Historic Places. A second adjacent property includes the Bill Parsonage, a post and beam Federal style house built in c. 1790. The properties are owned by the Ecclesiastical Society of Ledyard, which conducts tours with the Ledyard Historical Society.

Samuel Seabury, the first Episcopal Bishop, consecrated in 1784, was born within the barn precincts although the exact location of his birth is unknown.

The properties were originally owned by Henry Bill of Norwich, who deeded the 80-acre site, including burial grounds and the parsonage, to the Ecclesiastical Society of Ledyard in 1875. There was no mention of the carriage house in any records.

15 Spicer Hill Road and 16 Church Hill Road were once a single 80-acre parcel owned by the Ecclesiastical Society of Ledyard. The parcel has since been sub-divided. The carriage barn and colonial store are now located in the Spicer Hill Road location and the parson's house and 19th-century burial grounds are in the Church Hill Road location.

The main level originally was space for the carriage. With the introduction of the automobile, this space was used for cars, as the oil stains in the center of the floor testify. In the 1930s and 1940s, the main level was used as a workshop and a garage by the parson. Since the late 1990s, the entire barn has been unused.

The attic level was used as a youth camp for the Ecclesiastical Society from the 1930s until the end of WWII. The attic level was used intermittently for some storage, youth programs, or sat empty throughout the years.

A late 19th-century English barn was formerly attached to the northwest eave-side of the carriage house at the lower bank level. This was used for cattle in the early 20th century. It was of mortise-and-tenon post and beam framed construction. It had a grain room on one side and a two-story hay mow on the other. It collapsed and was demolished in 2009.

Architectural significance:

The structure is a typical example of an early 20th-century carriage barn, although built in a transitional way. The introduction of wire nails supplanted the use of pegged mortise-and-tenon joints. In this example, both types of fasteners are used. This example has some details that a very simple carriage house does not, including deep projecting overhangs of the roof, the ornamentation of the cross gable with the Dutch door beneath and the fact that it is built into a bank.

• Sources (*continuation*):

Ecclesiastical Society of Ledyard, David Holdridge, interview, August 2011.

2008 Barns Grant application, Connecticut Trust for Historic Preservation, Hamden CT., by Bill Saums, 333 Pumpkin Hill Road, Ledyard CT 06339

Tax Assessor's Record: Map/Block/Parcel: 40-2300-15 is 15 Spicer Hill Road, 40-490-16 is 16 Church Hill Road. Assessor's Office Deed Records, book 6, page 185.

Map resources:

Southeastern Region Council of Governments Online GIS:
<http://host.appgeo.com/sccog/PropertyRecordCard.ashx>

Aerial maps from Bing Maps: www.Bing.com/maps Accessed on August 26, 2011.

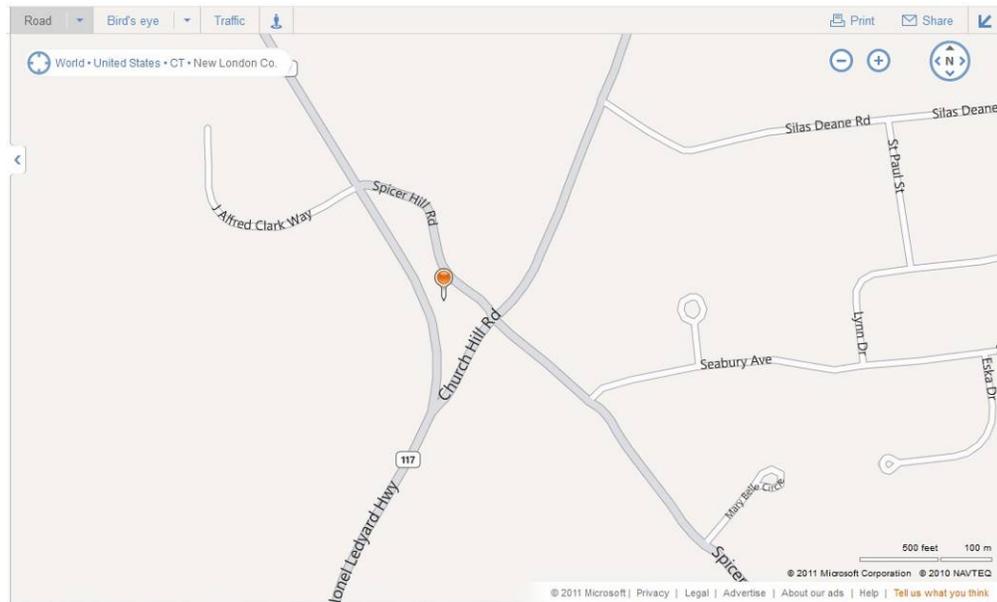
Print and internet resources:

Clouette, Bruce, Gurdon Bill Store National Register Nomination No. 82004368, National Park Service, 1982.

Cunningham, Jan, A Historic and Architectural Resource Survey of the Town of Ledyard, Ledyard Historic District Commission, 1992.

Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation, Hamden, CT, 2005, <http://www.connecticutbarns.org/history>.

Visser, Thomas D., Field Guide to New England Barns and Farm Buildings, University Press of New England, 1997.



1. Location map of 15 Spicer Hill Road, Ledyard, CT from Bing Maps <http://www.bing.com/maps/> accessed August, 2011.



2. North view – aerial “bird’s-eye” map of 15 Spicer Hill Road, Ledyard, CT from Bing Maps <http://www.bing.com/maps/> accessed August, 2011.



- Parcel map of 15 Spicer Hill Road, Ledyard, CT from Ledyard GIS Viewer <http://host.appgeo.com/sccog/> accessed August, 2011.



- North view of Bill Parsonage, camera facing south.



5. East view from Church Hill Road, camera facing west.



6. Northwest view from beside and behind the carriage barn, camera facing south.



7. Southwest view from Church Hill Road, camera facing northeast.



8. Southeast detail of the cross gable façade, Dutch door and ornamentation, camera facing northwest.



9. Detail of the interior sliding door hardware, camera facing south.



10. Detail of the tongue and groove exterior siding.



11. Southeast view interior from the main entry, camera facing northwest.



12. Attic level girt with mortise and tenon pegged joinery and stenciling, camera facing northeast.



13. Main façade attic Dutch door interior, camera facing southeast.