

HISTORIC RESOURCES INVENTORY - 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) Brooks, William, Farmstead Record No. 27966
 Building Name (Historic) Brooks, William, Farmstead
 Street Address or Location 376 Academy Road
 Town/City Cheshire Village _____ County New Haven
 Owner(s) Valerie Joyce, 376 Academy Road, Cheshire, CT 06410 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 English barn, Vernacular style Date of Construction c. 1850

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 type="checkbox"/> Board & Batten | <input type="checkbox"/> Stucco | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input checked="" type="checkbox"/> Concrete (Type <u>block</u>) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>vertical board 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 Approximate Dimensions Barn: 39' x 24', see continuation sheet

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: Walls added in Addition III

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: corn crib

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:

See continuation sheet.

Photographer Kristen Young Date 8/15/2012

View Multiple Views Negative on File CTHP

Name Kristen Young and Todd Levine Date 8/22/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.50099, -72.886517

Threats to the building or site:

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

• **Interrelationship of building and surroundings:**

The William Brooks farmhouse and barn are located in Cheshire, approximately one mile east of the town center. The property is 2.72 acres on the northwest corner of Academy Road (Rte. 68 & 70) and Weise Road. The main driveway extends to the north off Academy Road west of the house, curving to the northeast of the house and again to the south of the barn forming a horseshoe that connects with Academy Road east of the house. A secondary driveway extends west from Weise Road and leads to the barn. Situated to the southwest of the barn is the c. 1790 farmhouse and to the northwest of the barn is a corn crib. Trees and bushes line the west, north and east borders of the property.

Originally, a c. 1790 house was built on this property. However, during the mid-19th century, a larger 2 ½-story farmhouse was built (c. 1850), which incorporated a portion of the original house. The c. 1790 section now extends to the east off the north side of the east gable-end of the c. 1850 house. What was once the main façade of the c. 1850 house faces north (which today is unusual as it faces away from the road), and the ridge-line is oriented north-south. During the 1980s, an addition was added to the northeast corner of the house and northwest corner of the c. 1790 section. The main entry is now found on the east side of this 20th-century addition.

Academy Road (Rte. 68 & 70) extends to the east off South Main Street (Rte. 10), from the center of Cheshire. The border of Wallingford, is about 7 miles east of the property. The site is just to the west of Norton Farm, which is found on the east side of Weise Road. What appears to be farmland is located on the south side of Academy Road, to the east of the property. Directly to the north of the property is marshland, and residential neighborhoods. To the east and south are residential neighborhoods and woodland. The property is about half a mile from the center of town and, and along South Main Street are numerous commercial properties, educational institutions, and the Cornwall Avenue- Town Center Historic District, a Local and National Register District including the Town Green and surrounding streets.

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

Architectural description:

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

House	c. 1790 & 1850	C
Barn	c. 1850	C
Corn crib	c. 1850	C

Barn:

This is a 2-story, three-bay gable-roofed, 39' x 24' English barn whose ridge-line is oriented east-west. It has two gable-roof additions and one shed-roof addition. Addition I has a gable roof and extends to the east off the east gable-end of the barn. Addition II has a shed roof and is attached to the northeast corner of the barn and to Addition III. Addition III has a gable roof and is attached to the north eave-side of the barn, extending to the north.

Exterior:

The main entry is reached by a concrete ramp and is located in the center of three bays on the south eave-side of the barn. It consists of a set of exterior-hung sliding doors with trim and a hooded track. Flanking the doors are two sets of six-over-six double-hung windows with trim. Above the main entry is a set of side-hinged hay doors with trim. A gable-roof wall dormer protrudes from the eaves of the roof and has a 12-pane arched window with trim. A brownstone foundation is found on the east half of the south eave-side of the barn.

Attached to the east gable-end of the barn is Addition I, and found in the gable-peak above the addition is a six-pane window with trim. Extending to the east off the northeast corner of the barn is Addition II, and attached to the east half of the north eave-side of the barn is Addition III. A pair of exterior hung sliding doors with trim, a hooded

track, and two sets of six-pane windows with trim in each leaf is found centered on the west gable-end of the barn. This entryway is reached by a concrete ramp. A set of hay doors with trim and a hood is located just above the sliding doors. Found in the gable-peak of the west gable-end of the barn is a six-pane window with trim.

Addition I is approximately 18' x 12' and has a pass-through door located near the west corner of the south eave-side. Just to the east are two, six-over-six double-hung windows with trim. The mortared fieldstone foundation is visible along this side. Near the south corner of the east gable-end is a six-over-six double hung window with trim. In the gable-peak of Addition I are two, six-pane windows with trim stacked one on top of the other. The mortared fieldstone foundation is also visible along the east gable-end of Addition I. Attached to the north side of Addition I is Addition II, and flush with the west gable-end of Addition I is the east gable-end of the main barn.

Addition II is approximately 38' x 18' and is attached to the northeast corner of the main barn. The main facade faces east and consists of four bays with an overhead garage door in each bay. There are no openings on the north side of Addition II. The west side is flush with the main barn and Addition III, and the south side is flush with Addition I.

Addition III is approximately 25' x 19' and is attached to the east bay of the north eave-side of the English barn. There is a set of side hinged doors with trim found on the north gable-end of Addition III. A one-over-one double-hung window with trim is just to the east of this. A side-hinged hay door with trim and a hood is located just above the entryway. To the east of this is a metal ventilation pipe that is currently attached to a heating apparatus that was constructed by the Hickeys. Found in the gable-peak of the north side of Addition III is a louvered vent with trim. Along the west eave-side of Addition III are two, two-pane windows with trim. A concrete block masonry foundation is visible along this side. The south gable-end is flush with the main barn.

A hipped-roof cupola is found atop the ridge-line of the main English barn. There are louvered vents with trim on all four sides, and the roof is clad in wood shingles. The roofs of both the main barn and Addition I are clad in asphalt shingles, while the roofs of both Additions II and III are clad in rolled roofing. The main English barn and all additions have deep roof overhangs and are sheathed in vertical board siding.

Interior:

The set of exterior-hung sliding doors in the middle bay on the south eave-façade of the barn leads into the interior which is a typical layout of an English-style barn with three bays and four bents. Each bay is approximately 13' in width. The interior bents are constructed without an interior post at the center. The interior consists of concrete flooring, wood plank walls and ceiling. A pass-through door located near the south corner of the east gable-end of the barn leads to Addition I, a pass-through door closer to the north corner leads to Addition II, and an interior hung sliding door in the north eave-side of the barn leads to Addition III. Modern stabilization braces were added between 1986 and 2000 when the Hickeys owned the property. Fluorescent lightening has been added during the 20th-century and the electrical wiring has been updated in recent years.

The second floor of the barn is inaccessible from the first floor, and can be accessed only through Addition III. The second floor is a large open space with wood plank floors and walls. Square rule post-and-beam framing with sash saw marks forms the frame. The end girts are dropped and attached to the posts by mortise and tenon joints with tree nails. Two horizontal steel tension cables (modern) are attached to posts on both the north and south walls. Two large diagonal support braces are attached to the floor and meet at the ridge, with a vertical metal rod and the girt below the floor, forming a simple truss which permits the ground level to have a clear span. The common rafters, attached to the plate, meet at the ridge with no ridge-pole. The roof deck is comprised of wood planks. Along the east wall of the main barn, the attachment of Addition I is visible.

Addition I is accessed by a pass-through door on the west corner of the south eave-side of the addition. It opens to a small open room to the east and a staircase leading to the attic, directly to the north. Near the south corner of the west wall is a pass-through door that leads into the first floor of the main barn. Found on the north wall is an open doorway that leads to Addition II. Wood planks are used for both the flooring and walls. A cubby is found directly behind (to the north) the staircase. The enclosed staircase consists of ten risers and leads to the attic, which is a small open space with wood plank walls and flooring. The square rule post-and-beam framing consists of timbers

with sash saw marks; there is also some sawn dimension lumber used in wall studs. The common rafters meet at the ridge with no ridge-pole, and the roof deck is composed of wood planks. Support braces have been added to both the first and second floors during the 20th- and 21st-centuries.

Addition II is accessed by four open bays with overhead garage doors. This four-bay, five-bent open space was once used as a garage, and each bay is approximately 9.5' in length. Post-and-beam framing is visible in the northeast corner of Addition II along with some dimension lumber framing. Along the north and west walls, a mortared fieldstone foundation is visible, as well as the exterior siding of Addition III on the west side of Addition II, indicating Addition III was built before Addition II. The rafters of the shed roof pierce the east wall of Addition III, and end just inside this space. Along the south, the exterior siding of Addition I is also visible. Two wooden steps lead to a pass-through door that opens into the first floor of the main barn. An open doorway found on the south wall of Addition II leads into Addition I.

The set of side-hinged doors found on the north side of Addition III open into the first floor which is a large open space with concrete floors and a semi-finished interior of particle board walls reflecting modern period alterations. A heating apparatus was constructed by the Hickeys during the 20th-century with a metal ventilation pipe that pierces the north gable-wall. An interior-hung sliding door on the south wall leads into the first floor of the main barn. Near the north corner of the east wall, there is a built-in staircase of ten risers that leads to a trap door in the ceiling. The trap door opens into the second floor of Addition III.

The trap door is rigged to a pulley system, put in place by the Hickeys, which allows the door to remain open when on the second floor. This open space consists of wood plank walls on the north and west sides, a particle board wall on the west side, with wood plank flooring. Square rule post-and-beam framing indicate this addition was built in the 19th-century. The rafters from the shed roof of Addition II are visible along the top of the east wall of Addition III. Common rafters meet at the ridge with no ridge-pole, and the roof deck is composed of wood planks. Along the south side, open bays of Addition III, the floor is raised about two feet, creating what looks like a stage, which leads to the interior of the second floor of the main barn. Support beams and collar ties have been added during the 20th-century.

• Historical or Architectural importance:

Applicable Connecticut State Register Criterion:

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

This 19th-century barn is significant due to the excellent integrity of the materials and framing. It is an excellent and intact example of its type, the mid-19th-century English barn. The original framing is still intact and has been well-maintained. Victorian period details include the deep roof overhangs, arched dormer windows and cupola, and structural framing utilizing trusses characteristic of the second half of the 19th century. Although the associated house has been much altered, the corner lot is in a highly-visible location and the vicinity retains sufficient open land to give a sense of the earlier landscape.

Historical background:

Cheshire was founded in 1694 by settlers from Wallingford. They settled in the area known as “ye old meadows” which was situated to the west of Wallingford, across the Quinnipiac River at the base of the Blue Hills (Cunningham). William Brooks acquired this property in 1790, which is the same time the original portion of the farmhouse was built. Sometime during the 1850s, Brooks built the English barn, and perhaps added the 19th-century addition onto the house. By 1860, the property was in the hands of Martin Brennan who owned the property until 1888. From 1888-1911, Elmer and Ellen Doolittle owned the property and from 1911-1944 it was owned by Elbert Welton. During the middle of the 20th-century the property was owned by four different families: the Waughburtons (1944-1952), the Hollands (1952-1974), the Petersons (1974-1977) and the Clemons' (1977-1986).

William and Mary Hickey purchased the property in 1986 and added the 20th-century addition onto the farmhouse as well as many adjustments to the barn. William Hickey used the barn as a workshop, garage and storage area for building materials. He added many of the support braces to the barn, as well as the pulley system that holds the trap door open above the staircase in Addition III. When the Hickeys first bought the property, there were two corn cribs located on the site; however, at some point before 2001 one of the corn cribs was demolished in a storm. The Hickeys sold the property to Mark and Karyn Thompson in 2001. Two years later, Valerie Joyce purchased the property. Currently, the barn is used for storage.

According to a photograph from the 1970s found in Klamkin, it is clear that the main entry was once an interior-hung sliding door. Also, Addition II only consisted of three open bays instead of four bays with garage doors.

Architectural significance:

This c. 1850 barn is significant due to the excellent integrity of the materials and framing. It is an excellent and intact example of its type and period. The original framing is still intact and has been well-maintained throughout the years. Victorian period details include the deep roof overhangs, arched dormer windows and cupola, and the wood and steel truss construction in the upper level of the main barn. Still sitting in its original location, the barn is surrounded by an expansive yard with trees, while the property on the east side of Wiese Road is still used for farming. Although this barn was once used for agricultural purposes, it has been adaptively re-used to store household furniture and other items. The farmhouse has had many modifications such as vinyl siding and replacement windows, the interior includes original 19th century details which make the house significant.

• Sources (*continuation*):

Photographs and field notes by Kristen Young - 8/23/2012.

Interview with Valerie Joyce - 8/15/2012, 376 Academy Road, Cheshire, CT.

Map resources:

Cheshire Tax Assessor's Records: http://www.prophecyone.us/index_prophecy.php?town=Cheshire – accessed 8/23/2012 Parcel ID: Map 58/14

Cheshire GIS Viewer: <http://cheshire.mapxpress.net/> - accessed 8/23/2012.

Aerial views from: <http://maps.google.com/> and <http://www.bing.com/maps> - accessed 8/23/2012.

USGS Historical Maps accessed 8/23/2012 at <http://historical.mytopo.com/>

UTM coordinates: <http://itouchmap.com/latlong.html> - accessed 8/23/2012.

Print and internet resources:

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010, <http://www.connecticutbarns.org/27966>.

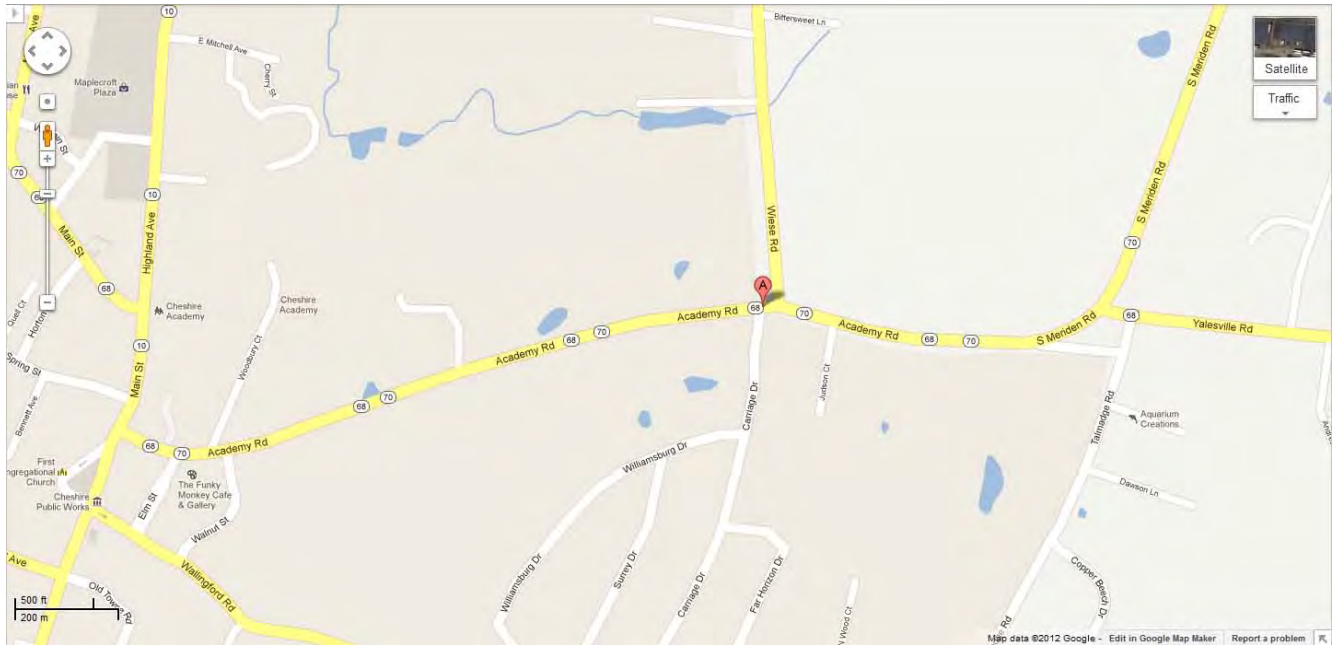
Cunningham, Jan, Cheshire Historic District National Register Nomination No. 86002793, National Park Service, 1986.

Klamkin, Charles, Barns: Their History, Preservation and Restoration, Bonanza Books, New York, 1979.

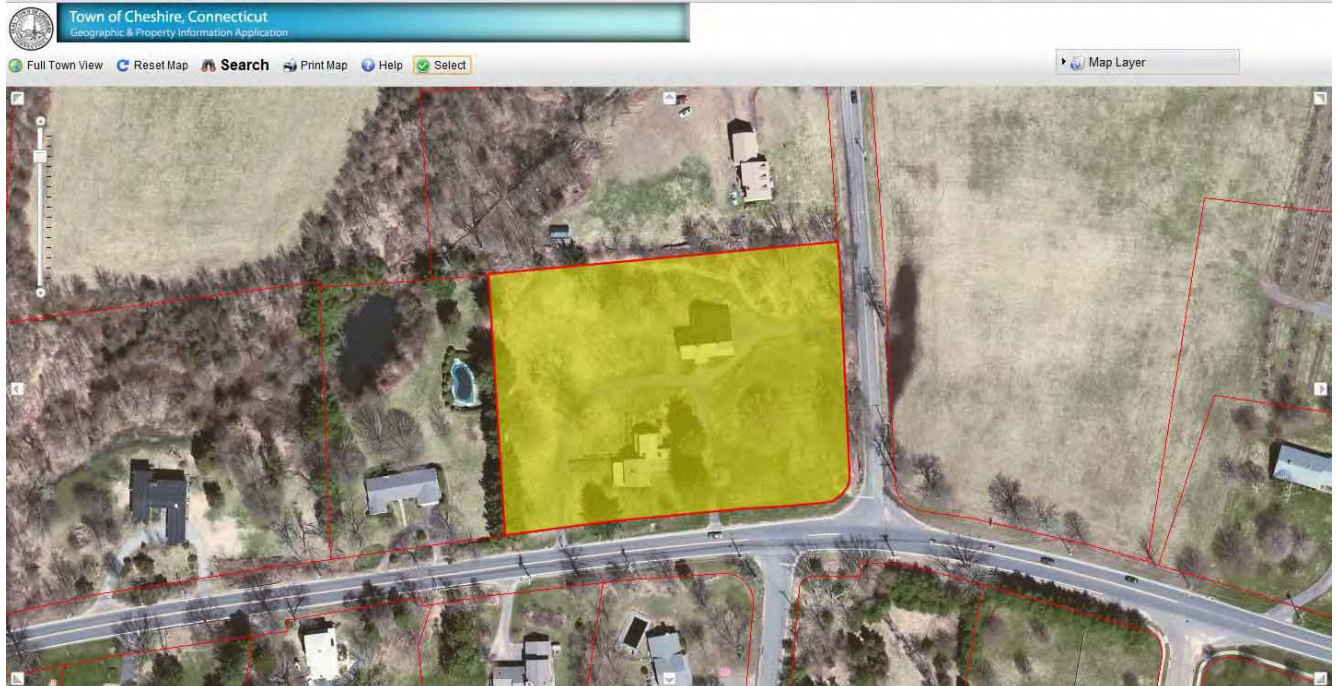
Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation, Hamden, CT, 2005, <http://www.connecticutbarns.org/history>.

U.S. Federal Census, accessed at <http://persi.heritagequestonline.com/hqoweb/library/do/census/search/basic> - accessed 8/23/2012.

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



1. Location map of 376 Academy Road, Cheshire, CT – from <https://maps.google.com/> - accessed 8/23/2012.



2. Parcel map of 376 Academy Road, Cheshire, CT – from ArcGIS Server Parcel Application – Town of Cheshire GIS Viewer <http://cheshire.mapxpress.net/> - accessed 8/23/2012.



3. South view - aerial “bird’s-eye” view map of 376 Academy Road, Cheshire, CT – from <http://www.bing.com/maps> - accessed 8/23/2012.



4. Site map of 376 Academy Road, Cheshire, CT – from <http://www.bing.com/maps> - accessed 8/23/2012.



5. Northeast context view of Barn and Farmhouse, camera facing southwest.



6. Southwest context view of the Corn crib and Barn, camera facing northeast.



7. Southwest context view with the Farmhouse, Corn crib and Barn, camera facing northeast.



8. North gable-end (main façade) of the William Brooks Farmhouse, camera facing south.



9. Northwest view of the north gable-end (main façade) and west eave-side of the William Brooks Farmhouse, camera facing southeast.



10. Southeast view of the south gable-end and east eave-side of the William Brooks Farmhouse; note the original c. 1790s wing of the house on the right. Camera facing northwest.



11. South gable-end of the Corn crib, camera facing north.



12. South eave-side (main façade) of the English barn and Addition I on the east, camera facing north.



13. South eave-side of the barn and Addition I, east gable-end of the barn and Addition I and the east side of Addition II, camera facing northwest.



14. East gable-end of the barn and Addition I, east side of Addition II, camera facing west.



15. North side of Addition II and north gable-end of Addition III, camera facing south.



16. North gable-end and west eave-side of Addition III, north eave-side of the barn, camera facing south.



17. West eave-side of Addition III and west gable-end of the barn, camera facing east.



18. Detail view of the gable roof-dormer and the cupola, camera facing northwest.



19. Interior view of the east half of the interior of the barn, camera facing east. Note the clear span without an interior post.



20. Interior view of the west half of the interior of the barn, camera facing west.



21. Interior view of the northwest corner of the barn, note the square rule post-and-beam framing, camera facing northwest.



22. Interior view of the north wall of the barn, note the interior hung sliding door. Camera facing north.



23. Interior view of the north side of the second floor of the barn, camera facing north.



24. Interior view of the second floor east gable-end of the barn, camera facing east. Note the gable roof of Addition I intersection at far right rear.



25. Interior view of the second floor northeast corner of the barn, note the post-and-beam framing. Camera facing northeast.



26. Interior view of the second floor west gable-end of the barn. Note the two sets of steel tension cables and the large diagonal truss frame helping to stabilize the barn and support the clear span below. Camera facing west.



27. Interior view of the common rafters and roof deck of the barn, found on the second floor.



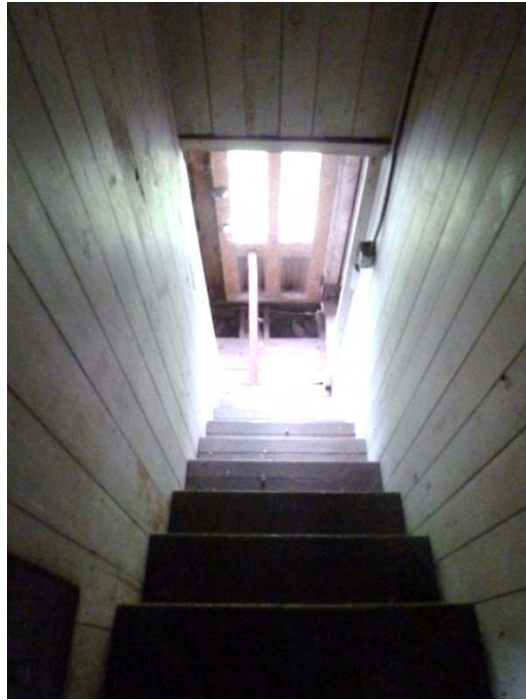
28. Interior view of the first floor of Addition I, camera facing east.



29. Interior view of the cubby behind the staircase in Addition I, camera facing northwest.



30. Interior view of Addition I, note the open doorway that leads into Addition II, camera facing northeast.



31. Interior view of the enclosed staircase that leads the second floor of Addition I.



32. Interior view of the northeast corner of the second floor of Addition I, camera facing northeast.



33. Interior view of the second floor east gable-end of Addition I, camera facing east.



34. Interior view of Addition II, camera facing southwest.



35. Interior view of the northwest corner of Addition II, note the rafters puncturing the wall and extending into Addition III. Also note the exterior siding of Addition III. Camera facing northwest.



36. Interior view of the mortared fieldstone foundation along the north wall of Addition II, camera facing north.



37. Interior view of the northeast corner of Addition II, camera facing northeast.



38. Interior view of the built in staircase in Addition III that leads to the second floor.



39. Interior view of the second floor of Addition III, note the rise in the floors and open bays that leads to the second floor of the main barn. Camera facing south.



40. Interior view of the second floor northeast corner of Addition III, note the post-and-beam framing. Camera facing northeast.



41. Interior view of the second floor southeast corner of Addition III, note the rafters from Addition II protruding through the wall, and collar ties helping to support the roof. Camera facing southeast.



42. Southeast view of the barn and additions, c. 1979. Camera facing northwest. (Klamkin, p. 38).