<table>
<thead>
<tr>
<th>Property Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Name (Common):</strong> Clover Nook Farm</td>
</tr>
<tr>
<td><strong>Building Name (Historic):</strong> French / Peck / Woodward / Sandell Farmstead</td>
</tr>
<tr>
<td><strong>Street Address or Location:</strong> 50 Fairwood Road</td>
</tr>
<tr>
<td><strong>Town/City:</strong> Bethany</td>
</tr>
<tr>
<td><strong>Owner(s):</strong> Demander, Deborah and Eric, 50 Fairwood Road, Bethany, CT 06524</td>
</tr>
</tbody>
</table>

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

**Accessibility to Public:**
- Exterior visible from public road? ☑ Yes ☐ No
- Interior accessible? ☑ Yes ☐ No

**Gambrel Ground Level Stable Barn, Vernacular Style**

**Material(s):**
- ☑ Fieldstone
- ☑ Concrete
- ☑ Wood Shingle
- ☑ Asphalt Shingle

**Structural System:**
- ☑ Wood Frame
- ☑ Post & Beam
- ☑ Balloon
- ☑ Load bearing masonry
- ☑ Structural iron or steel
- ☑ Vertical wood board

**Roof:**
- ☑ Gambrel

**Number of Stories:** 2

**Approximate Dimensions:** BI: 28’ x 74’ (see continuation sheet)

**Exterior Condition:** Excellent

**Structural Condition:** Good

**Location Integrity:** On original site

**Alterations:** Yes

**Additions, repairs**

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**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, silo, agricultural fields

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 __________________________________________ Date 1/23/2013

View Multiple Views __________________________________________ Negative on File CTHP

Name Lucas A. Karmazinas __________________________ Date 1/23/2013

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

- • Subsequent field evaluations:

  Latitude, Longitude: 41.42626, -73.006687

  Threats to the building or site:

- ✔ None known
- □ Highways
- □ Vandalism
- □ Developers
- □ Renewal
- □ Private
- □ Deterioration
- □ Zoning
- □ Other ________________________
- □ Explanation ________________________
• Interrelationship of building and surroundings:

Clover Nook Farm straddles Fairwood Road, a rural road running north-south parallel to and west of Amity Road (Route 63), in Bethany, Connecticut. The farm is 0.3 miles south of Fairwood Road's intersection with Falls Road, and approximately 0.2 miles north of its intersection with Johnson and Peck Roads. It is located along a north-south ridge with hills descending to the west towards Hopp Brook and the towns of Beacon Falls and Seymour. Connecticut Route 8 runs north-south roughly 3.5 miles to the west, while the Wilbur Cross Parkway crosses the state in a northeast-southwesterly direction some 6.6 miles to the southeast.

The primary village centers of Bethany were historically located along Amity Road (Route 63) which runs parallel to Fairwood Road, to the east. The Congregational and Episcopal Churches are located on Amity Road near the northern edge of the town, with the Christ Episcopal Church carriage shed listed on the State Register of Historic Places. The c. 1807 Wheeler-Beecher House, also on Amity Road slightly north of the two churches, is also a National Register-listed property. Farmsteads in Bethany that are also included in this thematic State Register listing are: the Russell Homestead, 20 Round Hill Road; the Abram Carrington Farmstead (Cherry Tree Farm), 144 Bethmour Road; the Davidson Farmstead, 539 Litchfield Turnpike, RoJo Farm, 312 Litchfield Turnpike, the Doolittle Farm at 329 Downs Road, and the Bishop-Tuttle-Megin Farmstead, 163 Carrington Road. The public elementary school and town hall are located nearby on Peck Road, just east of the site.

The two primary barns and associated farmhouse and outbuildings are located on two parcels flanking Fairwood Road – 50 Fairwood Road on the eastern side, and 51 Fairwood Road on the west. These total 2.84 and 17.97 acres, respectively, and are supplemented and surrounded by additional acreage owned by the Demander family (or associated business entities). The land is used for agricultural purposes including the cultivation of crops and raising of livestock. Large fields bounded by stone walls and lines of trees surround the core of the property, where the buildings are surrounded by various driveways, mature trees, and lawns of mown grass.

Barn I is located on the east side of Fairwood Road directly north of the Farmhouse across an unpaved driveway, and to the northeast across the road from Barn II. The Farmhouse is a 2 ½-story, five-bay, gable-roofed, vernacular style residence erected c. 1823, with its ridge-line oriented east-west and its gable-end facing west toward the road. The main block measures roughly 23’ x 27’ and there are two, 2-story, side-gabled blocks measuring 18’ x 17’ and 20’ x 23’, adjacent to the east gable-end. These were erected c.1900, the easternmost of the two blocks originally serving as a summer kitchen. North of the central block are two shed-roofed additions likewise built c. 1900. These measure 18’ x 10’ and 14’ x 13’. The original portion of the house has a full-width, one-story, wrap-around porch added c. 1900. The porch has a fieldstone foundation, simple balustrade, bracketed turned supports, and a hipped roof. Primary fenestration throughout the main block consists of two-over-two double-hung sash while that in the later sections of the house is one-over-one.

A number of secondary outbuildings are also scattered around the property. A frame privy with gable roof is located just east of the Farmhouse and beyond this is a one-story, 27’ x 20’ frame storage shed. A one-story, 46’ x 22’ frame woodshed is located to the north of the storage shed. A poured concrete foundation extending beyond the east gable-end of the woodshed indicates that this was once a much larger building, evidence corroborated by historical aerial photographs. A one-story concrete block chicken coop abuts the northeast corner of Barn I. This appears to have been built in stages over the fieldstone foundation of an earlier building and has since been repurposed to shelter cattle. The building has a gable roof, oriented east-west. On the west side of Fairwood Road, southwest of the Farmhouse, is a one-story, three-bay, gable-roofed frame garage with its ridge-line oriented north-south parallel to the road. Interior evaluation of the garage shows a mix of hand-hewn timbers, rough circular-sawn and dimension lumber, much of the timbers showing signs of having been repurposed. Directly to the west of the garage are two modern greenhouses with metal frames and plastic sheathing.

Clover Nook remains an active farm and in 2000 was recognized as a Connecticut Century Farm. Current agricultural activities include produce cultivation, hay production, and the raising of beef cattle. A farm stand is open during the growing season.
• Other notable features of building or site (Interior and/or Exterior):

Architectural description:

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

<table>
<thead>
<tr>
<th>Building</th>
<th>Date</th>
<th>Category</th>
<th>Date</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmhouse</td>
<td>c. 1823</td>
<td>C</td>
<td>Woodshed</td>
<td>Early 20th c.</td>
</tr>
<tr>
<td>Barn I – Dairy Barn</td>
<td>Early 20th c.</td>
<td>C</td>
<td>Storage Shed</td>
<td>Early 20th c.</td>
</tr>
<tr>
<td>Barn II – Horse Barn</td>
<td>Late 19th c.</td>
<td>C</td>
<td>Privy</td>
<td>Early 19th c.</td>
</tr>
<tr>
<td>Silo</td>
<td>Mid-20th c.</td>
<td>C</td>
<td>Garage</td>
<td>Early 20th c.</td>
</tr>
<tr>
<td>Chicken Coop</td>
<td>Mid-20th c.</td>
<td>C</td>
<td>Greenhouses</td>
<td>Late 20th c.</td>
</tr>
</tbody>
</table>

Barn I – Dairy Barn:

This is a 2-story, gambrel-roofed ground-level stable barn measuring 28’ x 74’. Its ridge-line is oriented north-south parallel to this stretch of Fairwood Road and its primary gable-end faces south. There are two 1-story shed-roofed additions on the east eave-side, and one on the north gable-end. An silo is sited adjacent to the barn’s north gable-end. The primary entries to the barn are two pass-through doors located on the south gable-ends of the main block and the shed-roof addition adjacent to the barn’s east eave-side. There is also a one-bay, roll-up garage-style door located on the north shed-side of the north shed-roof addition. The main block was built over the foundation of an earlier barn c. 1920 and the east eave-side addition was likely built at the same time or followed shortly thereafter. The second shed-roofed block on the east eave-side and that on the north gable-end were likely erected during the middle of the 20th century. The barn has a poured concrete foundation; vertical wood tongue-and-groove siding, painted red on the first story and white in the gable ends; and the roof is sheathed with longitudinal wood boards and asphalt shingles. The window sash are painted white, as are the corner boards.

Exterior:

The south gable-end of the barn has a pass-through door on its west side. Above it, centered in the gable, is a large hay door. The door is attached with strap hinges along its bottom edge and swings outward falling against the first-story wall when fully open. The gambrel roof projects slightly beyond the plane of the building, and a projecting hay track extends further. There are two fixed, four-pane windows flanking the hay door.

The shed-roofed addition on the east eave-side measures 12’ x 64’ and is set flush with the north gable-end of the main block. It has a pass-through door and three six-pane hopper stable windows on its south gable-end. On the east eave-side there are four six-pane hopper windows at the south end of the block and two additional windows irregularly spaced near the center of the elevation. There is a one-story concrete block shed-roof addition at the northern end of the former block’s eave-side. This is open to the south and is used for equipment storage.

The silo located to the north of the east eave-side additions is constructed of interlocking concrete tiles, each measuring roughly 12” square. The silo is held together with iron hoops spaced roughly 15” apart. An aluminum dome roof caps the silo and rectangular interlocking wood doors run the height of its southwest side in an open vertical slot.

West of the silo, and likewise adjacent to the barn’s north gable-end, is a one-story shed-roofed addition. This has a poured concrete foundation and vertical wood siding. There is a one-bay, roll-up garage-style door and four six-pane hopper windows on its north eave-side, and four six-pane hopper windows on the west eave-side. It appears that there were once two window openings in the north gable-end of the barn’s main block, however these have since been boarded up.

The east eave-side of the addition has a row of eighteen six-pane stable windows (one boarded up) and a pass-through door in the far north end. There are two hay doors in the upper level at intervals dividing the west eave-side roughly into thirds.
**Interior:**

The interior of the ground level of the main block is a typical ground level stable barn layout, for two rows of cows facing out toward the windows. Lateral girders are supported by two rows of steel columns and carry loft floor joists running lengthwise (north-south). Cross-bridging is present between the joists. The cow stanchions remain, these flanking the central bay and held in place by diagonal braces nailed to the girders. The poured concrete floor has two manure gutters running the length of the central bay, these designed for use with a mechanical gutter cleaner (no longer extant). Concrete feeding troughs run along the aisles facing the stanchions and several on-demand water bowls remain in their original positions.

An enclosed milk room is located at the south end of the main block. Its interior walls are finished with tongue-and-groove boards. The six-pane windows throughout are in original condition and have side cheeks to hold the sash in venting position.

The enlarged aisle created by the east eave-side addition houses a number of enclosed frame stalls once used as calf pens. Currently these house goats. An opening at the north end of the barn’s main block leads through the north shed-roof addition, an area once used as a feed room, to the fields beyond. A sliding door at the north end of the east shed-roof addition provides covered access to the silo.

A hatch and ladder near the south end of the barn’s west eave-side leads into the loft level above. The hay loft is an expansive space with a six-bay, square-rule post and beam frame, dropped tie-girts pegged to interior posts, and diagonal braces. The two full-height interior posts in each bent extend up to purlin plates at the roof’s first pitch change; the center aisle is clear full-height. The five-foot high knee walls are capped with plates lapped only once on each side of the eave-sides and have diagonal braces down to the floor joists. The common rafters meet at a rafter board and are nailed in place. A hay track runs the length of the building below the ridge. The end walls are braced by wall girts and diagonal braces.

**Barn II – Horse Barn and Grinding Shed:**

This is a 2-story, eave-entry horse barn measuring 48’ x 28’. Its ridge-line is oriented north-south parallel to this stretch of Fairwood Road and its primary eave-side faces east. There is a one-story gable-roofed addition attached at the south gable-end. The barn has a stone foundation; poured concrete floor; and vertical wood tongue-and-groove siding, painted red. The roof is sheathed in wide rough-sawn horizontal boards, modern plywood, and asphalt shingles. The window trim, sash, and muntins are painted white, as are the building’s corner boards and trim around several of the door openings. A gable-roof cupola is centered along the ridge-line. This has a frame, pedestal-like base, six-over-six double-hung windows on its east and west eave-sides, and a copper horse weathervane above.

**Exterior:**

The primary entry is an open wagon bay with a flat-arched lintel line roughly centered on the east eave-side. A hay door is situated directly above the entry just below the eave-line. There are three, six-pane hopper windows in the north bay, two stacked vertically flanking the jamb of the entry bay, and one on the first story further towards the north end of the building. The south bay of the main block is narrower and has a one-bay opening directly adjacent to the main bay and a single six-pane hopper window above.

The gable-roof addition to the south has a one-bay sliding door on its east eave-side, this flanked to the north by a nine-pane hopper window. There is a single six-pane hopper window roughly centered on the second story of the eave-side and a two-over-two double-hung window on the south gable-end.

The west eave-side and north gable-end of the barn are unbroken except for a sliding door and concrete block chimney stack at the north end of the west eave-side, and four, six-pane hopper windows on the north gable-end. Three of the latter are located on the first story of the north gable-end, while the fourth is centered in the gable.

**Interior:**

The two southern bays of Barn II’s main block are used for produce sales during the growing season. They have poured concrete floors, likely added some years after the barn was constructed during the late-19th century, and plain
board walls. The north bay houses a workshop where an assemblage of hand hewn, sawn, and dimension lumber, as well as steel beams have been added to brace the structure and for hoisting machinery. A hatch and vertical ladder at the northeast corner of the shop leads into the loft.

The interior of the main block’s upper level reveals a square rule post and beam frame with dropped tie-girts and diagonal bracing. The framing is a mix of hand hewn and circular sawn timbers. A massive, 28’, arched cross-girt spanning the center of the building is the only cross-bracing except for the plates at the gable-ends. The plates are continuous except for one lap on each of the eave-sides. The common rafters are band sawn and butted at the ridge. A single rafter tie spans the opening below the cupola.

The south addition to Barn II, known as the “Grinding Shed,” was once used for tool maintenance but has since been largely repurposed for storage. It is starting to roll off its foundation and pull away from the main block, likely due to the removal of one of its central cross-girts in order to allow for the addition of a stair along its north gable-end. A cable has been installed running north-south to stabilize this movement but has only slowed its progress.

The interior of the addition’s upper level reveals a square rule post and beam frame with a mix of hand hewn and circular sawn timbers. The pole rafters are hand hewn and butted at the ridge. Dimension lumber rafter ties have been added halfway between the plates and the ridge-line.

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:

1. Associated with the lives of persons significant in our past;
2. Embodying the distinctive characteristics of a type, period, or method of construction.

Clover Nook Farm is significant for its exceptional gambrel ground level stable barn of the early 20th century. Its unusual hybrid construction combines a traditional post and beam frame for the loft level with a modern 20th-century ground level stable layout with steel columns. Its hay door is still operable and the annual opening of the door is celebrated in Spring. Another notable feature of Clover Nook Farm is its concrete tile stave silo which employs an uncommon building block, interlocking concrete tile-like blocks.

The property gains further significance as a working farmstead owned by a continuous seven-generation lineage of Bethany farming families. The involvement of members of the Woodward and Sandell families in civic affairs and local politics further adds to the historical significance of the site. The current owners have protected a portion of their acreage through sale of development rights.

Historical background:

Although the Town of Bethany was not incorporated until it separated from the Town of Woodbridge in 1832, the settlement of the area that would become Clover Nook Farm took place long before the population of Woodbridge had grown to such an extent as to necessitate this formal division.

The land was originally owned by the French family in the 1600s, whose farm was located in what was then known as Derby-Milford. The land was used as summer pasture for livestock from the French Farm.

In 1765, David French married Hannah Lines of Bethany. The couple built a homestead on the French family’s Bethany land. David fought in the Revolutionary War defending Boston, surviving to return to raise his family and work the land which is now known as Clover Nook Farm.

In 1823, David’s youngest son, Harry, built another home on the farm. This house still stands at the center of the farm and has been lived in by many generations of the family since. Harry served as First Selectmen for the town, as well as a representative in the state legislature.

After Harry’s death in 1843, his only daughter, Jane, and her husband Justus Peck, moved back to the farm to take over the dairy and other operations on the farm. Justus became involved in many town
affairs, not the least of which was the Bethany-Woodbridge Agricultural Society. For many years the group held an annual fair, location of which was alternated between a farm in Woodbridge and Clover Nook Farm. The field where the fair was held is, to this day, still referred to as the “Fair Lot” on the farm.

During Justus and Jane’s later years, their daughter Charlotte and her husband, Samuel Woodward, a schoolteacher from Watertown, lived on the farm and began to take over the running of the farm. Samuel became quite involved in government affairs, serving as the town’s First Selectman for 22 years, as well as its representative in the state legislature. Samuel and Charlotte Woodward had three children, Florence, Daisy, and Sherman.

After attending Connecticut Agricultural College (now known as UConn’s College of Agriculture and Natural Resources) Sherman Woodward returned to the farm to take over and expand the farm operations. This included the dairy, a large poultry and egg business, peach and apple orchards, as well as vegetable production. Sherman was involved in several state and local agricultural groups, including the New Haven Agricultural Experiment Station. He and his wife Margaret, had three children, Helen, Marion, and Sherman Jr. …

As his father’s health began to decline, Sherman Jr., with the help of Marion’s husband, Dudley Sandell, took over the dairy operation. Sherman Jr. and Dudley were both active in the state and local Farm Bureau, Dudley holding office in New Haven County and a member of the state board. Sherman Jr. continued with hay production as well as growing feed and sweet corn. Many town residents still fondly remember his “self-service” corn stand in front of the homestead, where people could stop and pick up corn for dinner, leaving payment in a cigar box. In 1972, the dairy herd was sold and Sherman Jr. changed focus to raising dairy replacement heifers and beef cattle.

In 1988, as Sherman Jr. readied for retirement, his daughter Deborah, and her husband, Eric Demander, moved back to the farm. In 1991, Eric left his trade to take on farming full time. Continuing hay production and raising beef cattle, Eric began expanding vegetable production. Eric and Deborah soon opened a produce market at the farm where they currently sell products grown on the farm, as well as other locally grown fruits and vegetables. In 2000, Clover Nook Farm was awarded with recognition as a Connecticut Century Farm. Eric and Deborah have two sons, Carl and Lars. Carl has recently graduated from the University of Delaware’s College of Agricultural and Natural Resources with a degree in Food and Resource Economics. Lars is currently a student at Cornell University studying agricultural science, with focuses in sustainable agriculture, crop and soil science, and agribusiness management (Demander).

The Demander family have sold development rights on land on the west side of Fairwood Road, to the State of Connecticut to ensure that the land remains in agricultural use.

**Architectural significance:**

Clover Nook Farm is significant for its intact example of a gambrel ground level stable barn of the early 20th century. A concrete slab typically serves as the floor for the cow stables. With the stables occupying the entire first story, the space above serves a hayloft. The gambrel roof design was universally accepted as it enclosed a much greater volume than a gable roof did, and its shape could be formed with trusses. While by the 1920s most ground-level stable barns were being constructed with lightweight balloon frames two-by-sixes for most of the timbers, Barn I is notable for the fact that it employed traditional post and beam construction methods in this otherwise modern building. The post and beam loft construction sits on top of a floor platform supported by modern steel columns, with the wood post structure terminating at the loft floor elevation. Modern dairy barns are also characterized by their interior arrangements of stanchions and gutters to facilitate milking and the removal of manure and these features can still be found in the interior of the barn.

Another notable feature of Clover Nook Farm is its concrete tile stave silo. As with the older wood stave silos, the structure is held together with adjustable steel hoops, spaced about fifteen inches apart. Since, unlike wood, concrete
does not expand and contract with changes in moisture levels, the hoops on concrete stave silos were usually tightened only once after the structure was built. The silo at Clover Nook Farm was constructed according to these same principals yet employs a less common building block, interlocking concrete tile-like blocks.

Clover Nook Farm gains further significance for its intact early 19th-century farmstead house owned by a continuous seven-generation lineage of Bethany farming families, as well as the various additional intact historical barns connected to the farmstead. The involvement of members of the Woodward and Sandell families in civic affairs and local politics further adds to the historical significance of the site.

• Sources (continuation):

Photographs and field notes by Lucas Karmazinas, 1/23/2013.
Interview with Deborah and Eric Demander, owners, 1/23/2013, at the site.

Map resources:
Parcel ID: Map 112/109B, 112/12
Historical aerial photography and maps accessed at UConn MAGIC:
http://magic.lib.uconn.edu/mash_up/1934.html
http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html.

Print and internet resources:
Connecticut State Library online: iconn.org or http://www.cslib.org/iconnsitemap/staff/SiteIndex.aspx#directories


4. Detail Site Plan Sketch showing contributing and non-contributing resources – base image from Google Maps.
5. Southwest context view of 50 Fairwood Road, Bethany, CT, camera facing northeast; Barn I at left rear.

6. Southeast context view of 50 Fairwood Road, Bethany, CT, camera facing northwest; Barn II at rear.
7. South gable-end and west eave-side of Barn I, camera facing northeast. Note hay track.

9. North gable-end and west eave-side of Barn I, 50 Fairwood Road, Bethany, CT, camera facing southeast.

10. Chicken coop east of Barn I, 50 Fairwood Road, Bethany, CT, camera facing north. Note foundation details and silo.
11. Interior view of Barn I ground level, showing framing details, stanchions, and manure gutters, camera facing northwest.

12. Interior view of Barn I ground level, showing milk room details, camera facing east.
13. Interior view of Barn I ground level, showing calf pens, camera facing northeast.

14. Interior view of Barn I ground level, showing silo details, camera facing northeast.
15. Interior view of Silo looking up, showing silo details, camera facing northeast.

16. Interior view of Barn I loft level, showing framing and hay door details, camera facing south.
17. Interior view of Barn I loft level, showing framing details, camera facing northwest. Note dropped girt, diagonal bracing, and lapped plate splice.

18. South gable-end of Barn I, camera facing northwest, showing hay door in open position.

20. Interior view of Barn II loft level, showing framing details, camera facing southeast. Note cross girt and cupola opening.
21. Interior view of Barn II loft level, showing framing details, camera facing northwest.

22. Interior view of Barn II addition loft level, showing framing details, camera facing northeast. Note frame damage due to deformation.
23. Interior view of Barn II loft level, showing framing details, camera facing southeast. Note butted pole rafter and dimension lumber rafter tie.