**Agricultural Heritage Multiple Property Submission - State Register**

### GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Building Name (Common)</th>
<th>Ives, Amasa and Harrison, Farmstead</th>
<th>Record No. 47673</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Historic)</td>
<td>Ives, Amasa and Harrison, Farmstead</td>
<td></td>
</tr>
<tr>
<td>Street Address or Location</td>
<td>42 Harrison Road</td>
<td></td>
</tr>
<tr>
<td>Town/City</td>
<td>Cheshire</td>
<td>Village</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>William Ratchelous, 42 Harrison Road, Cheshire, CT 06410</td>
<td></td>
</tr>
</tbody>
</table>

### PROPERTY INFORMATION

**Historic Use:** Agricultural/Subsistence: agricultural outbuilding; Domestic: single dwelling

**Present Use:** Agricultural/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: Extended English bank barn, Vernacular style  
- Date of Construction: c.1790, 19th c.

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

- ☐ Clapboard  ☐ Asbestos Siding  ☐ Brick  ☐ Wood Shingle  ☐ Asphalt Siding
- ☑ Fieldstone  ☐ Board & Batten  ☐ Stucco  ☐ Cobblestone  ☐ Aluminum Siding
- ☐ Concrete (Type ________________)  ☐ Cut Stone (Type ________________)  ☑ Other ☐ Vertical board siding

#### Structural System

- ☑ Wood Frame  ☑ Post & Beam  ☐ Balloon  ☐ Load bearing masonry  ☐ Structural iron or steel
- ☑ Other ☐ Scribe & square rule framing

#### Roof (Type)

- ☑ Gable  ☐ Flat  ☐ Mansard  ☐ Monitor  ☐ Sawtooth
- ☐ Gambrel  ☐ Shed  ☐ Hip  ☐ Round  ☐ Other ____________________

#### Roof (Material)

- ☑ Wood Shingle  ☐ Roll Asphalt  ☐ Tin  ☐ Slate  ☑ Asphalt Shingle
- ☐ Built up  ☐ Tile  ☐ Other ____________________

**Number of Stories:** 1 1/2, B  
**Approximate Dimensions:** B: 45' x 23', Al: 14' x 15', All: 20' x 11'

#### 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: Overhead garage doors in basement, Addition II was shortened

### FOR OFFICE USE:

<table>
<thead>
<tr>
<th>Town #</th>
<th>Site #</th>
<th>UTM</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>District</th>
<th>☐ S  ☐ NR</th>
<th>If NR, Specify: ☐ Actual  ☐ Potential</th>
</tr>
</thead>
</table>
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- Barn  - Shed  - Garage  - Carriage House  - Shop  - Garden
- Other landscape features or buildings: Stonewalls, chicken coop

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 8/8/2012

View  Multiple Views  Negative on File CTHP

Name  Kristen Young and Todd Levine  Date 8/17/2012

Organization  Connecticut Trust for Historic Preservation

Address  940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude: 41.465574, -72.908072

Threats to the building or site:

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

The Amasa and Harrison Ives house and barn are located on 0.8 acres of land to the west side of Harrison Road in the southern part of Cheshire. The driveway extends to the west off the road, leading to the basement of the barn. Situated directly to the north of the barn is a chicken coop, and further to the north, on top of a grassy knoll, is the farmhouse. A part of a wooden fence with a flower garden is to the northwest of the barn, and a part of a stone wall is to the north of the barn. This small stone wall portion extends to the south off the north border of the property. Just to the west of this is a piece of original farming equipment that was once used to rake hay. Another portion of a stone wall lies to the east of the barn, along a portion of the east border of the property.

The main eave-façade of the 1 1/2-story Farmhouse faces east with the ridge-line oriented north-south. The vernacular Cape-style Farmhouse was built c. 1830 and includes a Greek Revival-style surround around what was once the main door, and cornice returns in the gable ends. The door is reached by two stone steps and two wooden steps and is located in the center of the five-bay east facade, flanked by side-lights and pilasters with an entablature located above. On either side of the door are two six-over-six double-hung windows with trim and shutters. Extending to the south off the west corner of the south gable-end is an early 19th-century addition that was once used as a summer kitchen and open work space. Original twelve-over-eight double-hung windows are found on the east side of this addition. The bay window found on the south gable-end of the house, and the small addition on the north gable-end, were both added c. 1890. Attached to the west eave-side of the house is a modern addition that was built c. 1979. Bushes and garden beds line the south, east and north sides of the house, with an original stone well directly in front of the east side of the summer kitchen addition.

Harrison Road is located directly to the west of South Main Street (Rte. 10), which runs north through the center of Cheshire, and is about two miles the north of the border of Hamden. Extending to the south off the corner of South Brooksvale Road and South Main Street, Harrison Road runs diagonally toward the southwest. While this property was once part of a larger farm, it is now surrounded by woodland and dense residential neighborhoods. It is about a mile from the center of town, and along South Main Street are numerous commercial properties, educational centers, and the Cornwall Avenue-Town Center Historic District, a Local and National Register District including the Town Green and surrounding streets. The Farmington Canal National Heritage Trail is located a short distance to the west.

• 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>Structure</th>
<th>Date</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>c. 1830</td>
<td>C</td>
</tr>
<tr>
<td>Barn</td>
<td>c. 1790</td>
<td>C</td>
</tr>
<tr>
<td>Chicken coop</td>
<td>19th c.</td>
<td>C</td>
</tr>
</tbody>
</table>

Barn:

This is a four-bay, five-bent, 45’ x 23’, 1 1/2-story with basement, extended English bank barn with two additions, whose ridge-line is oriented east-west. The exposed basement side is located on the east gable-end of the barn. Addition I is a gable-roof addition extending off the westernmost bay of the north eave-side of the barn. Addition II is a gable-roof addition extending off the east corner of the south eave-façade of the barn.

Exterior:

From west going east, the four bays are referred to as first bay, second bay, third bay, fourth bay. The main facade of the barn faces south, and what was once the main entry consists of a pair of hinged doors found in the third bay of the south eave-façade. Directly to the east, located on the east corner of the south eave-façade is Addition II. Directly to the west of the main entry, found near the foundation, is a six-pane window with trim. A side-hinged pass-through door with original iron strap hinges is found in the west bay. The two middle bays of the barn are
each approximately 11 feet in width, the western bay is approximately 15 feet and the eastern bay is approximately 5 feet.

On the west gable-end of the barn, just above the dropped girt line siding divide is a hay door with original iron strap hinges. Attached to the west side of the north eave-side of the barn and extending to the north is Addition I. Located in the foundation of the second bay of the north eave-side of the barn is an interior side hinged door. The fieldstone foundation is slightly visible along this side. Directly to the east of the door, a fieldstone retaining wall extends to the north off the third bay of the north eave-side of the barn. The wall extends to the north a few feet and turns, extending to the east, turning again and meeting at the east corner of the north eave-side of the barn. This stone wall outlines an elevated area, and three steps lead to the top of this raised area. The grade drops dramatically along the east side of the retaining wall, revealing a full basement on the east gable-end of the barn. Two basement entries are found on this side, each with a wooden overhead door, and separated by a mortared fieldstone wall.

Addition I is approximately 14’ x 15’ and extends off the first bay of the north eave-side of the barn, extending to the north. The north gable end consists of an open bay, which now serves as the main entry into the barn. There are no features along the east side of Addition I, and the south gable-end is flush with the north eave-side of the barn. A six-pane window with a plastic glazing is found on the west side of Addition I.

Addition II is approximately 20’ x 11’, and is attached by a small overlap to the east corner of the south eave-side of the barn, extending to the east and south. The main entry is found in the basement level on the north gable-end of Addition II, and consists of a side-hinged pass-through door reached by a stone step. On the east side is a window opening with four iron bars running horizontally across the opening. A fieldstone retaining wall is found on the west side of Addition II. This is an extension of what was once the foundation of a much larger barn that was added to the main barn. Addition II was once part of an approximately 20’ x 30’ barn that was attached to the extended English bank barn, and consisted of approximately five horse stalls, with hay storage above.

The barn and additions are clad in vertical board siding that is painted red. The roofs are all asphalt shingles, and the foundation is mortared fieldstone.

**Interior:**

The main entry is currently found in Addition I, and consists of an open bay that leads into a post-and-beam framed addition with cut stone flooring. The timbers are all hand hewn, square ruled, with mortise and tenon joints. Addition I was built in the mid-late 19th-century and is approximately 14’ x 15’. This addition leads into the first bay of the extended English bank barn through a large open entryway.

The first bay of the extended English bank barn has wood plank floors, square rule post-and-beam framing and is approximately 15 feet in length. The end tie-girt is dropped below the eave-line, and attached to the gunstock posts by mortise and tenon joints. The dropped girt indicates this bay was an addition probably added sometime in the 19th-century. The posts, beams and siding are all hand hewn, and on the second bay of the barn, it is easy to see where the siding was once attached in a rabbeted tie girt to form the west gable-end wall before the barn was extended.

The second bay, third bay and fourth bay all make up the original c. 1790 portion of the barn. Wood plank flooring, and hand hewn posts, beams and siding are all found in this section of the barn. The end girts rest on top of the plate on the gunstock posts, indicating an 18th-century construction technique. Both the middle bays are approximately 22.5 feet in length and the fourth bay is approximately 5 feet in length. All together, the original portion and extended bay totals 45 feet in length. In the second bay is a stone staircase of ten risers that leads down to the basement level of the barn. A mortared fieldstone wall is visible along the north side of the staircase.

A small loft space (about three feet in length) is found on the north side of the third bay, and is reached by a simple ladder made of hardwood pegs inserted through a post. The floor of the main barn is raised towards the end of the third bay and extends to the east gable-end wall of the barn. This raised floor resembles a stage in a theater, and is approximately 6 feet in length and 2 feet high. The roof rafters and deck of both Addition I and the main barn have
been completely replaced in the 1970s. All the parts of the original roof have been removed, and it now consists of a plywood roof deck and common rafters meeting at the ridge with no ridgepole.

The basement has mortared fieldstone walls and concrete floors. The square rule, post-and-beam framing consists of hand hewn posts and beams. Wooden overhead garage doors have been added to each of the open bays. The basement is approximately 14 feet in length.

Addition II is reached by an open entryway on the south wall of the east bay of the main barn. Wood plank floors and hand hewn posts and beams are found in this addition. The walls are made of different wood than found in the main barn. Square rule, post-and-beam framing indicates the addition was added sometime during the 19th-century. This addition was once part of a larger barn that was approximately 20' x 30', and was shortened to 20' x 11'.

Original parts of the framing of the added barn were used when re-constructing the south gable-end of Addition II. The roofing of Addition II has been replaced with a plywood roof deck, common rafters and no ridgepole. The basement of Addition II has a mortared fieldstone wall on the west and hand hewn posts and beams. A fieldstone foundation wall still remains extending to the south off the west wall of Addition II. It acts as a retaining wall today.

**• 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.

This barn is architecturally significant due to the rarity of surviving 18th-century barns. This c. 1790 barn remains standing in its original location, and embodies excellent integrity including the original hand hewn post and beam frame. The site gains added significance as the farmstead of Amasa and Harrison Ives, members of one of the early families in the area; it remained under Ives family ownership from the time of construction until 1948. Although the surrounding environment has been altered by modern residential development, the intact Farmhouse and Barn remain a valuable historic ensemble.

**Historical background:**

Cheshire was founded in 1694 by settlers in 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). Deacon Joseph Ives (1674-1755) was among the first settlers to build a home in Cheshire, which to this day still stands on Fenn Road. Deacon Ives’ youngest son, Nathaniel (1713-1800), was a farmer who had nine children. Jotham Ives (1753-1816) was one of Nathaniel’s six sons who was not only a farmer but also a Revolutionary War veteran. His son, Amasa Ives (1805-1868), also became a farmer and acquired the land with which the barn is currently associated. Amasa built the farmhouse on the property c. 1830, and left the property to his son Harrison Ives (c. 1840-1934) in 1868 when he passed away. Harrison Ives acquired more property until his farmland extended from South Main Street to the Farmington canal. A barn that used to be located at what is now 1445 South Main Street, was once part of Harrison Ives’ farm. It has since been demolished.

Harrison Ives lived in the farmhouse until 1934 when he died at the age of 95 (the road this property is located was named after Harrison Ives). Afterwards, Harrison’s daughter Edith Ives lived on the property until 1948 when DeWitt Knotter acquired the property. During the late 20th century, it then passed into the ownership of Risa Nitkin who sold the site to a developer c. 2005 planning to subdivide the land. The Ratchelous family purchased the site c. 2005 from the developer and fought to keep the barn from being demolished. Instead of demolishing the entire barn, the developer removed two-thirds of Addition II to make way for the driveways of 46 and 50 Harrison Road.

The English bank barn was originally used as a hay barn until Addition II was added for horses. At some point in the 20th century, the property was turned into a small equestrian farm where people were able to board their horses in Addition II, and ride them on the property. The main English bank barn was still used to store hay during this time. Sometime in the late 20th century, the barn was used for storage which is its current use today. Typically, 18th-
century barns did not have basements and given that there are numerous additions, the basement could have been added at a later time.

**Architectural significance:**

This barn is architecturally significant due to the rarity of barns in the State of Connecticut that were built in the 18th-century. This c. 1790 barn remains standing in its original location, and embodies excellent integrity through the original materials that have been well preserved. The barn maintains the original hand hewn post and beam framing as well as the hand hewn siding. The end girt lying on the plate further displays the age and early period craftsmanship of this barn. Although the surrounding environment has been altered by modern residential development, the intact Farmhouse and Barn remain a valuable historic ensemble.

- **Sources (continuation):**

Photographs and field notes by Kristen Young - 8/17/2012.
Interview with William Ratchelous  8/8/2012, 42 Harrison Road, Cheshire, CT.

**Map resources:**

Aerial views from:
Historical aerial photography and maps accessed on 8/17/2012 at UConn MAGIC:
  - [http://magic.lib.uconn.edu/mash_up/1934.html](http://magic.lib.uconn.edu/mash_up/1934.html)
  - [http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html](http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html).

**Print and internet resources:**

Cunningham, Jan, Cheshire Historic District National Register Nomination No. 86002793, National Park Service, 1986.
1. Location map of 42 Harrison Road, Cheshire, CT - from https://maps.google.com/ - accessed 8/17/2012.


5. North context view of Chicken coop on left and extended English bank barn on the right, camera facing south.

6. Northwest context view of Farmhouse, Chicken coop and extended English bank barn, camera facing southeast.
7. Northeast context view of Farmhouse and extended English bank barn, camera facing southwest.

8. Context view of northwest corner of property with a portion of an original stone wall and the 19th-century farm equipment, camera facing northwest.

10. Detail view of east eave-side (main façade) of Amasa and Harrison Ives farmhouse, note the Greek Revival-style door surround. Camera facing west.
11. Detail view of one of the original twelve-over-eight double-hung windows on the 19th-century addition of the farmhouse.

12. West gable-end of the chicken coop, camera facing east.

14. Detail view of the former main entryway into the extended English bank barn, found on the south eave-side (main façade).

16. Detail view of the hay door found on the west gable-end of the barn, note the iron strap hinges.

18. North eave-side of the barn with stone retaining wall, and east gable-end, camera facing southwest.
19. East gable-end of the barn, with north gable-end of Addition II. Note the retaining wall coming off the east corner of the north eave-side of the barn and the east eave-side of Addition I. Camera facing west.

21. East eave-side of Addition II, camera facing west. Note the short façade resulted from partial demolition by a developer for driveway access to adjacent building lots.

22. East eave-side and south gable-end of Addition II, note the stone retaining wall coming off the southwest corner. Camera facing northwest.

25. Interior view of the southwest corner, first bay, of the extended English bank barn, note the post-and-beam framing with dropped girt. Camera facing southwest.

26. Interior view of the westernmost bays (first and second bays) of the barn, camera facing west. Note gunstock post and English tying joint at right.
27. End girt of the original portion (c. 1790) of the barn. The arrow points to the wood board demonstrating where wood siding was secured in the rabbet before the west bay was added.

28. End girt of the original portion (c. 1790) barn, note the gunstock posts and the girt lying above the plate in an English tying joint. Camera facing southwest.
29. Stair leading to the basement, note the stone stairs and the mortared fieldstone wall.

30. Interior view of small loft area on the north side of the third bay, camera facing north.
31. Interior view of simple ladder constructed of hardwood pegs inserted in post.

32. Interior view of bays two and three, note the stage type raised floor. Camera facing east.
33. Interior view of bays three and four, camera facing east. Note the end girt lying on top of the plate and the gunstock posts.

34. Interior view of mortared stone walls in basement of the barn, camera facing west.
35. Interior view of basement, note the hand hewn timbers. Camera facing east.

37. Interior view of the south gable peak of Addition II, camera facing south.

38. Interior view of the basement of Addition II, camera facing southeast.
39. Drawing of the Amasa and Harrison Ives farmhouse, note the 19th-century summer kitchen and open work space addition. Also, the stone well located directly to the east of the addition. (Photo courtesy of Landmarks of Old Cheshire, p. 119).