

**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) Lawton, Stephen, Farmstead Record No. 28110  
 Building Name (Historic) Lawton, Stephen, Farmstead  
 Street Address or Location 803 West Main Street  
 Town/City Cheshire Village \_\_\_\_\_ County New Haven  
 Owner(s) Jill Rochford, 795 West Main Street, 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 bank barn, Vernacular Italianate style Date of Construction c. 1880

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 type="checkbox"/> Concrete (Type _____) | <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, B Approximate Dimensions 37' x 25'

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: Staircase to basement removed.

**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: Carport

**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 Kristen Young Date 8/2/2012

View Multiple Views Negative on File CTHP

Name Kristen Young and Todd Levine Date 8/7/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:  
41.513703, -72.922214

**Threats to the building or site:**

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

• Interrelationship of building and surroundings:

The Stephen Lawton barn is located on 1.5 acres of land on the south side of West Main Street (Rte. 68 & 70) just to the west of Lynwood Drive Extension. The driveway extends to the south, and curves in front of the barn to form a horseshoe. A dirt driveway branches off from the horseshoe, heads southwest of the barn down a hill, and leads to a carport directly south of the barn. Situated to the northeast of the barn is the farmhouse with which it is associated.

The Farmhouse is a c. 1880, 2 ½-story, gable-roofed, vernacular style farmhouse which faces north with its ridge-line oriented north-south. The main entry is reached by two wooden steps that lead to a porch with decorative posts and railings. Decorative arched scroll work is found between the tops of each post. Located near the east corner of the north gable-façade of the house is the main door. Just to the west of this are two, six-over-six double-hung windows with trim and shutters. Above the porch roof are three, six-over-six double-hung windows with trim and shutters. Found in the gable-attic, just below the overhanging eaves, is a set of two arched windows with a shutter on the west. The house is clad in clapboard siding with an asphalt shingle roof.

West Main Street (Rte. 68 & 70) is to the west of South Main Street/Highland Ave (Rte. 10) which runs through the center of Cheshire. The property is about six miles to the east of the border of Waterbury and Interstate 84. Directly to the west of the property on the south side of West Main Street is open land. To the southeast of the property, just to the south of the original farmhouse, is a modern 20<sup>th</sup>-century condominium complex. To the west, the road changes its name to Waterbury Road, and on the north side of Waterbury Road, to the northwest of the property, a quarry was formerly operated, now redeveloped as a development of condominiums and town houses located on Quarry Village Road. Surrounding the property are 20<sup>th</sup>-century developments, residential neighborhoods and forested land to the south and southwest. To the east in the center of Cheshire is 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. 1880	C
Barn	c. 1880	C

**Barn:**

This barn is a 1 1/2-story with basement, 37' x 25' English bank barn with its ridge-line oriented east-west and its main entry in the north eave-side.

**Exterior:**

The two main entries are found on the north eave-side of this vernacular Italianate styled English bank barn. Each entry is reached by a concrete ramp that leads to a set of side-hinged, arched, panel doors with trim and original iron strap hinges. One set is located near the east corner while the other is near the west corner of the north eave-side of the barn. Found in the center of the façade, between the two sets of doors is a set of two-paned, arched windows with trim. Above each set of arched doors is a side-hinged hay door. The hay door found on the east half of the façade has the wrought iron hinges on the east, while the hay door on the west half of the façade has the wrought iron hinges on the west. This helps to create the symmetrical look of the main façade. A gable-roof wall dormer is found protruding above the eave, in the center of the façade. It has overhanging eaves with cornice returns and decorative saw-tooth trim on the bottom of the dormer. A round window with trim is found just below the peak of the gable of the dormer.

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The grade drops along the west gable-end of the barn, revealing a basement level with a mortared fieldstone foundation. Near the north corner, on the main level of the barn, is a four-paned, arched window with trim. Above this, along the girt line siding divide, is a decorative saw-tooth trim. Found in the gable-attic is a four-paned, arched window with trim. A mortared fieldstone retaining wall extends off the south corner, towards the west for approximately 7 feet.

On the west corner of the south eave-side of the barn is a metal ventilation pipe with a cap. Two entries are found in the basement level of the south eave-side of the barn. One near the east corner and one near the west corner, each consist of an over-head garage door. Located near the west corner and in the center of the main level, are two, six-paned, fixed windows with trim. What appears to be either a window opening or a hay-door opening was found near the east corner, now filled in with vertical board siding. A mortared fieldstone foundation is visible on the east corner.

The grade rises along the east gable-end of the barn. A flat-roof addition is attached to the south half of the east-gable end of the barn, extending past the south corner of the barn, revealing a concrete foundation on the addition. A four-paned window with trim and a paneled pass-through door with trim are found on the south half of the addition. Located on the north side of the addition is a paneled pass-through door with trim. This addition is a three-hole privy that is now used for storage. Near the north corner of the east gable-end of the barn is a four-paned arched window with trim and paneled pass-through door with trim. Along the girt-line siding divide is a decorative saw-tooth trim, and above this in the gable-attic is a four-paned, arched window with trim.

The barn is sheathed in vertical flush-board siding painted red with white trim. The roof has overhanging eaves with cornice returns on the gable-ends, and is clad in asphalt shingles. An Italianate-style cupola is centered atop the ridge-line, and has louvered vents on all four sides. It has a hipped roof with gable-dormers, and a finial protruding from the peak. The foundation is of mortared fieldstone with a concrete foundation on the south corner of the addition.

**Interior:**

Each of the arched doors on the north eave-side of the barn leads into the interior, which is divided into two large bays, each approximately 18.5' in length with a wall between the two. The floors are wood planks, and the walls are wooden planks that show sash saw marks. An enclosed staircase of ten risers is located on the western wall of the eastern bay, and leads to the attic of the barn.

The attic is one open room with wood plank floors. In three of the four corners the tie girt rests on top of the posts, with a shorter post just above which the plate sits on. The tie girt is bolted to the shorter post with a wrought iron "L" shaped brace. However, in the south corner of the west side of the barn, the tie girt is attached to the post by tree nails in the mortise and tennon joint. In the center of the interior space is a tie girt sitting on top of posts with vertical and diagonal braces supporting the roof. Also running the length of this tie girt, just above it, is a steel tension cable attached to the posts on both the north and south walls. Attached to the plate, the common rafters meet at the ridge with no ridge board, and the roof deck consists of wood planks. Vertical support braces and collar ties have been added in the 21<sup>st</sup> century for additional stabilization. The framing of this barn appears to be a transitional hybrid between post-and-beam framing with heavy timbers with the lighter balloon framing.

The basement level was once reached by a staircase located in the middle of the two bays on the main level of the barn. It has since been removed. The access to the basement is now only reached by the two entries found in the basement level of the barn on the south side. These entries lead to a large open room with concrete floors and mortared fieldstone walls. New support posts have been added down the center of the room, from north to south.

• Historical or Architectural importance:

Applicable Connecticut State Register Criterion:

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

This c. 1880 barn is significant due to the craftsmanship shown in the Italianate decorative details on the exterior, and cupola. It embodies a hybrid framing technique that uses a mix of both heavy timbers from post-and-beam construction, and balloon framing, illustrating evolving techniques at the time of construction. Still standing in the original location, the barn sits not far from the historic quarry whose work horses were once housed here.

**Historical background:**

This parcel of land was sold to Stephen Lawton in 1872 by Franklin Wallace. It appears Lawton built both the barn and the house on the property sometime around 1880. Originally, the English bank barn housed the horses that pulled the heavy loads of stones out of the quarry that was located to the northwest of the property. The property remained in the Lawton family until 1952 when it was sold to Howard Williams who owned the property for ten years before selling it to the Rochford family. Both the Williams and Rochford families have used the barn for storage.

**Architectural significance:**

This c. 1880 barn is significant due to its excellent craftsmanship in the Italianate decorative details on the exterior, and in the cupola which still retains its original fabric. It also embodies a hybrid framing technique that uses a mix of both heavy timbers from post-and-beam construction, and lighter sticks found in balloon framing. Still standing in the original location, the barn sits very close to the road and not far from the historic quarry whose work horses were once housed here. The barn has exceptional integrity as its fabric has been well preserved, with the original framing still intact. Furthermore, stylistically it resembles period carriage houses with the typical central wall dormer and cupola.

• Sources (*continuation*):

Photographs and field notes by Kristen Young - 8/2/2012.

Interview with Jill Rochford - 8/2/2012, 803 West Main Street, Cheshire CT.

**Map resources:**

Cheshire Tax Assessor's Records [http://cheshire.mapxpress.net/temp\\_pdf/87-propcard.pdf](http://cheshire.mapxpress.net/temp_pdf/87-propcard.pdf) - accessed 8/9/2012.  
Parcel ID: Map 49-91

Cheshire GIS Viewer <http://cheshire.mapxpress.net/> - accessed 8/9/2012.

Aerial views from: <http://maps.google.com/> and <http://www.bing.com/maps/> - accessed 8/9/2012.

Historical aerial photography and maps accessed at UConn MAGIC:

[http://magic.lib.uconn.edu/mash\\_up/1934.html](http://magic.lib.uconn.edu/mash_up/1934.html) - accessed 8/9/2012.

UTM coordinates: <http://itouchmap.com/latlong.html> - accessed 8/9/2012.

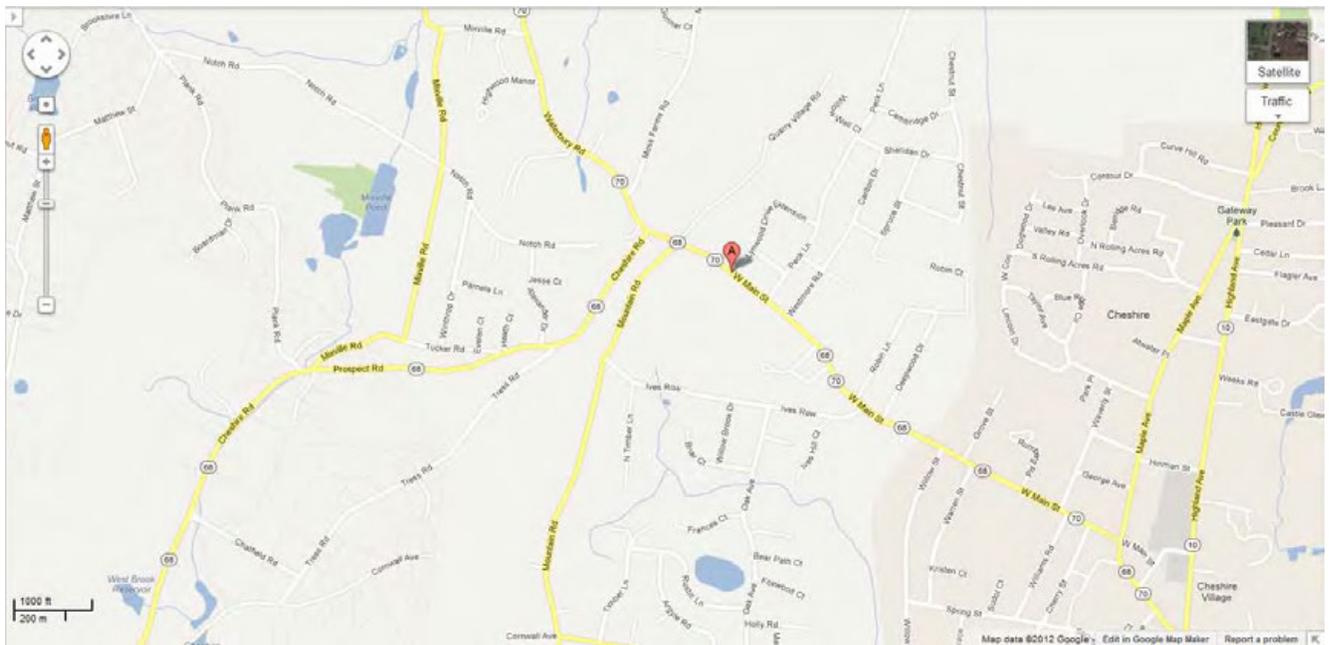
**Print and internet resources:**

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,  
<http://www.connecticutbarns.org/28110>

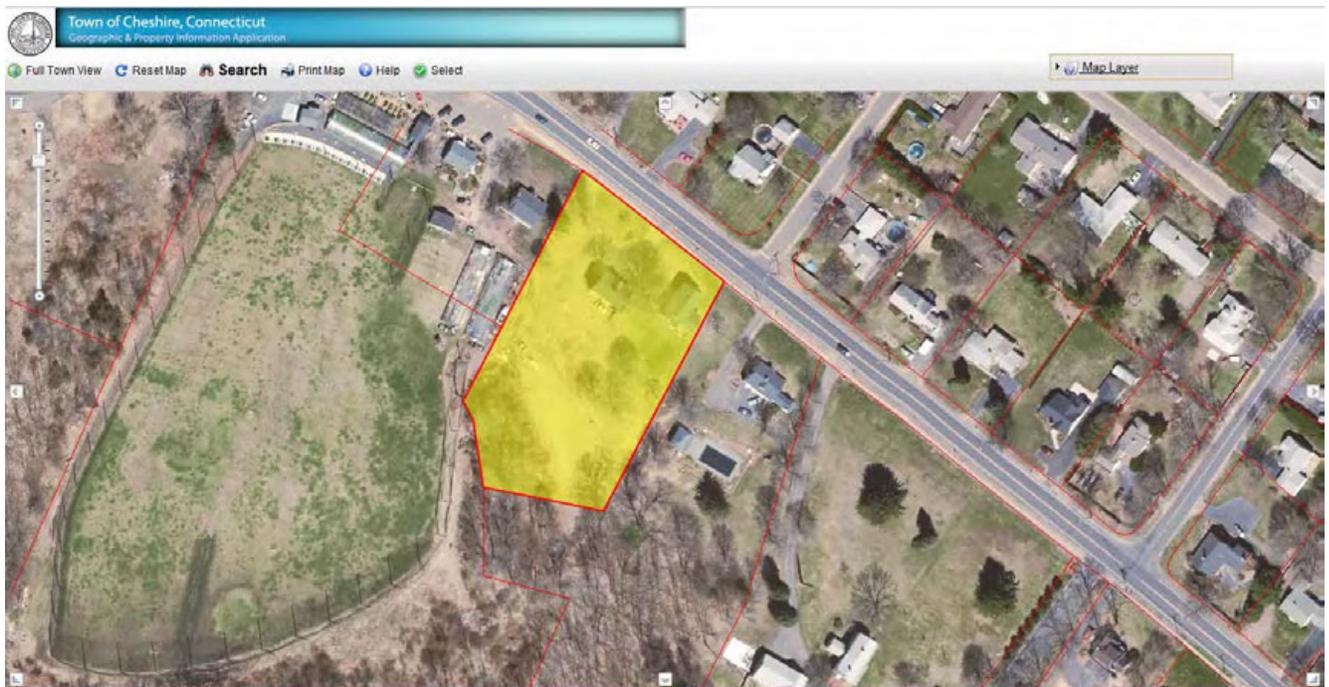
Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation,  
Hamden, CT, 2005, <http://www.connecticutbarns.org/history>.

U.S. Federal Census, accessed at <http://persi.heritagequestonline.com/hqoweb/library/do/census/search/basic> -  
accessed 8/9/2012.

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



1. Location map of 803 West Main Street, Cheshire, CT – from <https://maps.google.com/> accessed 8/9/2012.



2. Parcel map of 803 West Main Street, Cheshire, CT – from ArcGIS Server Parcel Application – Town of Cheshire GIS Viewer <http://cheshire.mapxpress.net/> - accessed 8/9/2012.



3. West view - aerial “bird’s-eye” view map of 803 West Main Street, Cheshire, CT – from <http://www.bing.com/maps> - accessed 8/9/2012.



4. Site map of 803 West Main Street, Cheshire, CT – from <http://www.bing.com/maps> - accessed 8/9/2012.



5. Northeast context view of Farmhouse and English bank barn, camera facing southwest.



6. North gable-end of Stephen Lawton Farmhouse (main façade), camera facing south.



7. North eave-side of the English bank barn (main façade), camera facing south.



8. North eave-side and west gable-end of the Barn, camera facing southeast.



9. West gable-end of the Barn, camera facing east.



10. West gable-end and south eave-side of the Barn, camera facing northeast.



11. South eave-side and east gable-end of the Barn with the addition, camera facing northwest.



12. East gable-end of the Barn, camera facing west.



13. Detail view of the Barn gable-dormer and the cupola, camera facing south.



14. Interior view of the east room of the first floor of the barn, camera facing south.



15. Interior view of the west room of the first floor of the barn, camera facing southwest.



16. Close-up view of the wood plank walls with the sash saw marks.



17. View of enclosed staircase leading from the first floor to the second floor of the Barn.



18. Interior view of the second floor of the barn; note the tie girt in the middle of the room with the vertical and diagonal support braces. Camera facing east.



19. Interior view of the second floor of the Barn, camera facing west.



20. Interior view of framing with the tie girt sitting upon the post with a shorter post just above, note the "L" shaped iron brace connecting the girt with the short post.



21. Interior view of the framing in the south corner on the west side of the barn, note the mortise and tenon joint with the tree nails.



22. Interior view of the steel cable that runs along the top of the middle tie girt, attached to a post. Also note steel repair plate at the post.



23. Interior view of the roof system; note the lack of a ridge-board and clear span of the rafters.



24. View of the collar ties that were added to prevent the roof from spreading.



25. Interior view of the door that once lead to the staircase to the basement level of the barn. The staircase has since been removed, but the door remains.



26. Interior view of the basement level of the barn; note the concrete floors and structural posts, camera facing northwest.



27. Interior view of the mortared fieldstone walls of the basement level of the barn, camera facing north.