<table>
<thead>
<tr>
<th>Property</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Common)</td>
<td>Crossen Arabians</td>
</tr>
<tr>
<td>Building Name (Historic)</td>
<td>Booth-Dimock Farmstead</td>
</tr>
<tr>
<td>Street Address or Location</td>
<td>1209 South Street</td>
</tr>
<tr>
<td>Town/City</td>
<td>Coventry</td>
</tr>
<tr>
<td>Village</td>
<td>Village</td>
</tr>
<tr>
<td>County</td>
<td>Tolland</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Susan and Tom Crossen, 1209 South Street, Coventry CT 06238</td>
</tr>
<tr>
<td>Public</td>
<td>☒</td>
</tr>
<tr>
<td>Private</td>
<td>☐</td>
</tr>
</tbody>
</table>

**PROPERTY INFORMATION**

- **Present Use:** Agriculture/Subsistence: agricultural outbuilding; 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**: New England bank barns, Vernacular Victorian style

- **Date of Construction:** 1899

**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 _______

**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 ______

**Roof (Material)**

- ☒ Wood Shingle ☐ Roll Asphalt ☐ Tin ☐ Slate ☐ Asphalt Shingle
- ☐ Built up ☐ Tile ☐ Other ______

- **Number of Stories:** 1 1/2

- **Approximate Dimensions:** Barn I: 104' x 46' Barn II: 60' x 30'

- **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: Conversion to equestrian, restoration and re-use 2002-2005

**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: Silo, hay fields, fenced paddocks, pond, woodlands

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  2001-6 Restoration: Crossen Builders

• Historical or Architectural importance:

See continuation sheet.

• Sources:


See continuation sheet.

Photographer  Charlotte Hitchcock, Susan Crossen  Date 2009, 3/07/2012

View  Multiple Views  Date 4/10/20012

Name  Charlotte Hitchcock  Date 4/10/20012

Organization  Connecticut Trust for Historic Preservation

Address  940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:

41.755338, -72.311776

Threats to the building or site:

☑ None known  ☐ Highways  ☐ Vandalism  ☐ Developers  ☐ Renewal  ☐ Private

☐ Deterioration  ☐ Zoning  ☐ Other ______________  ☐ Explanation ______________
• Interrelationship of building and surroundings:

The farmstead complex is located on the south side of South Street, near the southern boundary of Coventry. South Street skirts the south side of Wangumbaug Lake, while the main commercial areas of the town are located to the north of the lake on Main Street (Route 31) and the Boston Turnpike (Route US 44). The South Coventry National Register Historic District is found in the area of Main and Lake Streets, a mile to the northeast of this site. This 91-acre site is pasture and woodland, bounded on the north by South Street, on the west by Bunker Hill Road, and on the south by Hop River Road. In addition to extensive horse pasture and hay fields, there is a pond near the southern edge of the site and woodlands along the eastern boundary. The site slopes gently down toward the south and the Hop River. The owners have recently constructed an indoor riding arena in addition to extensively restoring/rehabilitating the two historic barns and farm house on the property to adapt the property to use as a home and equestrian breeding farm.

The farmhouse is a c. 1815 2 ½-story center-hall one-room deep Colonial style building with Federal details, and has a gable roof oriented with the ridgeline east-west parallel to South Street. The north eave-side is a five-bay façade with the entry door in the center, under a small 1-story porch which was added during renovation. A 2 ½-story wing extends south from the rear, off-center toward the west, and has a 1-story porch along the east eave-side.

A 1-story garage is attached at the south gable-end, recently constructed using a recycled c. 1740 building frame salvaged from the William Gillette House of Glastonbury. During the restoration/rehabilitation work, the windows have been returned to twelve-over-twelve double-hung sash. High-style Federal period details have been created for the front (north) façade and the east and west gable-ends of the main block, including full-height corner pilasters and window head cornices. The original front entry surround, with fluted pilasters and fan light, was found under a vestibule addition, and used as a guide to trim detailing. The horizontal flush-board gable-end pediments and dentil cornice trim are original. The clapboard siding is historically correct replacement. Twin chimneys extend through the roof at the east and west gable-ends, with fireplaces in each of the first floor rooms (second floor fireplaces were added during rehabilitation). A center chimney in the rear wing serves the cooking hearth fireplace in the kitchen and a keeping room, which were extensively restored with some minor plan changes. Rehabilitation of the rear wing included renovated bathrooms and an extension of the building’s length. Roofing is wood shingles; clapboard siding and trim are painted white.

The barns are located southeast of the house. Barn I is the larger of the two, a New England bank barn oriented with its ridge-line parallel to South Street. Barn II, also a New England bank barn, is oriented perpendicular to the street. The northeast corner of Barn II abuts Barn I at its southwest corner, forming a sheltered barnyard at the lower grade level in the southeast-facing angle of the structures. A concrete plank silo is located along the south side of Barn I, near the east corner. A milk house formerly stood at the northeast corner of Barn I, attached at the gable-end. Another silo formerly stood at the south gable-end of Barn II, and another shed or barn was located west of Barn II, as shown in a 1926 historic photograph.

To the south of this historic barn group is the modern arena structure. A stone wall runs parallel to South Street along the eastern part of the north property line. Paddock fencing forms horse pasture areas surrounding the building complex.
• 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>Code</th>
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</thead>
<tbody>
<tr>
<td>Farmhouse</td>
<td>c. 1815</td>
<td>C</td>
</tr>
<tr>
<td>Barn I</td>
<td>1899</td>
<td>C</td>
</tr>
<tr>
<td>Barn II</td>
<td>1899</td>
<td>C</td>
</tr>
<tr>
<td>Silo</td>
<td>c. 1950</td>
<td>C</td>
</tr>
<tr>
<td>Garage/carriage house</td>
<td>2004</td>
<td>NC</td>
</tr>
<tr>
<td>Arena</td>
<td>2006</td>
<td>NC</td>
</tr>
</tbody>
</table>

**Barn I:**

This monumental-scaled, 1 ½-story gable-roofed bank barn, 104 x 46 feet in plan, is oriented with its ridge-line parallel to South Street, roughly east-west. The east, west, and north sides have the main level at grade while the grade declines to expose a basement level on the south side.

**Exterior:**

The principal entries to the main level are in the east and west gable ends. In each, a tall door opening has an interior sliding door with two multi-paned glazed panels in the upper center and diagonal planking in a grid of panels at the sides and lower portions. Above in the peak is a pair of six-over-six double hung windows filling the original hay mow door opening.

The north eave-side has from left (east) to right (west) four six-pane stable windows, a pair of barn doors with glazed lights in the upper panels leading to an outside paddock, two stable windows, a pass-through door with a shed-roofed hood, and one more stable window. A single dormer is located in the north slope of the roof, off-center toward the west above the pair of barn doors, with a gable roof and a six-over-six double hung window.

The south eave-side has a basement accessible from a lower grade level, with a row of sliding doors with stable window glazing in their upper parts. Near the west and east corners there is exposed fieldstone masonry foundation wall. In the main level there is a row of seven stable windows. The grade slopes down from the upper level door in the east gable-end, past the silo, to the lower level elevation. Two small shed dormers were removed during the rehabilitation work.

Siding is narrow horizontal wood clapboard – its fine scale contributes to making the barn look large and imposing. In the attic gables, decorative shingle work is a new feature during the rehabilitation work.

The roof has overhangs at the eaves and rakes, with stick brackets at the corners and exposed carved rafter tails. Roofing is wood shingles, restored to original appearance. On the ridge there are two reproduction cupolas modeled on photographic evidence (Barn I originally had one larger cupola). These have hip roofs with flared dormers on all four sides, a pair of louvered openings with segmental-arched tops on each of the four sides, scalloped shingle siding, and weather vanes on the peaks.

**Interior:**

The interior reveals the framing system, a series of lateral bents each having two intermediate posts which create a three-aisle layout down the length of the barn. The center aisle can be driven through, as there are doors at both ends. The side aisles accommodate livestock stalls – dairy cows in the early 1900s and horse stalls at present. Loft levels above the side aisles have floors for hay bales. The center aisle now has a partial loft at a higher level. Cross girts at the eave line were truncated at some time for installation of a hay track, causing major deformation of the roof and walls. Repairs in the current rehabilitation were accomplished by adding tie members on top of the cut beams. Canted struts with angle braces support the longitudinal purlins at mid-rafter span. Members are sawn heavy timbers with mortise and tenon joints, and dimensional lumber rafters.
At the northwest corner, an office and an entry corridor are partitioned off. At the southwest corner, a sliding door connects to Barn II.

The basement level was laid out in approximately the 1940s for a ground level stable barn use, with concrete floor slab and manure trenches. Steel columns and a carrying girder supported the upper floor, replacing the presumed original wood posts. Structural reinforcements have been made with new wood posts, and concrete block masonry infill at the south wall has been replaced by a series of sliding doors.

Barn II:

This is a 1 ½-story gable-roofed bank barn, 30 x 60 feet in size, with its ridge-line oriented north-south, abutting the corner of Barn I at its northeast corner.

Exterior:

The north gable-end has its main entry at the upper grade level, a tall barn door opening with interior sliding doors incorporating a weather door at the center and matching Barn I. Above in the attic peak is a pair of six-over-six double hung windows. The west eave-side has several courses of exposed fieldstone foundation as the grade declines toward the south. There are three basement windows; the rightmost occupies a former doorway opening that has been infilled with fieldstone masonry. In the main level there are five six-pane stable windows. Photos of conditions before rehabilitation show that the south gable end formerly had an exposed basement level, but grading has been altered to provide a ramp to the south doors from the main level. The door, similar to the other gable-ends, is flanked by a stable window on each side and has a pair of windows forming a transom above. A matching pair of double hung windows sits in the peak of the attic. The east eave-side has an exposed basement level similar to Barn I’s south side, and a row of five stable windows in the main level.

Siding, trim, and rafter detailing matches that of Barn I. Siding is narrow horizontal clapboards painted red with white trim and corner boards.

The wood-shingle roof has one cupola on the center of the ridge, restored using a historic photograph as guidance.

Interior:

The main level and loft are similar to Barn I at a less monumental scale. In the northwest corner, formerly a stone-paved ramp enabled cows to walk up from the basement level. This has been replaced by a stair. The three-aisle layout has a central drive-through with horse stalls along the sides and hay storage above. The south door has been converted to a usable exit by the re-grading of the site.

The basement level, like Barn I, was altered in the early 1900s for use as a ground level stable barn but is now used for storage.

* 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.

These barns and Farmhouse are highly significant as an intact and recently-restored example of a gentleman farm of the turn of the 20th century and for their association with the historically important Booth and Dimock families. Their massive scale and period detailing, exemplify the type of barn that a prosperous urbanite with a serious interest in farming would create on his country estate to demonstrate the latest trends in agriculture. The Dimock family’s roots in Coventry went back to Chauncey Booth’s purchase of the house in 1815.

* Historical background:

The house was built between 1809 and 1815 by Phineas Post. It was purchased in October 1815 by Reverend Chauncey Booth (1783-1851) at the time he became the minister of the First Church of Coventry following study at
Yale College (1810) and Andover Seminary. Within a month of acquiring his home, he and Laura Farnam (1792-1875) were married. He served as the minister of First Church until 1844.

The Booths had ten children, seven sons and three daughters. Two sons became physicians, while the eldest daughter, Laura Farnam Booth, married Timothy Dimock (1800-1874), born in Coventry, educated at Yale College (1823), and also a physician. Laura Farnam Booth (Chauncey’s widow) sold the property after her husband’s death and it was owned by others for three decades. It is unclear to what extent the Booths engaged in agriculture, given Chauncey Booth’s profession as a minister. However the deed of sale by Laura Farnam Booth described it as “the farm where I now live,” indicating that agriculture was occurring.

Timothy Dimock’s son Henry Farnum Dimock (1842-1911) re-purchased two parcels totaling of 92 acres in 1886, and the property has remained intact since that time. Henry was born in Coventry, educated at Yale College (1863), studied law at Harvard, and practiced law in New York City from 1865 on. Henry married Susan Whitney, the sister of his law partner William Whitney. His career included various bank directorships and business enterprises. Henry and Susan Dimock lived in New York City and vacationed in Coventry at a family estate on Cross Street until purchasing the South Street property.

Henry Dimock operated the place as a gentleman farm, and built the pair of barns in 1899 for a herd of prize cows. He eventually bequeathed funds to the South Coventry Library Association for construction of the Booth and Dimock Memorial Library, built in 1912-13.

Susan Whitney Dimock retained ownership until 1922, followed by her daughter Susan Catalani until 1936. At that time the property was sold out of the family and changed ownership until it was purchased in 1946 by Walter Thorp.

The current owners, Susan and Tom Crossen, met Walter Thorp, then age 96, when they first purchased the property in 2001. Thorp had studied at the University of Connecticut and photographed the farm in 1926 for a school project. He later purchased it, and ran it as a dairy farm until 1951 in addition to working as administrator of a Federal Milk Subsidy Program. Thorp’s 1926 photograph shows an additional clay tile silo near the south wall of Barn II and at least one additional barn with a cupola to the west of Barn I. During his ownership, the east gable-end of Barn I was altered by excavation to expose the basement level, where a concrete floor was installed to create a ground level dairy barn. This was reversed during the recent rehabilitation work in 2001-2006. The property remained a dairy farm until it was sold to the Crossens.

**Architectural significance:**

The barns are highly significant as an intact and restored example of a gentleman farm of the turn of the 20th century and for their association with the historically important Booth and Dimock families. Their massive scale and period detailing, including rafter trim, barn doors, siding and trim, and cupolas, exemplify the type of barn that a prosperous urbanite with a serious interest in farming would create on his country estate to demonstrate the latest trends in agriculture. In the case of Henry Dimock, his family’s roots in Coventry went back two generations on the Booth side and more on the Dimock side, with Chauncey Booth representing the most eminent of the ancestors.

The site and its barns further illustrate the evolution of a property from a farmstead where subsistence-type agriculture provided or supplemented the family’s income, to a gentleman farm, and then to a commercial-scale dairy farm in the early- to mid-20th century. Its current incarnation, as an equestrian breeding farm, represents a modern type of gentleman farm and has allowed the monumental barns to be restored and rehabilitated for a continuing productive use.
Sources (continuation):

Interview with Susan and Tom Crossen, 11/09/2009 by email, 3/07/2012 at the site.

Map resources:

Parcel ID: 027/0041/0001.

Aerial views from:


Print and internet resources:

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,
http://www.connecticutbarns.org/9483

Crossen Arabians web site: http://www.crossenarabians.com

Crossen, Susan R., Crossen, Thomas J., Jr., Restoration of a New England Farm: the Booth-Dimock Homestead,
Two Harbors Press, Minneapolis, 2011.
  Genealogical research by Anthony Burke, title search by William Jobbagy.

Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation,

1. Location map of 1209 South Street, Coventry CT – from http://maps.google.com/ accessed 4/10/2012.

3. Parcel map of 1209 South Street, Coventry CT – from Town of Coventry GIS Viewer

5. North view of farmhouse, camera facing south; barns at left rear.

7. Northwest view of farmhouse, camera facing southeast.

9. Interior view of farmhouse front door, camera facing northwest.

10. Interior view of west parlor fireplace, camera facing west. On mantel are reproduction portraits of Rev. Chauncy Booth and Laura Farnam Booth.
11. West view of Barn I (left) and Barn II (right), camera facing east, before rehabilitation, 2001.

13. Northwest view of Barn I, camera facing southeast, Barn II at right.

14. Southeast view of Barn I and Silo, camera facing northwest.
15. Southeast view of Barn II, camera facing northwest.

16. West view of Barn II, camera facing northeast.
17. Southeast view of Barn II (left), Barn I (right), and Silo, camera facing northwest.

18. Interior view of Barn I loft level, showing repaired cross girts, purlin and roof framing.

19. Interior view of Barn I roof framing during roof replacement.
20. Interior view of Barn I, basement stable barn prior to rehabilitation, camera facing east.

21. North detail view of Barn I, camera facing south, showing restored dormer and new door opening.
22. Interior view of sliding barn door (north door of Barn II) with windows and weather door.

23. North view of Barn II, camera facing southwest, showing sliding barn door with weather door.

24. Interior view of door connecting Barn II and Barn I, camera in Barn II facing north to Barn I.
25. Interior view of Barn II, loft level, camera facing south.

26. Interior view of Barn II, main level, camera facing south, showing horse stalls where dairy cows were formerly stabled.
27. Interior view of Barn II, basement level, camera facing west, showing traces of whitewash from dairy stable use.

28. Walter Thorp’s 1926 photograph of the farm, view from the southwest, camera facing northeast.