

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) Kaisen Barn and House Record No. 8129
 Building Name (Historic) Dudley, Jared, Farmstead
 Street Address or Location 241 Elm Street
 Town/City Guilford Village North Guilford County New Haven
 Owner(s) Kaisen, Gregory A. & Maria E., 241 Elm Street, Guilford CT 06437 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 Two-bay English bank barn, Vernacular style Date of Construction 19th c.

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 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 wood siding</u> | | |

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other Square rule framing

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 25' 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: Rehab in 2001, interior exercise room and workshop.

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: In-ground swimming pool, fencing, parking area west of barn

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 Rehabilitation: Pagoda Timber Frames, Owner

• 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 Charlotte Hitchcock Date 4/27/2012

View Multiple Views Negative on File CTHP

Name Charlotte Hitchcock Date 5/09/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.359457, -72.722355

Threats to the building or site:

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

• Interrelationship of building and surroundings:

The barn is located on a 4.92-acre parcel of land on the southwest corner of Elm Street and Durham Road in North Guilford. Sitting close to the road along the north property line, it is to the east of the farmhouse with which it is associated. The remaining acreage is a combination of open field and wooded areas, with an in-ground swimming pool located south of the farmhouse. The surrounding properties on Elm Street are largely residential and rural, with historic homes and barns, open fields and wooded areas. Elm Street runs east-west between two of Guilford's main north-south routes, Long Hill Road and Durham Road. Five miles to the south, centered on the Guilford Town Green, is the Guilford Town Center National Register Historic District, a large district encompassing much of the town between the West River and East Creek; within this area are two Local Historic Districts. Closer to the site, approximately two miles northwest on Ledge Hill Road, is the Meetinghouse Hill National Register Historic District, focusing on two historic churches located on Ledge Hill Road and forming the historic center of the farming community of North Guilford.

The farmhouse is a 1 ½-story gable-roofed cape style building known as a “half house” because the massive chimney stack designed to be a center chimney, is located on the east end wall and serves only a single front room (the present living room) and saltbox kitchen. Traditionally the eastern room would have been added to complete the house. The ridge-line is oriented east-west parallel to Elm Street and the front eave-side faces north toward the road. The door is in the center of the north eave-side, flanked by twelve-over-twelve double-hung windows. A cantilevered hood extends over the entry. The door opens directly into the living room, where there is a fireplace in a paneled east wall. A small study at the northeast corner occupies the space against the chimney where the entry porch would be in a full house. At the south, a shed-roofed extension spans the width of the building and has the kitchen, with a hearth fireplace. A small 1-story gable-roofed vestibule addition extends south from the rear of the kitchen wing.

The east and west gable-ends have two twelve-over-twelve double-hung windows at the ground floor level and smaller two six-over-six double-hung windows in the attic level. The massive chimney has a mortared fieldstone exterior and is located against the east gable-end wall. Grade slopes down toward the east, partially exposing the mortared fieldstone foundation wall, which has a door into the cellar at the left (south) corner of the east wall. Siding is wood shingles painted gray with white wood trim. Roofing is wood shingles.

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

Architectural description:

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

Farmhouse	c. 1754	C
Barn	19 th c.	C

Barn:

This is a 1 ½-story, gable-roofed, two-bay eave-entry bank barn. The main entry is in the west eave-side and the ridge-line is oriented north-south. The grade declines toward the east and south, exposing the basement level.

Exterior:

The main entrance is a sliding exterior door under a shallow wood-shingled hood, with access by a paved ramp. Beneath the south corner of the hood is a pass-through door. South of the ramp the grade declines sharply, revealing an exposed mortared fieldstone foundation. Toward the south corner of the eave-side wall is a stable window with twelve-pane sash. A metal stove pipe is located in the southwest corner of the roof.

The south gable-end of the barn reveals the open basement with a single wood post support dividing the south wall into two bays. On the main level, there are four stable windows, each with a six-pane sash. In the gable attic is a

fixed six-pane window with a fan-light (modern in appearance) above. The grade inclines to the main level along the east eave-side of the barn.

The east eave-side has three stable windows, two north of center, one south of center, each with a twelve-pane sash. In the center is a smaller stable window with a four-pane sash.

The north gable-end of the barn has no openings. At the northeast corner, a new concrete foundation pier has been added, with fieldstone foundation walling infill along both adjoining sides. The barn has vertical, flush-board siding painted red with white sash and gray corner boards. The foundation is mortared fieldstone. The roof has asphalt shingles. Traditional wood gutters have been installed along the eaves. A small wood sign with the letters “E KAISEN” is mounted on the east wall near the right (north) corner. On the ridge is a rooster weather vane.

Interior:

The barn interior is constructed with square rule post and beam framing. The two-bay structure is composed of three bents each with a dropped tie girt, a single center post, and a queen-post layout at the attic where longitudinal purlins supporting the rafters at mid-span. The timbers include some hand hewn, some with parallel saw marks indicating a sash saw, while other timbers are circular-sawn. The rafters are of dimension lumber, some sash-sawn and some circular-sawn, butted at the ridge without a ridge board.

A major restoration of the framing and renovation of the barn for workshop use was undertaken in 2001. During the work, much of the structure was exposed to view; the north wall was substantially rebuilt. Construction photographs show that prior to the renovation there were two hay doors in the west eave-side above the sliding barn door. The east eave-side had a pass-through door where now stable windows have been installed.

The interior now includes a finished exercise room in the northeast quadrant of the ground level, an insulated and finished workshop in the south bay, with a wood stove for heat, and a stair to the loft level storage area. The northwest quadrant of the ground level, accessed via the sliding barn door, is a parking space for a tractor. The basement remains open to the south; the floor framing of the main level is predominantly replacement construction during the renovation work.

• **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.

Significance is derived from the unusual layout of this two-bay bank barn, and the association with an 18th-century half house. Both the house and barn are in their original locations and in a setting with sufficient acreage of open land to convey the sense of the traditional farmstead landscape. The site is highly visible from Durham Road (Route 77) which passes by the east side and thus contributes to the rural landscape of this part of North Guilford. The site derives added significance from its historical association with the Dudley family.

Historical background:

North Guilford was not settled until long after Guilford. It was first divided in 1705, and, as the Guilford historian Bernard Steiner records, “Soon after this, men were accustomed to go up from the First Society on Monday of each week to clear their lands and to return on Saturday. From the circumstance of their dwelling together through the week, the place began to be called Cohabit, a name which it long retained.” Farms were widely scattered and the population thin, as they have remained to this day. Nevertheless, barely ten years later the “North farmers of Guilford” petitioned for a minister, and in 1717 land was allotted to them for a meeting house (Brown, Section 8).

Settlement accelerated when permission was granted for the Second Church or North Society.

This house was built by Jared Dudley (1727-1811), great grandson of William Dudley, one of Guilford's founders. Jared Dudley, a captain in the militia, married Mary Chittenden and brought her over the threshold of this half-house on Christmas Eve, 1754. The house was never expanded, though the common practice would have been to build the "other half" of the house on the east side of the chimney. The house passed to Jared Dudley's grandson, Erastus Dudley (1783-1872) along with some of the land that formed the Dudley Farm at 2351 Durham Road (see State Register nomination). Erastus married a neighbor, Ruth Fowler, and subsequently built several houses nearby, in which he or his children lived until he moved in 1841 to 2814 Long Hill Road (see State Register nomination). He also dammed the West River and established a tannery at the Durham Road site.

A later generation of the Dudley family sold this house in 1964 to Helen D. Kaisen, who collected the history of the house from Nancy Dudley Chittenden in the 1960s. The barn basement was used for poultry at one time, and cows were pastured on the property by a neighboring farmer, but the barn has not been in agricultural use since the mid-20th century.

The current owner, Greg Kaisen, acquired the house from his grandparents and renovated the barn for space to augment the tiny 1100-square foot dwelling. This property derives historic significance from ownership by only two families since 1754, with the Dudleys being among the founding families of Guilford.

Architectural significance:

This small bank barn has only three bents and two bays, atypical for an English style barn. The timbers include some with parallel saw marks indicating a water-powered sash saw, suggesting construction prior to about the 1870s and possibly earlier. Other timbers are circular-sawn, the common technique from the 1870s to the present. Framing is square rule with wood pegged mortise and tenon joinery.

The rafters are of dimension lumber butted at the ridge without a ridge board, suggesting a mid- to late- 19th – century date; however it is often unclear whether the rafters are original or replacement work. The roof deck boards are wide random-width material, again indicating a mid-19th-century construction, or a re-use of old materials during later repairs.

The hay doors removed during renovation had iron strap hinges, which have been preserved by the owner.

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• Sources (*continuation*):

Photographs and field notes by Caroline Chandler, 3/12/2009; Charlotte Hitchcock, 4/27/2012.

Interview with Greg Kaisen 4/27/2012, at the site.

Map resources:

Town of Guilford GIS Viewer <http://www.guilfordgis.com/> Parcel ID: 105003A

Aerial views from: <http://maps.google.com/> and <http://www.bing.com/maps/> accessed 4/24/2012.

UTM coordinates: <http://itouchmap.com/latlong.html>

Print and internet resources:

Brown, Elizabeth Mills, Meetinghouse Hill National Register Historic District Nomination No. 87002132, National Park Service, 1987.

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010, <http://www.connecticutbarns.org/8129>

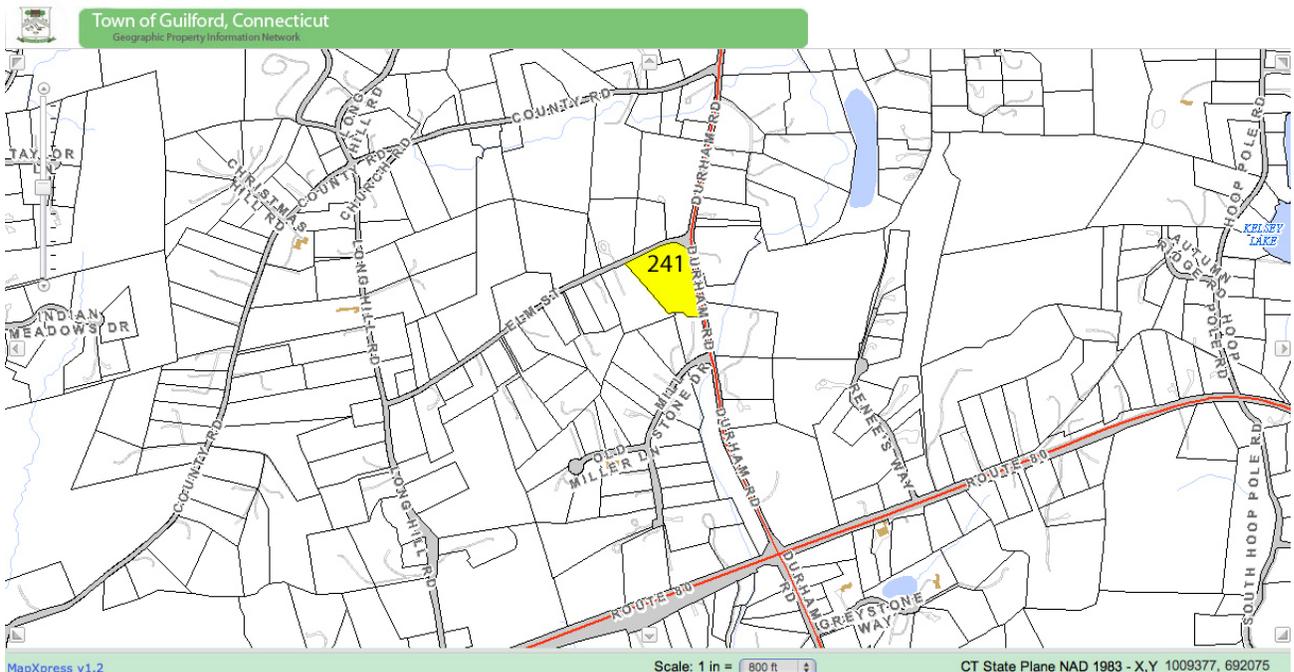
Guilford Preservation Alliance, Survey of the historic architecture of Guilford, Connecticut, 1981-1982, including essays by Susan Darling and Elizabeth Mills Brown, survey by Dorothea Penar, Connecticut Historical Commission, 1982.

Helander, Joel E., A Treasury of Guilford Places, Joel E. Helander, 2008.

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/hqweb/library/do/census/search/basic>.

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



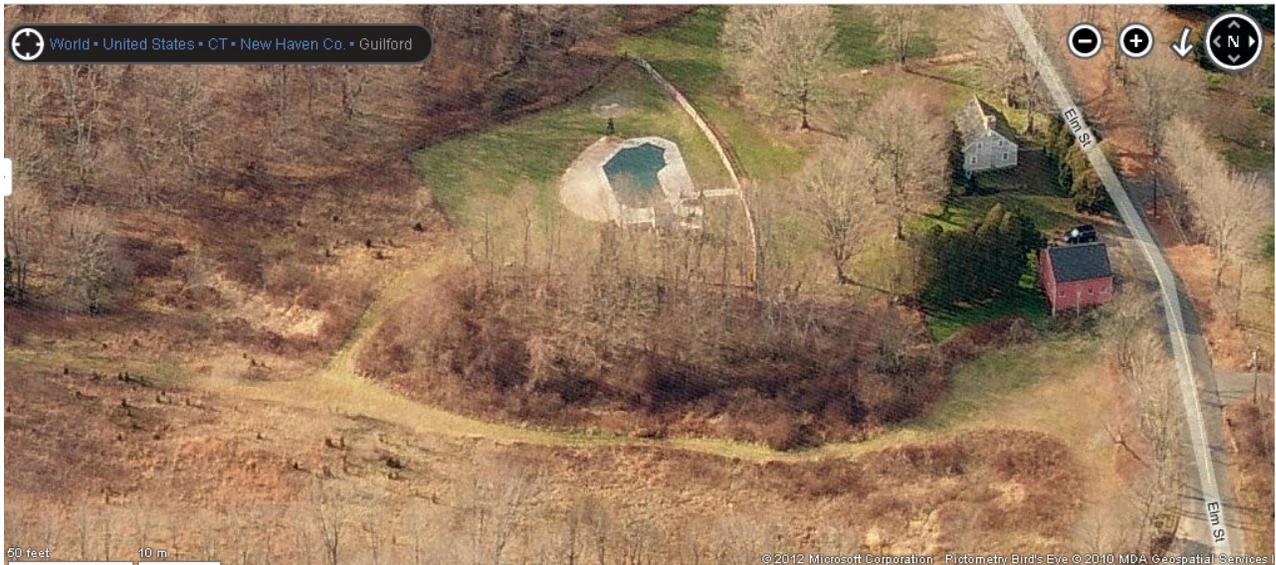
1. Location map of 241 Elm Street, Guilford CT – from <http://www.guilfordgis.com> accessed 5/08/2012.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

241 Elm Street, Guilford CT

Record No. 8129

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2. East view – aerial “bird’s-eye” map of 241 Elm Street, Guilford CT – <http://www.bing.com/maps> accessed 5/08/2012. The gray house is above (west) and the red barn is below (east).



3. Parcel map of 241 Elm Street, Guilford CT – from Guilford GIS Viewer <http://www.guilfordgis.com>.



4. Northwest view of farmhouse with barn at left rear, camera facing southeast.



5. Southwest view of house, barn at right rear, camera facing northeast.



6. Interior view of house living room, camera facing east.



7. Northeast view of barn with house at right rear, camera facing southwest.



8. Southeast view of barn showing banked basement; farmhouse at left rear, camera facing northwest.



9. Southwest view of barn showing banked basement, camera facing northeast.



10. Interior view of hand hewn timber of center bent, in exercise room, camera facing southeast.



11. Interior view of south bent, in workshop, camera facing southeast, showing repaired post with scarf joint. The upper section is sash-sawn. Square rule framing is evident in the wall girt joint. At foreground are the iron hinges formerly on the hay doors.



12. Interior view southwest corner of loft level showing dropped girt, plate, and rafters.



13. Interior view of roof framing and purlin, camera facing south.



14. Northwest view during renovation, showing hay doors with iron strap hinges at right.



15. Northeast view during renovation, showing east side and extent of demolition at north.



16. Northwest view during renovation, with new north bent prior to installation of siding.