**GENERAL INFORMATION**

**Building Name (Common)** Evarts, Samuel, Farmstead  
**Record No.** 8699

**Building Name (Historic)** Evarts, Samuel, Farmstead

**Street Address or Location** 420 Nut Plains Road

**Town/City** Guilford  
**Village** Nut Plains District  
**County** New Haven

**Owner(s)** Evarts, Elizabeth, 420 Nut Plains Road, Guilford CT 06437  
**Public** ☐  
**Private** ☑

**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** English barn, Vernacular style  
**Date of Construction** 1885

**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 ______________)

**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 (Material)**

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

**Number of Stories:** 1 1/2  
**Approximate Dimensions** Barn I: 25’ x 50’ plus additions - see Continuation

**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: Multiple additions in 20th c.

**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: **Unpaved driveway, stone walls**

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 **Samuel Evarts**

• Historical or Architectural importance:

  See continuation sheet.

• Sources:


  See continuation sheet.

Photographer ____________________________ Date 5/17/2012

View **Multiple Views** Negative on File **CTHP**

Name ____________________________ Date 5/21/2012

Organization **Connecticut Trust for Historic Preservation**

Address **940 Whitney Avenue, Hamden CT 06517**

• Subsequent field evaluations:

  Latitude, Longitude:
  41.311928, -72.678337

Threats to the building or site:
- ✔ None known
- ☐ Highways
- ☐ Vandalism
- ☐ Developers
- ☐ Renewal
- ☐ Private
- ☐ Deterioration
- ☐ Zoning
- ☐ Other ________________
- ☐ Explanation ________________
• Interrelationship of building and surroundings:

The Nut Plains district of Guilford lies along the East River near the eastern border of Guilford. In the early 1700s the area was settled as families moved north out of the town center to this

“level plain bordering the west side of upper East River, where brackish tidal water changes to fresh water. It contained well-drained, rock free soil, largely due to underlying sand and gravel deposits. There was evidence that the Native Americans had used the plain extensively for their corn ground, having girdled and cleared the trees. In time, however, the open plain was abandoned and gave way to a forest of American hazels, large deciduous shrubs that bear edible hazelnuts. The surveyors gave in their report a description of the fertile "Nut Plains," which could be reclaimed for agricultural use (Helander, p. 174).”

This site is located slightly to the south of the area of the earliest English settlers. The barn group is located northwest of the farmhouse which is set back from the road behind a lawn shaded by mature trees. A gravel drive enters the site north of the farmhouse and extends west along the south side of Barn I.

The core of the house is a 1 ½-story gable-roofed structure dating from 1885. Its ridge-line is oriented east-west with the east gable-end facing the road. The main entry is off-center toward the right, flanked by double-hung windows. These were originally two-over-two sash but they have been replaced. The central structure is flanked by 1-story 20th-century shed additions on the north and south sides, and there is a 1-story gable-roofed ell extending west at the rear, containing the kitchen and rear entry. Siding was originally wood clapboard but is now vinyl. Roofing is asphalt shingles.

Fieldstone walls partially enclose the farmyard area on the northwest and southwest sides. Chicken coops are located east and west of the barn. Four other outbuildings are located south or west of the barn, including a slaughter house, a milk house, well house, and a corn crib. The total size of the site is 35.9 acres. The surrounding area is residential and woodlands with some areas of open land. The current Nut Plains Park, to the north on the east side of Nut Plains Road, was owned by the Everts family until 1965 and was their cow pasture.

Two 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. Close to the site is the Dudleytown or Clapboard Hill National Register Historic District, located a half mile south on Tanner Marsh and Clapboard Hill Roads.

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

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

<table>
<thead>
<tr>
<th>Structure</th>
<th>Date</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmhouse</td>
<td>1885</td>
<td>C</td>
</tr>
<tr>
<td>Additions</td>
<td>1929, 1964</td>
<td></td>
</tr>
<tr>
<td>Barn I</td>
<td>1885</td>
<td>C</td>
</tr>
<tr>
<td>Barn I east bay addition</td>
<td>1928</td>
<td></td>
</tr>
<tr>
<td>Cowshed addition</td>
<td>1936, 1947</td>
<td></td>
</tr>
<tr>
<td>West shed addition</td>
<td>1964</td>
<td></td>
</tr>
<tr>
<td>Well house</td>
<td>20th c.</td>
<td>C</td>
</tr>
<tr>
<td>North chicken coop</td>
<td>20th c.</td>
<td>C</td>
</tr>
<tr>
<td>Milk room</td>
<td>20th c.</td>
<td>C</td>
</tr>
<tr>
<td>Corn crib (relocated)</td>
<td>Mid-19th c.</td>
<td>C</td>
</tr>
<tr>
<td>Slaughter house</td>
<td>1935</td>
<td>C</td>
</tr>
<tr>
<td>South chicken coop</td>
<td>20th c.</td>
<td>C</td>
</tr>
</tbody>
</table>

Barn I:

This is a 1 ½-story four-bay gable-roofed side- or eave-entry barn with multiple additions. The main eave-side faces south and the ridge-line runs east-west. The earliest three-bay structure was extended to the east by an additional
bay. Subsequently a 1 1/2-story gable-roofed cowshed wing, extending north from the eastern bay, was added by relocating a structure from a nearby farm. This was extended west by a shed addition. Finally, a 1-story shed addition was attached at the west gable-end of the main block.

The four-bay main barn is approximately 25' x 50'. The north cowshed wing is 16' x 26' and the shed extension is 8' x 16'. The west shed addition adds 12' to the length.

**Exterior:**

The main entrance was until recently a pair of full-height sliding doors located in the second bay from the left. These have been replaced by a pair of hinged barn doors in a reduced-height opening. In the bay immediately to the right of the entrance is a six-pane stable window on the first-story. A swinging-hinged hay door is located east of the window in the right end bay at the loft level. Left of the entrance is a pair of shorter swinging-hinged doors. A 1 1/2-story shed-roofed addition is attached on the west gable-end and encompasses the full depth of the original barn. This has a pair of sliding doors which open to the left (west) on a track which extends beyond the structure.

The west eave-side of the shed addition has two six-pane stable windows, located near the corners. The gable attic of the original barn above the addition is blank. The north side of the addition has a single six-pane stable window centered. Grade slopes down several feet toward the north, exposing a concrete foundation of the shed addition below the siding at the west eave-side.

The north eave-side has several feet of exposed fieldstone foundation with some openings into a crawl space below the main barn floor. The north wall of the main barn has no openings.

The north cowshed wing has a west eave-side with, from left (north) to right, a one-pane stable window and the projecting shed-roofed addition which has two un-matching stable windows. The north gable-end of the addition has a pass-through door at the left (east) corner, a window to the right, and a window in the gable attic. The floor elevation of the cowshed is lower than that of the main barn.

The east gable-end of the main barn has no openings at the main level. In the attic there is a pair of hinged hay doors with a projecting steel I-beam at the peak supporting a hay track, and there is a six-pane window off-center to the right in the gable attic. The eave-side of the north cowshed addition is flush with the gable-end on this side. The cowshed has a door at the left (south) where it abuts the main barn, and two pairs of stable windows to the right with varying muntin layouts.

The barn is covered with vertical flush-boards painted gray. The roof is covered with asphalt shingles and has shallow overhangs with exposed rafter tails, trimmed in some areas by a fascia molding. The foundation of the original barn is un-mortared fieldstone and the foundation of the north and west additions are concrete.

**Interior – main barn:**

The three-bay frame of the main barn is constructed of hand-hewn square rule post and beam framing with pegged mortise and tenon joinery and some sawn angle braces. The four bents have a single center post at the main level, dropped tie girts, and a queen post layout in the attic level. The queen posts support a longitudinal purlin plate. The upper cross tie members of the two interior bents have been cut off to permit use of the hay track. Additional angle braces between the tie girt and queen posts have been installed to compensate. In the eastern bent, formerly the end wall but now interior, angle braces between the queen posts and upper cross ties have been truncated, similarly to allow for the hay track.

The eastern bay has its plates spliced to meet those of the original structure. It lacks the purlin plate at mid-span of the raters. Rafters are sawn dimension lumber; roof decking is random width boards with plywood added over.

The presence of hand hewn timbers in a c. 1885 barn suggests that the main barn could have been constructed with re-used frame members as was the case later with the cowshed addition.
Interior – north cowshed addition:

This addition consists of a mix of hand hewn and sash-sawn timbers, round pole joists and dimension lumber. The gable-roofed portion has wood stanchions remaining for one row of six dairy cows. The shed-roofed addition has space for three more. The interior shows traces of whitewash and has a concrete floor slab. A short set of steps leads through an opening into the east bay of the main barn. An upper hay loft above is connected to the main barn by an opening into the east bay.

Well house:

This is a square boxed-in well cover with a shed roof on four posts, located near the southeast corner of Barn I. It was one of five wells dug by the Evarts family over a period of years.

North and south chicken coops:

These are 1-story shed-roofed structures about 12’ x 16’, each with windows in the south side under the high point of the roof pitch, and each with access doors in the gable-ends. They are constructed of light balloon-type wood framing. There was formerly an additional structure, a brooder house for young chicks, located north of Barn I.

Milk room:

This is a small 8’ x 8’ 1-story gable-roofed structure located southeast of Barn I on the south side of the driveway. It has its ridge-line oriented east-west, board-and-batten siding, asphalt roof, and contains a refrigerator dating from the mid-20th century.

Corn crib:

The 10’ x 12’ corn crib is located adjacent to the milk room and according to the owner, is the oldest structure on the site, having been relocated from elsewhere. The exterior with its slanted side walls is now clad in plywood but the original slatted sides can be seen on the interior along with a post-and-beam frame. The building is supported above the ground by concrete-filled clay tile posts.

Slaughter house:

This is a 1-story gable-roofed structure, 16’ x 20’, located southwest of Barn I with its ridge-line oriented north-south. It is constructed of balloon-style wood framing and has a pair of hinged doors in the north gable-end. There is a two-over-two double-hung window in the east eave-side and the south gable-end. The west eave-side has a stable-type window off-center toward the left (north). Siding is board-and-batten and roofing is asphalt shingles. The interior concrete slab retains a pitch to a floor drain location for disposal of the blood from slaughtered animals which were hung from the rafter collar ties.

• Historical or Architectural importance:

Applicable Connecticut State Register Criterion:

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

The Evarts farmstead and barns is significant as a farm complex remaining under its original family ownership and representing the subsistence farm of the 19th century as it persisted into the middle of the 20th century. The building group remains intact, providing a sense of the large number of outbuildings that constituted a family farmstead and the relationship between farmhouse and barns.

Historical background:

Elizabeth Evarts (b. 1940) is the sixth generation of her family in the Nut Plains section of Guilford. Her grandfather Samuel Evarts (b. 1851) built the original house and barn. Windows in the house were recycled from a demolished building. The property passed to Samuel and his wife Elizabeth’s son Clarence (1889-1974) and his wife Marguerite (1913-2006). They were both only children, as is Elizabeth, their daughter, the current owner.
During Clarence and Marguerite’s ownership, numerous outbuildings and additions to the barn and house were constructed, many from recycled parts of other structures. The main barn, though not documented as such, appears possibly to incorporate re-used materials, based on visual inspection of the hand-hewn timbers and joinery. The cowshed addition originally was a wing of a U-shaped barn at 395 Nut Plains Road, which had been the home of Samuel’s parents. The corn crib also was moved from elsewhere, and is the oldest structure on the property. The Evarts cow pasture was located across Nut Plains Road on land that was sold to the Town of Guilford in the 1960s and is now a park. The family continued farming until 1974, raising crops and animals and producing milk for their own use and for sale.

Architectural significance:

The Evarts farmstead and barns is significant as a farm complex remaining under its original family ownership and representing the subsistence farm of the 19th century as it persisted into the middle of the 20th century. The building group remains intact, providing a sense of the large number of outbuildings that constituted a family farmstead and the relationship between farmhouse and barns. The additive character of the barn, using re-used and recycled materials, illustrates the frugality of the farm family. Elizabeth Evarts still has vivid memories, extensive scrapbooks, and landscape paintings that she has made which document her life growing up as a farmer.

This was a small-scale farm, with a maximum of nine dairy cows. The barn and cowshed illustrate the evolution of dairying in response to the health requirements of the early 1900s – the concrete floor, whitewashed interior, and daylighting, and the free-standing milk room. However this farmstead never grew to the larger scale of commercial dairy farming that is seen in many other family farms. It remained at the scale of the family subsistence farm.

Although no longer in active agricultural use, the rural landscape is preserved in an area that is increasingly developed with suburban residential subdivisions.

• Sources (continuation):

Interview with Elizabeth Evarts, 5/17/2012, at the site.

Map resources:

Town of Guilford Assessor's Records  http://www.guilfordgis.com/
Parcel ID: Map 086020

Aerial views from:

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

Print and internet resources:

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,


1. Location map of 420 Nut Plains Road, Guilford CT – from [http://www.guilfordgis.com](http://www.guilfordgis.com) accessed 5/21/2012.


4. East view of the farm structures in 1988, camera facing west, courtesy of Elizabeth Evarts. From left to right, the structures are: South chicken coop, Slaughter house, Corn crib, Milk house, Well house, Barn I with Cowshed wing addition at far right.
5. Historical view of farmhouse in 1895, courtesy of Elizabeth Evarts.

6. Southeast view of Farmhouse, camera facing northwest.
7. Southwest view of Barn I, camera facing northeast, prior to replacement of barn doors, photograph by Ellie Green, 2010.

8. Northwest view of Barn I, camera facing southeast, showing from left to right Cowshed wing with shed addition, Barn I main block, and west shed addition.
9. Southeast view of Barn I, camera facing northwest. Well house is at left front; Cowshed wing at right.

10. Interior view of Barn I, camera facing west from a position in the fourth (east) bay, showing the east side of the original east wall bent. At upper right, an angle brace on the queen post was truncated for hay track clearance.
11. Interior view of Barn I north wall, east bent of the original structure, camera facing north. Spliced plate and double rafters are indications of the added bay to the right.

12. Interior view of Barn I west wall, interior bent of the original structure, camera facing northwest. Old farm equipment is stored on the loft level, at left. Hay track is visible below the ridge-line.
13. Interior view of loft level of Cowshed wing, camera facing north. Dropped girt is visible at north wall; rafters appear to be original non-dimensional timbers.

14. Interior view of ground level of Cowshed wing, camera facing east, showing re-used timbers, whitewashed ceiling.
15. South view of Slaughter house (left) and South chicken coop (right); Barn I at center rear; camera facing north.

16. Interior view of South chicken coop, camera facing west.
17. Northwest view of Slaughter house, camera facing southeast.

18. East view of Milk room with Corn crib at rear, Well house to right, camera facing west.

19. South view of North chicken coop with Barn I at left, camera facing north.
20. East view of Barn I with 1937 Chevy truck and F-12 tractor, camera facing west.