

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED **MAR 11 1982**
DATE ENTERED **APR 12 1982**

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC John Cady House

AND/OR COMMON
Babcock Tavern

2 LOCATION

STREET & NUMBER 484 Mile Hill Road

N/A NOT FOR PUBLICATION

CITY, TOWN Tolland N/A VICINITY OF 2nd -
CONGRESSIONAL DISTRICT

STATE Connecticut CODE 09 COUNTY Tolland CODE 013

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
	N/A	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Barbara and Stuart Danforth

STREET & NUMBER 484 Mile Hill Road

CITY, TOWN Tolland N/A VICINITY OF STATE CT

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, Tolland Town Clerk
REGISTRY OF DEEDS, ETC.

STREET & NUMBER 22 Tolland Green - Town Hall

CITY, TOWN Tolland STATE CT

6 REPRESENTATION IN EXISTING SURVEYS

TITLE State Register of Historic Places

DATE 1981 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR Connecticut Historical Commission
SURVEY RECORDS

CITY, TOWN Hartford STATE CT

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The John Cady House, also known by its traditional name, the Babcock Tavern, sits close to the intersection of two country roads in a wooded section of Tolland, Connecticut. The house is a 2½-story frame dwelling, five bays wide, with a shallow-pitch gable roof. The clapboards are nailed to vertical oak planking rather than studs. The windows are fitted with old 12-over-12 sash, or, on the second floor, 12-over-9 sash. The central entrance has neither transom nor side-lights, and is surrounded by a pilaster-and-lintel frame dating from about 1830. A brick central chimney rises from the ridge of the asphalt-shingled roof. To the rear is a small 1½-story ell; its roof is framed with a ridgepole and it appears to date from the 1830s. The cornices of the ell and main house are similar, with partial returns at the gables and moldings based on the Greek ovolo.

The seemingly coherent exterior appearance conceals a complex and atypical interior. First, the front door leads directly into what was the kitchen, whereas the rear rooms are large, exactly the opposite orientation to Mile Hill Road from what one would expect. Secondly, the house is clearly two separately framed structures butted together. Finally, there are clear signs that the present gable roof is a replacement for an earlier gambrel roof. Breaks in the oak planking visible during restoration, purlin posts on the second floor, and the remains of the gambrel system still visible in the attic all point to this alteration. The attic story was raised up about two feet, but the gambrel roof purlins are still in place with their rafter mortises and even the pegs still visible. The original rafters were lengthened with added pieces and simply re-used.

The south part of the house is undoubtedly older, likely dating back to about 1720. The large southwest room has stout corner posts, a wide, simply chamfered summer beam running parallel to the fireplace wall, and beaded horizontal wainscot on the south wall and feather-edged on the east wall. Some of these feather-edged boards are oak or chestnut. The wainscot around the fireplace is not original to this wall. The room is open on the west side of the stack as well, and here is visible an isolated bake oven. The masonry of the stack is of small, squared-off stones. To the east is a long room with a large kitchen fireplace and separate bake oven. As this fireplace is not wholly contained within the old south part of the house, one might conclude that the stack was rebuilt or reconfigured when the two house-frames were joined. On the second floor of the south part, the southwest chamber has one wall of beaded vertical-board wainscot, and like the east chamber, it shows purlin posts with distinct flaring shoulders. Inexplicably, the north end girt of this part of the house is mortised for rafters along its length.

The north part of the house appears to date from about 1770. The framing, while less massive than the southern part's, is still substantial and includes the use of a summer in the large northwest room. This room has a diagonal fireplace wall with a raised-panel arrangement around the opening. The room formerly had beaded casings around the framing members but these were removed. To the east, adjacent to the kitchen, is an area with a rail and shelves that recreates the tavern bar. The chamber above the north part is a single large room, with a small fireplace and a simple frame and mantel shelf, c.1810. The purlins project into the room where they are treated as a room cornice with an application of decorative moldings. As throughout the house, there are wideboard oak floors and several examples of early hardware.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY	
RECEIVED	MAR 11 1982
DATE ENTERED	APR 12 1982

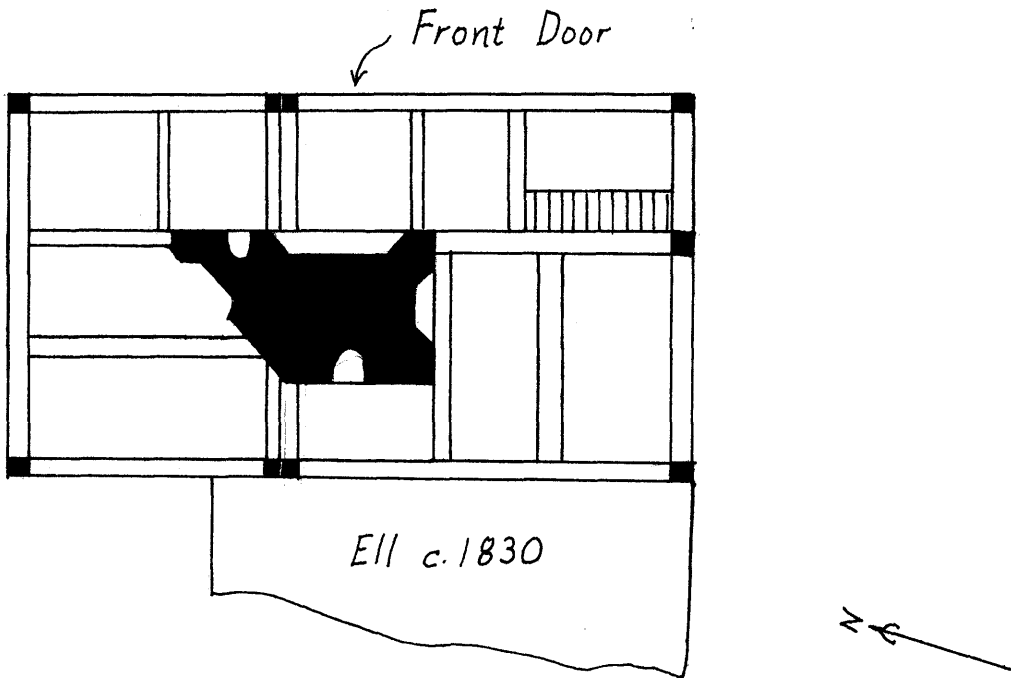
NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

John Cady House (Babcock Tavern)
Tolland, CT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

SCHEMATIC of FIRST FLOOR PLAN (Not to scale):



Plan of the John Cady House
Tolland, CT

6 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES C. 1720 - built BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The John Cady House is an architecturally significant resource because of its early date and the many features typical of early construction, such as the chamfered summer, preserved within (Criterion C). In addition to elements which seem to date from about 1720, the house has later 18th-century features as well, such as the north room panelling. Finally, the house is valuable because it shows several stages of evolution: these modifications illustrate how 18th- and 19th-century builders altered and enlarged houses.

Setting the house within its historical context is difficult because the documentary record, while quite voluminous, is ambiguous in reference to this particular house. Further research in the Tolland Land Records, currently being re-indexed, examination of now-hidden parts of the house, or archeological probing along the foundation and in the cellar could well alter our interpretation of the house. But a tentative history of the structure may nevertheless be assembled. For most of the 18th century the house stood on what was then the east side of the road, where it was part of a farm occupied by John Cady from 1726 to 1755.¹ The house may have been built by his father, Sergeant John Cady of Windsor, who owned the parcel for a few years, or even by Samuel Polk, who received the parcel when the area was divided up by the town's proprietors in 1720, but this is the earliest likely date for the house. Although the elder John Cady was a wealthy and important man, even being appointed a special overseer of the poor by the General Court, his son does not seem to have been more than a farmer of moderate means. At some point, the course of the road was changed and the house ended up on the west side as part of the property of Jonathan Weston, whose estate was settled in 1790.² His son Elijah kept a tavern here from 1794 to 1800. It was at his house that a committee appointed by the General Court met to divide up the Cedar Swamp which bordered the western boundary of the Weston farm.³ In the 19th century, the house was part of a larger farm owned by the Fitch, and later, the Brown families. An oral tradition in Tolland gives the building the name "Babcock Tavern," but although Elijah Weston kept a house of public entertainment here, there has been found no reference to any Babcocks being connected with either the house or its owners.⁴

Legal records show that some house was nearby as early as 1720, and the physical evidence suggests that the present house has an early date as well. The chamfered summer beam, for example, is an early feature not commonly found: chamfering went out of fashion when plastered ceilings and cased beams became common around 1750. Another rare feature are the splayed purlin posts on the second floor. These have a flare only at the top third of their height, rather than a continuous flare, more like the shouldered posts of the 17th century than the common 18th-century post flared along its entire length. The several walls of beaded and feather-edged wainscot represent yet another early decorative element, one which preceded the later plaster wall, after which wainscot was confined to the rear rooms and chambers. These considerations, as well as the well-preserved later

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Connecticut Archives, Ecclesiastical, Vol. 9, p. 351. Map of Tolland, 1754.
MS, Connecticut State Library.

Tolland Land Records, Tolland Town Hall.

Tolland Probate Records. Estate of Jonathan Weston, 1790.

Weigold, Harold. Tolland, An Old Post Road Town. Chester: Pequot Press, 1971.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.0

NUMBER NOT LIMITED

QUADRANGLE NAME Rockville

QUADRANGLE SCALE 1:24 000

UTM REFERENCES

A 18 715900 4634060

UTM NOT LIMITED

ZONE EASTING NORTHING

B ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

The nominated property is described in the Tolland Land Records, Volume 83, pages 394 and 395.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A	N/A	N/A	N/A
STATE	CODE	COUNTY	CODE
N/A	N/A	N/A	N/A

11 FORM PREPARED BY

NAME / TITLE

Bruce Clouette, Consultant

ORGANIZATION

Connecticut Historical Commission

DATE

September 28, 1979

STREET & NUMBER

59 South Prospect Street

TELEPHONE

(203) 566-3005

CITY OR TOWN

Hartford

STATE

CT

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Director, Connecticut Historical Commission

DATE November 16, 1982

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE 4/12/82

ATTEST:

DATE

CHIEF OF REGISTRATION

FOR HCRS USE ONLY	
RECEIVED	MAR 11 1982
DATE ENTERED	MAR 12 1982

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

John Cady House (Babcock Tavern)
Tolland, CT

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

18th-century material such as the north room panelling or the wide-board floors found throughout the house, make the John Cady House worthy of study and preservation. Some things are so unusual that they defy explanation, yet these too should be counted as valuable for comparing with other examples. One anomaly is the use of hardwood feather-edged boards rather than the nearly universal pine or other softwood wainscot. Another curiosity is the summer in the southwest room which is placed parallel with the fireplace wall. While common enough in Massachusetts, the practice is almost unknown in Connecticut, where the summer ran at right angles to the chimney girt. As the Cadys came from Groton, Massachusetts, this deviation from the Connecticut rule may be tentatively ascribed to their importing a different building tradition. A final odd note is the single oven on the opposite side of the stack from the kitchen fireplace: the point of this arrangement is not obvious, nor is it clear what, if anything, this says about the re-orientation of the house to the road.

The process of growth visible in the house is itself a significant architectural feature. It shows that whatever the exterior effect, little was done on the inside to conceal the effects of alteration: the two house frames plainly stand side by side, and the raising of the roof left the old rafters, purlins, mortises and even the pins in place. A clear sequence is visible: the north part was added to an existing south part, and both had a continuous gambrel roof. In the early 19th century, to judge from the ovulo-like moldings, the roof was built out to give a full second story. Not long after, the rear ell was attached, evidence for which is the main house cornice still visible in the ell's attic. Much has been written about the frequent enlargement of old houses by later builders, but rarely does one get to study an example like the John Cady House where the changes are so plainly visible.

¹Weigold attributes the house to John Cady, Sr., and even though his reading of the 1754 Tolland map is highly questionable, Cady's house is the closest to this one on that map. There is solid evidence that the road was shifted to the east 50 to 130 feet once while John Cady still owned the land (Tolland Land Records, Vol. IV, p. 523), but exactly when the road by the house itself was changed has not been determined.

²Weston's land was closely described in 1790, and there seems little doubt that it includes the house site. The road was to the east of the house (though not on its present course) and passed closer than it does today. Evidence that the Weston house was this house includes the north-south axis described in the inventory, the fact that the front door was the east door, the size, implying only two chambers upstairs, and the lease in 1797 from Elijah to his sisters which describes the southwest part as a "lodging room".

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY	
RECEIVED	MAR 11 1982
DATE ENTERED	APR 12 1982

John Cady House (Babcock Tavern)
Tolland, CT

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

³ Weston's license is in the Tolland County Court archives, RG 3, "Travel," Box G-165, Connecticut State Library. The Cedar Swamp Committee met February 28, 1797, as recorded in the State Records of Connecticut.

⁴ Various explanations have been offered: the Babcocks may have rented the house for a tavern (unlicensed) during the time the house was part of a larger farm. Also, it has been suggested that "Babcock" may be a corruption of the name which Weston gave his tavern, perhaps "Bald Cock Tavern."