

Connecticut Commission on Culture & Tourism

Historic Preservation and Museum Division/State Historic Preservation Office

CONNECTICUT STATE REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating individual properties and districts to the Connecticut State Register of Historic Places (C.G.S. Chapter 184b, Sec. 10-409(2)). See instructions in *How to Complete the Connecticut State Register of Historic Places Registration Form*. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: Beals, Carleton & Carolyn, House; and Southwest District SchoolOther names/site number: Phelps Farmstead

2. Location

Street & number: 38 Fire Tower RoadCity or town: Killingworth☐ vicinityCounty: MiddlesexZip code: 06419☐ not for publication

3. State Agency Certification

I hereby certify that this nomination ☐ meets ☐ does not meet the documentation standards and criteria for registering properties in the Connecticut Register of Historic Places. (See continuation sheet for additional comments.)

State Historic Preservation Officer_____
Date

4. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-state
☐ public-federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in count.)

Contributing	Non-Contributing	
<u>3</u>	<u>1</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>3</u>	<u>1</u>	Total

Property Owner

name: Lewis W. Scrantonaddress: 38 Fire Tower Roadcity: Killingworth state code: CTzip code: 06419 phone: (860) 663-1060

Beals House

Name of Property

Killingworth

Municipality

5. Historic Preservation Council

Approval date _____

Comments _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling _____

DOMESTIC: secondary structure: schoolhouse _____

AGRICULTURE/SUBSISTENCE: barn _____

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling _____

DOMESTIC: secondary structure: studio/shop _____

DOMESTIC: secondary structure: barn _____

7. Description

Architectural/Archaeological Classification

(Enter categories from instructions)

Colonial / Cape Cod Cottage _____

Vernacular (agricultural outbuildings) _____

English barn _____

Materials

(Enter categories from instructions)

foundation STONE: fieldstone _____

walls WOOD: clapboard, vertical wood siding _____

roof WOOD SHINGLE _____

other WOOD: post and beam frame _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET

Beals House

Name of Property

Killingworth

Municipality

8. Statement of Significance

Applicable Connecticut Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for State Register listing.)

☒ **1** That are associated with events that have made a significant contribution to our history and lives of persons significant in our past; or

☒ **2** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

☐ **3** That have yielded, or may be likely to yield information important in prehistory or history.

Levels of Significance (local, state)

State: Criterion 1

Local: Criterion 2

Areas of Significance (Enter categories from instructions)

LITERATURE
ARCHITECTURE

Significant Dates

c. 1730: House original construction

c. 1810: Schoolhouse original construction

c. 1950: relocation of Schoolhouse to this site

1957-1979: Home and studio of Carleton Beals

Significant Person

Beals, Carleton (1893-1979)

Cultural Affiliation (Complete if Criterion 3 is marked)

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET

Beals House

Name of Property

Killingworth

Municipality

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

SEE CONTINUATION SHEET

10. Geographical Data

Acres of Property 19.8

Municipal Map, Block and Lot Number and UTM Coordinate (If possible)

(Place additional UTM references on a continuation sheet.)

	<u>24</u>	<u>01</u>
	Map	Block
1	<u> </u>	<u> </u>
	Zone	Eastings
2	<u> </u>	<u> </u>

3	<u> </u>	<u> </u>	<u> </u>
	Zone	Eastings	Northings
4	<u> </u>	<u> </u>	<u> </u>

☐ See continuation sheet

Latitude, longitude: 41.3643384, -72.5222428

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

The boundaries of the nominated property are the legal limits of Map 24, Lot 1, per the Town of Killingworth Assessor's records (Parcel ID: 00134200).

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

The boundaries encompass the extent of the historic resources in this property associated with the writer Carleton Beals.

11. Form Prepared By

Name/title: Charlotte Hitchcock, Researcher

Organization: Connecticut Trust for Historic Preservation

Date: 10/28/2014

Street & number: 940 Whitney Avenue

Telephone: (203) 562-6312

City or town: Hamden

State: CT

Zip code: 06517

Connecticut Commission on Culture & Tourism
Historic Preservation and Museum Division/State Historic Preservation Office

CONNECTICUT STATE REGISTER OF HISTORIC PLACES

REGISTRATION FORM – Continuation Form

Beals House

Name of Property

Killingworth

Municipality

Narrative Description

This property is an eighteenth-century residential resource associated with the life and work of an influential individual, Carleton Beals, who was engaged in writing in Connecticut during the late twentieth century. This nomination was prepared as part of the Creative Places – Arts and Letters Project.

This property encompasses 19.8 acres and is located on a hill-top just north of the town center of Killingworth. The property is on the west side of Fire Tower Road, a short loop which connects to CT Route 81 (Higganum Road) north and south of the site. The main house, a small eighteenth-century Cape Cod Cottage, is set back from the road in an open lawn area and has been enlarged by modern additions extending to the west and north. To the north of the house, a driveway enters and leads west to a turn-around area framed by a barn at the west side (relocated from slightly to the south on the property) and a modern shed structure used as a carport, along the north side (Photos 5-6). Further north is the relocated Southwest District School building (Photos 13-14). Stone walls outline what appears to be an old farm road running northwest from the area of the barn. To the west is a portion of the Cockaponset State Forest, which connects with Chatfield Hollow State Park.

Buildings along Route 81 and Fire Tower Road are residential structures from the eighteenth century to the modern period. The municipal buildings of the Town of Killingworth are also along Route 81 south of Fire Tower Road. A small but densely developed area of twentieth-century housing is located to the east of Route 81 on a grid of residential streets. Further north, the Chauncy and Jerusha Parmelee Farmstead at 476 Route 81 (Higganum Road) was listed on the State Register of Historic Places in the 2014 Agricultural Heritage thematic nomination, and the Horace and Eunice Parmelee Farm at 465 Route 81 is also listed on the State Register. Additional sites in Killingworth which are listed on the National Register of Historic Places are: Oak Lodge (1937) in Chatfield Hollow State Park, the [Ezra and Oliver] Parmelee House (c. 1785) at 4 Beckwith Road, and Emmanuel Church (1803). Additional agricultural sites listed on the State Register are: Deer Lake Scout Reservation/Elba Paper Mill on Paper Mill Road and Riverdale Farm on River Road. Long Meadow, the Lofting House at 62 River Road has been listed on the State Register as part of the current Creative Places – Arts and Letters Project.

Data Table (C – contributing, NC – non-contributing):

Farmhouse	c. 1730	C
Barn (relocated within the site in 2002)	18 th -19 th c.	C
One-room Schoolhouse (relocated 1950)	c. 1810	C
Carport/wagon shed	2002	NC

Farmhouse:

The house consists of four sections, including a Cape Cod Cottage constructed circa 1730, and three connected gable-roofed additions constructed in 2002. The oldest portion of the house is a 28' x 34' Cape Cod Cottage of post and beam timber construction (Photos 7-12) with a steeply-pitched gable roof. The original block is a c. 1730 center chimney timber-framed house on a partial cellar, with its roof oriented perpendicular to the road. This portion was restored in 2004, with its non-original windows replaced by replicas of the original six-over-nine sash, as evidenced by two extant originals (Scranton interview 2014). Added to the north and west are modern additions roughly 45' x 30' including modern kitchen, bathrooms, and living space. The modern entrance to the Cape Cod Cottage section is via the new additions, leading into the northwest corner of the building. Siding is wood clapboard and the foundation is fieldstone masonry, as is the chimney. Roofing is wood shingles.

The south facade is four bays wide, with three windows, and a door off-center toward the right (east). The east elevation has three windows at the ground floor and two in the upper level, plus two small lights under the eaves and a small attic sash. The north and west elevations have been altered by the attached modern additions and construction of a north-facing shed dormer at the attic level.

The interior layout includes the typical Hall and Parlor plan that was characteristic of Colonial houses of the seventeenth century (Morrison 1952, Chapter 2). This type of house construction continued to occur into the eighteenth century in the interior and northern areas that were settled later than the coastal and river towns. In this example, the one-room-deep plan is enlarged by a kitchen extending across the back of the house, a typical feature that evolved from lean-to additions. This is incorporated into the main volume as a two-room-deep plan. When this plan forms the ground floor of a 1 ½-story house, it is known as a Cape Cod Cottage (Garvin 2001, p. 98). Typically the cellar occurs only below the Hall (Morrison 1952, p. 24).

In the Beals House interior plan, the Hall (now dining room) is east of the chimney, in the northeast corner; it has a fireplace with a bake oven, an indication of its original function as the Hall. There is a small Parlor to the west of the chimney, also with a fireplace. The Kitchen extends the length of the house behind (south of) the chimney mass, except for a small room in the southeast corner, the traditional kitchen bedroom. An enclosed stair along the north side of this room provides access to the attic, now two bedrooms and a bathroom (in the modern shed dormer).

Variations from the typical Hall and Parlor floor plan occur in the Beals House. The kitchen faces south rather than the hall and parlor side is more common. A very small bedroom occupies the traditional porch along the north side between the Hall and Parlor (it is unknown whether this is original). The Parlor has a door in its west wall accessing the exterior where a modern covered porch is framed with reclaimed historic timbers. The Hall (dining room) formerly had a door to the exterior in its east wall, now replaced by a window.

Interior details are characteristic of the Colonial period. In the Kitchen, the north chimney wall has wide vertical board paneling, painted red, a stone hearth and fireplace, and exposed timber joists at the ceiling. In the Hall, the west fireplace wall is paneled with square raised panels, and has a molded surround at the firebox opening, with a simple mantel shelf. The ceiling is plastered and the outer walls have low wainscoting.

In the restoration of these interior spaces, the owner made careful efforts to restore the original fabric of the house. As a result, the integrity of the c. 1730 portion of the Beals House is very good, with the caveat that windows and exterior siding were replaced as part of the restoration work, and modern additions have been appended at the northwest corner.

Schoolhouse:

The Southwest District School building was moved in 1950 from its original location on Green Hill Road east of River Road, and installed here as an outbuilding. It is a one-story gable-roofed structure that measures 19' x 28'. It is currently sited with its ridge-line oriented north-south. It has an entry door at the southeast corner, into a vestibule which runs across the south end of the building. The northern part is a single school-room with an arched plastered ceiling, wood wainscoting, and a low platform at the north end for recitations.

The windows are eight-over-twelve double-hung; three windows are on each of the east and west sides and two in the north elevation, with another window above under the arched ceiling. The schoolhouse has clapboard siding and asphalt shingle roofing. The foundation, dating from the relocation, is concrete block masonry.

The Southwest District Schoolhouse, built c. 1810 on Green Hill Road near its intersection with River Road, is one of ten historic schoolhouses in Killingworth. This is one of only two that have been relocated from their original sites. It stands as a well-preserved example of its type, retaining the interior barrel vault ceiling and wainscoting.

Barn:

This is a gable-roofed three-bay English barn, 20' x 34', with wood shingle roofing and vertical flush-board siding. The ridge-line is oriented north-south. A sliding exterior-mounted barn door is in the center bay of the east eave-side, facing the driveway turn-around. A sixteen-light transom is set above the door. The south gable has a small six-pane stable window near the east corner and a pass-through door near the west corner. There is a six-pane attic window at the peak. The west eave-side has a sliding door in the center bay.

The barn was moved northward from a position west of the house in 2002 during the construction of additions to the house, and placed on a new fieldstone foundation. New vertical board siding and roofing replaced the old materials in kind.

Carport/wagon shed:

The carport, measuring approximately 2' x 30', is a three-sided gable-roofed wood-framed structure designed like a three-bay wagon shed and built in 2002. Siding is vertical boards and roofing is wood shingles.

Narrative Statement of Significance

Criterion 1:

This property derives significance from its association with the nationally prominent writer and journalist Carleton Beals, who lived and worked at this property during the last 25 years of his life.

Carleton Beals (1893-1979) was born in Medicine Lodge, Kansas where his father Leon Eli Beals was a teacher and newspaper publisher as well as an attorney. The family, including his wife Elvina and another son Ralph Leon, moved to Pasadena, California in 1897 and the boys grew up there. The Beals family moved to Berkeley so their sons could attend the University of California. Carleton studied engineering as an undergraduate but also excelled in history and economics. He won a scholarship for graduate study at Columbia University and this brought him east where he earned a Masters degree in 1917 along with a teacher's certificate. His brother became a noted anthropologist at the University of California Los Angeles.

Beals was a conscientious objector in World War I. After the war and a time working at writing and briefly in industry, Carleton Beals started on a trip to Mexico. His adventurous journey included walking and riding on burros. He arrived in Mexico City and found work as a teacher and later principal at the American High School there. During his three years in Mexico City, Beals continued to write, contributing articles to magazines and writing a book, *The Mexican as He Is* (1921). He traveled to Spain and Italy, back to Mexico, and then to New York City, writing about land reform, politics, and religion in Mexico, and fascism in Europe. *Brimstone and Chili*, a book about his experiences in Mexico, was published in 1927, and was his sixth volume. He would eventually publish more than 50 books (Applegate 1996, 20-22).

Beals was hired by *The Nation*, *The New York Herald Tribune*, and other publications, to report on the Sandino rebellion in Nicaragua (1927-33) and became widely known as a radical journalist covering Central American affairs. He married his first wife, Elizabeth Daniel of San Antonio, Texas, in 1931 in Mexico City. In 1932 his book, *Banana Gold* on Honduras and Central America Beals used a first-person point of view to provide an account of events from the perspective of a participant observer. This established him as a literary journalist, a new genre that entailed writing not as an objective observer but as an involved commentator and interpreter. Later, in the 1970s, literary journalism came to be recognized as a respected type of reporting. Techniques of fiction used to create an engaging story, such as setting scenes, using dialogue and character development, became a way of dramatizing factual evidence. This contrasts with the traditional journalistic form known as the "inverted pyramid" in which information is organized in order of importance and the five "Ws" – Who, What, Where, When, and Why, are answered (Roiland 2015).

Also in 1932, Beals spent time in Cuba investigating the dictator Geraldo Machado and a general strike in Cuba. He was by then well-established as a radical journalist, critical of dictatorships, capitalist business, and the colonialism of the developed countries including the United States.

In the mid-1930s he returned to the United States. and lived primarily in the States, settling in Guilford, Connecticut, where his home was damaged in the 1938 hurricane. Following his 1956 marriage to Carolyn Kennedy¹, the couple moved to Killingworth where they settled at 38 Fire Tower Road. This remained the writer's home base until his death.

Beals continued to be considered a prominent commentator on Central America, making appearances and writing for the news media into the 1970s. He focused also on domestic issues, writing about national and regional history, political figures such as Huey Long of Louisiana, and also fiction. Reviews in the *New York Times* indicate that his fiction was less widely admired than his journalism (Young 1936). His papers are archived at Boston University and include numerous additional unpublished manuscripts, fiction, non-fiction, short stories, and plays (Beals Collection, Boston University).

Use of the property by writer Carleton Beals as his home and writing studio from 1957 until his death in 1979, gives it significance in the area of literature due to its association with a prominent radical literary journalist of the mid-twentieth century. Beals was widely known, with more than 50 books (many still on library shelves) on a range of subjects including Latin American history and politics, the politics of fascism during the 1930s and World War II, the emerging nations of Latin America in the post war period, Cuba in the 1930s and during the Castro administration, and local history of the Connecticut

¹ No relation to Caroline Bouvier Kennedy, daughter of President John F. Kennedy.

shoreline area. Beals wrote on topics in United States and Latin American history and politics, with a progressive critical perspective. He completed more than 15 books while living in Killingworth, including:

John Eliot, the man who loved the Indians (1957)
Cuba's Revolution: The First Year, Brass-knuckle crusade; the great Know-Nothing conspiracy 1820–1860 (1960)
Nomads and empire builders; native peoples and cultures of South America (1961)
Cyclone Carry, the story of Carry Nation (1962)
Latin America: world in revolution, Eagles of the Andes: South American struggles for independence (1963)
War within a war; the Confederacy against itself (1965)
Land of the Mayas; yesterday and today (1967)
The great revolt and its leaders: the history of popular American uprisings in the 1890s (1968)
Stories told by the Aztecs before the Spaniards came, The nature of revolution, Great guerrilla warriors, Colonial Rhode Island (1970)
The incredible Incas: yesterday and today (1973)

Criterion 2:

The property is significant at the local level for its eighteenth-century farmhouse, one of the oldest houses in Killingworth. Although modern additions have been appended to the original portion, they are located to the rear of the historic block so that the Cape Cod Cottage remains the dominant element viewed from the road (Photo 7). This property is architecturally significant as a local, early eighteenth-century example of a Cape Cod Cottage, which is a building type that was developed in the New England region during settlement in response to the environment (Lentz email 2016, Assessor's list). The Cape Cod house is an American building type resultant from the modification of the half-timbered medieval English house into an economical dwelling suited to the harsh climate of New England. Colonial settlers transported wood framing techniques from England, but altered the massing and cladding of buildings constructed in new settlements. In New England, the cold climate, harsh winds, and snow necessitated the construction of walls and roofs with multiple layers of overlapping sheathing. Building heights were typically lowered from traditional English houses, with the roof comprising two-thirds of the facade; and house plans were truncated at either end, creating a square shape (Fields and Olausen 2009; Morgan 2006:11–12). The roof pitch and absence of protrusions help shed snow and block wind.

The oldest structure, the Cape Cod Cottage block of the house, is thought to date from approximately 1730, based on its form and details discovered during restoration². This was the period of the earliest settlement by farmers of English descent who moved into the northern part of the town of Killingworth, which included the area that became Clinton. These residents petitioned to form a separate religious society and the North or Second Ecclesiastical Society was organized in 1735, a short distance south of this property (Dundon 1978).

The house was built with its elevations facing north and south, which resulted in the gable facing the road, a locally common configuration. The Cape Cod house type was created to meet the challenges of the local environment, so the placement of the house within the landscape became a significant aspect of its design. Until the nineteenth century, houses faced south to maximize sunlight and heat. Houses were also sited adjacent to hills and trees, which served as natural wind barriers (Conally 1960:49; Fields and Olausen 2009; French 1973).

Background Site History

By 1874, the publication of the F.W. Beers & Co. *Atlas of Middlesex County*, showed C. Phelps as the resident of the farmstead. The 1860 census record shows Chas. Phelps, age 48 as a farmer, with wife Cynthia, age 40, and 8-year-old daughter Ella. Further research may reveal additional background on early residents of the property, but by the 1870s the local population was aging and dwindling due to out-migration of the younger residents as manufacturing and farming declined in this area.

The c. 1810 Southwest District Schoolhouse was moved to the site when the one-room schools were closed in 1949. The significance of one of Killingworth's early schoolhouses, moved to the site in 1950, is not addressed in this documentation.

² "The dating of the Beals house is based on its structure. The earliest houses in Killingworth, 1730-1740, are three quarter houses in which the chimney is not in the center but is offset. This is explained in my book "A Photographic History of Killingworth." ... I think the oldest house in town is on Tower Hill Road just south of Route 80. It is 1725-30 and much like the Beals house. I worked on dating the Beals house but ran into a roadblock around 1780. There is a gap in the probate records at the State Library around that time" (Lentz personal communication 2016).

When Carleton Beals married his third wife Carolyn Kennedy in 1957, he was ready to settle in a country retreat; they appear to have done some renovations, but then lived in the house for the remainder of their lives, with the buildings progressively deteriorating. Carleton Beals used the Schoolhouse as a writing studio until his death in 1979. Carolyn sold the property in 1999 to a relative, Vandy W. Rioux, with life use for herself. Lewis Scranton, an antique dealer with family ties in nearby Guilford, purchased the property in 2002. He undertook a major restoration and additions starting in 2002, and has used the Schoolhouse for his antique business (Scranton interview 2014). The original house is a carefully restored example of a c. 1730 timber-framed house, important because it is among the oldest in Killingworth (Lentz interview 2014).

Bibliographic References

Connecticut Trust Resource Database. 2015. Records: Site No. 2601. Artist No. 461 (Carleton Beals).

Photographs and field notes by Charlotte Hitchcock 10/28/2014.

Interview with Thomas Lentz, Municipal historian, 8/29/2014, by C. Hitchcock, at Killingworth Historical Society.

Email correspondence, 1/12/2016 regarding Beals House, including Assessor's list of pre-1900 houses in Killingworth.

Interview with owner Lewis Scranton, 10/28/2014, by C. Hitchcock, at the site.

Map resources:

Town of Killingworth Assessor's Records.

<http://www.propertyrecordcards.com/PropertyResults.aspx?towncode=070&uniqueid=00134200>

GIS viewer: http://hosting.tighebond.com/KillingworthCT_Public/index.html . Parcel ID: 24-01 .

Aerial views from: <http://maps.google.com/> and <http://www.bing.com/maps/> accessed 12/16/2014.

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http://magic.lib.uconn.edu/mash_up/1934.html

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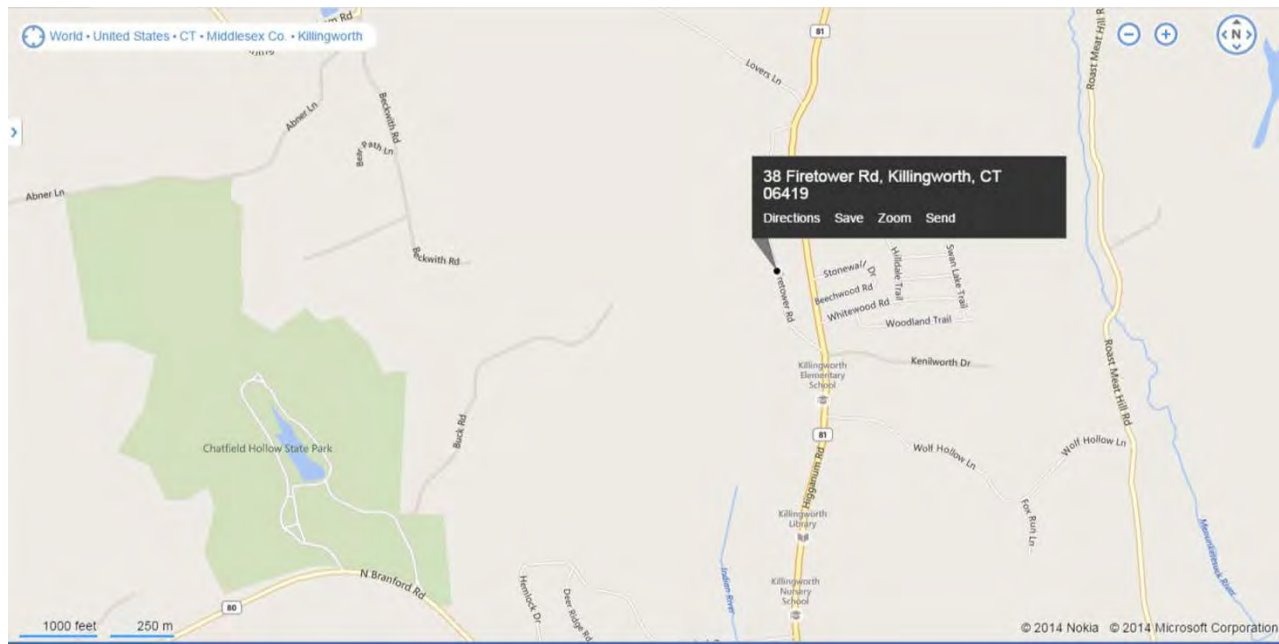
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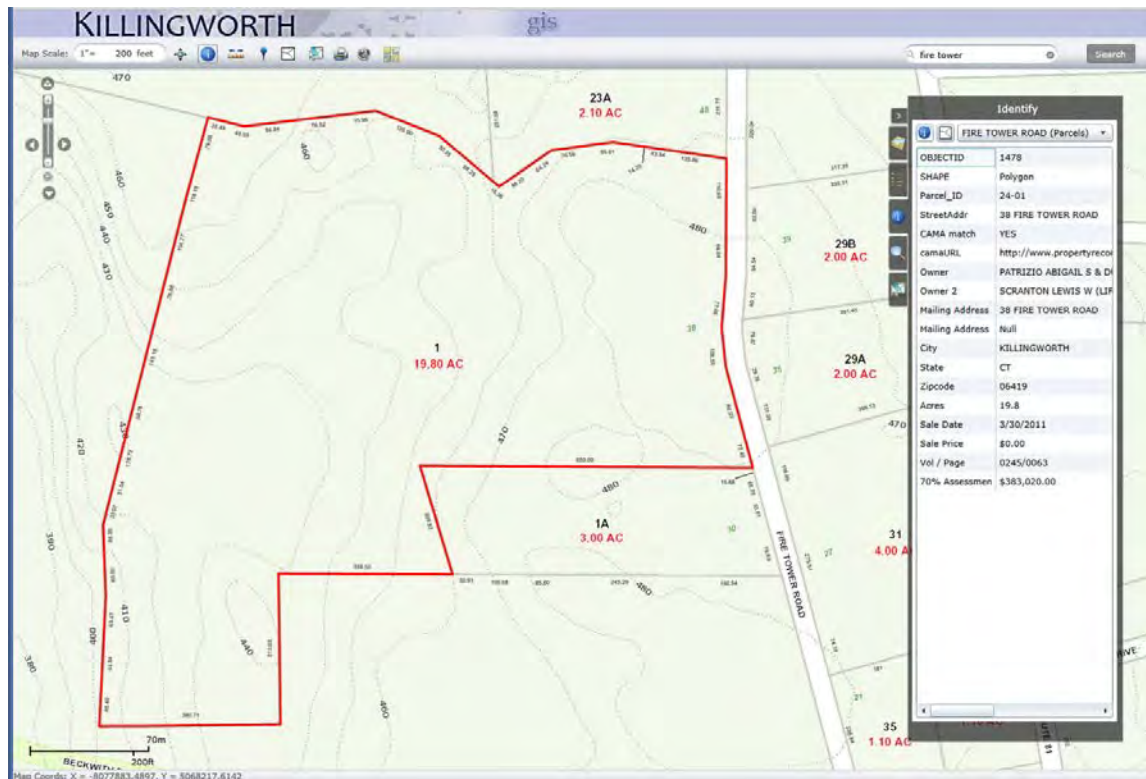
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- U.S. Federal Census, accessed at <http://persi.heritagequestonline.com/hqoweb/library/do/census/search/basic>



1. Location map of 38 Fire Tower Road, Killingworth CT – from <http://www.bing.com/maps> accessed 10/30/2014.



2. East view – aerial “bird’s-eye” map of 38 Fire Tower Road, Killingworth CT – accessed 10/30/2014 at <http://www.bing.com/maps>.



3. Parcel map of 38 Fire Tower Road, Killingworth CT – from GIS viewer: accessed 12/23/2014 at http://hosting.tighebond.com/KillingworthCT_Public/index.html.



4. Detail Site Plan Sketch showing contributing resources. The carport/wagon shed east of the Barn is a modern non-contributing structure.



5. Southeast view of Barn, camera facing northwest. At right is a modern carport designed to resemble a traditional wagon shed.



6. South view of Carport, camera facing north. The Barn is at left and the Schoolhouse is at right rear.



7. Southeast view of the original Farmhouse block, camera facing northwest. The Schoolhouse is at right rear.



8. Southwest view of Farmhouse, camera facing northeast. At left are an open porch constructed in 2002 with old timbers, and a modern bedroom wing.



9. North view of the Farmhouse, camera facing south. At right the projecting wing is a modern kitchen addition.



10. Interior view of the south room of the Farmhouse, camera facing northwest. At right through the door the northeast parlor is visible, now used as a dining room. Both fireplaces have ovens built into the chimney mass.



11. Interior view of the south room, camera facing west.



12. Interior view of the northeast parlor (now dining room), camera facing south.



13. Southeast view of the relocated Southwest District Schoolhouse, camera facing northwest.



14. Interior view of the Schoolhouse, camera facing north.



15. Historic photograph (undated) of the Southwest District Schoolhouse in its original location on the north side of Green Hill Road east of the intersection with River Road, camera facing east. Photograph from the collection of Lewis Scranton.



16. Historic photograph (undated) of Carleton Beals in the doorway of the Schoolhouse, camera facing west. . Photograph from the collection of Lewis Scranton.