

HISTORIC RESOURCES INVENTORY - 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) Bansemer Farmstead Record No. 26315
 Building Name (Historic) Bansemer, Gustav, Farmstead
 Street Address or Location 589 Forbes Street
 Town/City East Hartford Village _____ County Hartford
 Owner(s) Robert Bansemer, 589 Forbes Street, East Hartford, CT 06118 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 Tobacco shed & bank barn, Vernacular style Date of Construction Late 19th-c.

Material(s) (Indicate use or location when appropriate):

- | | | | | |
|--|---|--|---------------------------------------|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input checked="" type="checkbox"/> Brick | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding |
| <input checked="" type="checkbox"/> Fieldstone | <input type="checkbox"/> Board & Batten | <input type="checkbox"/> Stucco | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input checked="" type="checkbox"/> Concrete (Type <u>poured</u>) | <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 _____

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, B Approximate Dimensions Tobacco shed: 32' x 64'; Barn: 40' x 65'

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: _____

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: _____

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 _____

• Historical or Architectural importance:

See continuation sheet.

• Sources:

Cunningham, Jan, Connecticut's Agricultural Heritage: an Architectural and Historical Overview, Connecticut Trust for Historic Preservation & State Historic Preservation Office, 2012.

See continuation sheet.

Photographer Todd Levine Date 10/20/2012

View Multiple Views Negative on File CTHP

Name Todd Levine Date 1/02/2013

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.760149, -72.600142

Threats to the building or site:

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

• Interrelationship of building and surroundings:

This site is located on the west side of Forbes Street, which runs north-south. The 1.365-acre site is roughly square and the driveway into the site is opposite Sandra Drive to the east. The site includes a 1907 farmhouse, a late-19th-century tobacco shed, and a mid- to late-19th-century bank barn with additions. The driveway runs west past the north side of the house between the tobacco shed to the south and the barn to the north. The tobacco shed is west of the farmhouse. The barn is north of the tobacco shed. The grade of the site declines from east to west, resulting in the banked basement levels of both out-buildings.

The house is a vernacular Foursquare-style structure with a hip roof and wrap-around 1-story porch along the east and south sides. The three-bay façade has six-over-six double-hung replacement windows and vinyl siding. An entry door with sidelights is in the center bay of the ground floor, while a tri-partite window with a center double-hung flanked by narrow sidelights is in the center of the second floor. Little original detail or ornament remains. The roof has projecting eave overhangs on all sides, with vinyl-covered soffits.

The site is in a fully-developed residential neighborhood of single-family homes, located south of the I-84 interstate highway and Silver Lane. To the west is some farmland remaining from the formerly predominant land use. Further west are the University of Connecticut football stadium, industrial sites including an air strip, a north-south highway (CT Route 2), and the Connecticut River.

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

Architectural description:

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

House	Early 20 th c.	C
Tobacco shed	Late 19 th c.	C
Barn	Late 19 th c.	C

Tobacco shed:

This is a 1 ½-story gable-roofed bank tobacco shed, 32' x 64', with the roof oriented east-west, and a shallow shed-roofed addition along the north eave-side. The shed has five bents, four bays and two aisles. The ridge-line of the shed is perpendicular to Forbes Street. The main entries are a pair of modern garage doors in the east gable-end of the shed. The grade declines from east to west at the eave-sides of the shed, resulting in exposed foundation and basement level towards the west end.

Exterior:

The main entries for the tobacco shed are modern overhead doors centered in the two aisles in the east gable-end. Above the doors are vertical wood board side-hinged vents used for the curing of tobacco. The south eave-side has a mortared fieldstone foundation transitioning into brick at the west end. Set into the foundation are three four-pane basement windows. At the west corner of the south eave-side is a pair of hinged doors painted white. The main level of the south eave-side of the shed is vertical wood board with side-hinged vents.

The brick basement level of the west gable-end of the shed has a pair of hinged doors off-center to the north. The south half of the main level is vertical wood board with side-hinged vents. The north half is vertical wood board siding.

The grade at the north eave-side of the shed inclines from west to east. An addition with a concrete foundation wall extends north five feet of the main structure, and extends the entire length of the shed. The shed roof of the addition is translucent corrugated fiberglass. The main level of the north eave-side of the shed has a series of one-over-one double-hung windows with trim and vertical wood board siding with side-hinged vents.

The tobacco shed siding is painted red with white trim and corner boards. The foundation is mortared fieldstone, brick, and concrete. The roof is covered with asphalt shingles and has a projecting overhang. The shed measures approximately 32' x 64'.

Interior:

The two overhead doors in the east gable-end of the shed open into two long aisles. The width of each aisle is 16'. The north aisle has a finished interior (non-original) with wood floors as well as bead-board walls and ceilings, painted gray. The interior has exposed circular sawn post and beam framing. The posts are 7" x 7" and the beams 6" x 6". At the southwest corner of the north aisle is a pair of hinged doors that lead to the south aisle. At the northwest corner is a trap door with a set of stairs with eleven risers that lead to the basement.

The south aisle is in original condition, and has a wood plank floor slightly lower than the north aisle. All of the structural components are visible, including circular sawn 7" x 7" posts, 6" x 6" beams and 4" x 4" dropped tie-girts. The rails used to support the tobacco remain. Added shelves line the west portion of the north wall in the south aisle.

The basement level is accessed through the north aisle trap door, the pair of west gable-end basement doors and a pass-through door at the southwest corner of the south eave-side basement. The north aisle at the basement level is a tobacco sorting room, which opens to the shed-roofed addition. The floor is concrete and has a full-length table in the shed-roofed addition. Metal columns below the north wall of the main block support the structure above. A brick wall runs the length of the shed centered in between the north and south aisles. At the west end of the north aisle is a z-braced pass-through door to the south aisle and a pair of hinged doors to the exterior. The south aisle is divided into two rooms with a centered longitudinal girder overhead. The east room has walls of mortared fieldstone except for the brick north wall. The west room is a combination of brick and mortared fieldstone walls. A pair of hinged doors in the south west corner leads to the exterior.

Barn:

This is a 1 1/2-story gable-roofed bank barn. The barn measures approximately 65' x 40'. What appears to be the main and oldest block of the barn is on a brick foundation with the ridge-line running north-south and a frame of hand hewn timbers. A later addition is a gable-roofed structure extending eastward, with its ridgeline running east-west. A shed-roofed addition extends west and has four open bays for wagons and equipment. The barn was apparently used at one time for curing tobacco, as the north wall has a series of top-hinged vents. The barn is covered with vertical siding painted red with white trim. The roof has asphalt shingles and a projecting overhang. The basement of the barn has a concrete floor and six stanchions. This dairy stable area is accessed through the north doorway of the western shed addition.

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:

1. Associated with the lives of persons significant in our past (ethnic history – immigrant farmers);
2. Embodying the distinctive characteristics of a type, period, or method of construction.

This site with its two barns is significant as the home of immigrant farmers of German origin in the early 20th century. It is also an exceptionally preserved example of the evolution of the tobacco shed building type. The Barn represents an older structure adapted to dairy and then tobacco, while the purpose-built tobacco shed is a relatively early example of its type and an unusual example in having a sorting facility in the banked basement.

Historical background:

According to a Tilden and Baker map from 1869, the site appears to have been owned by J. Kitto. The site was acquired by the current owner's great grandfather, Gustav Bansemer, in 1894. Bansemer was a German immigrant who was originally a baker. The U.S. Census reports that Gustav was a farmer in 1910. The site at its height had approximately 40 acres used for tobacco growing, including land across the street to the east. The land across the street was sold off in the 1940s. The tobacco shed was used to cure tobacco until the 1950s. The barn had cows as

late as the 1930s, but was also used as a tobacco shed until the 1950s. The north aisle of the tobacco shed was converted to a workshop in the 1950s and continues to be used as such today. The south aisle and the barn are used primarily as storage. The core building complex continues in the same family ownership to the present time.

Architectural significance:

The tobacco shed is an outstanding example of a purpose-built agricultural building designed for tobacco curing. It is a rare example of a bank tobacco shed, with a sorting room in the basement level. The functions of curing tobacco were usually undertaken in a separate building. Later adaptive re-use of the barn as a workshop has permitted its preservation substantially intact. The barn to the north of the tobacco shed is a typical example of a hay barn adaptively re-used as a multi-purpose barn, including hay, dairy and later tobacco curing.

The shed is a standard form for Connecticut tobacco sheds; long, low windowless buildings with pitched roofs. They are characterized by vented sides to regulate air flow and allow harvested tobacco to cure at the appropriate rate. Derived initially from the design of the New England barn, the shed is composed of a fixed skeleton consisting of two- or three-aisle bents repeated at intervals of 15 feet to the desired length. The interior structural framework serves a second purpose in addition to supporting the walls and roof of the building; it provides a framework for the rails used to hang the tobacco as it cures. Subsequently, the standard structure was built on piers with air circulating below the walls; in this early example the walls are on continuous foundations. The later sheds were laid out as drive-through barns with doors in both ends. This banked example has access only from the east. The north shed, as an extension of the basement floor area, appears to be a 20th-century addition, by its concrete foundation walls which differ from the stone and brick of the main block. The fiberglass roof is modern, but the concept of the skylit work space would have been a clever improvement for lighting the work space.

Although the integrity of the landscape surrounding this site has been lost through development, the structures are unusual because they are relatively early examples in the development of the tobacco crop as a major cash business in the Connecticut Valley. The basement sorting space is particularly uncommon.

• Sources (*continuation*):

Photographs and field notes by Todd Levine 10/20/2012.

Interview with Robert Bansemer and Janet Gold, 10/20/2012, 589 Forbes Street, East Hartford, CT.

Map resources:

East Hartford Assessor's Records and GIS Viewer, <http://ceo.fando.com/easthartford/> Parcel ID: Map/lot 45/3 .

Aerial views from:

<http://maps.google.com/> and <http://www.bing.com/maps/> accessed 10/20/2012.

Historical aerial photography and maps accessed at UConn MAGIC:

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

http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html .

USGS Historical Maps at <http://historical.mytopo.com/> .

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

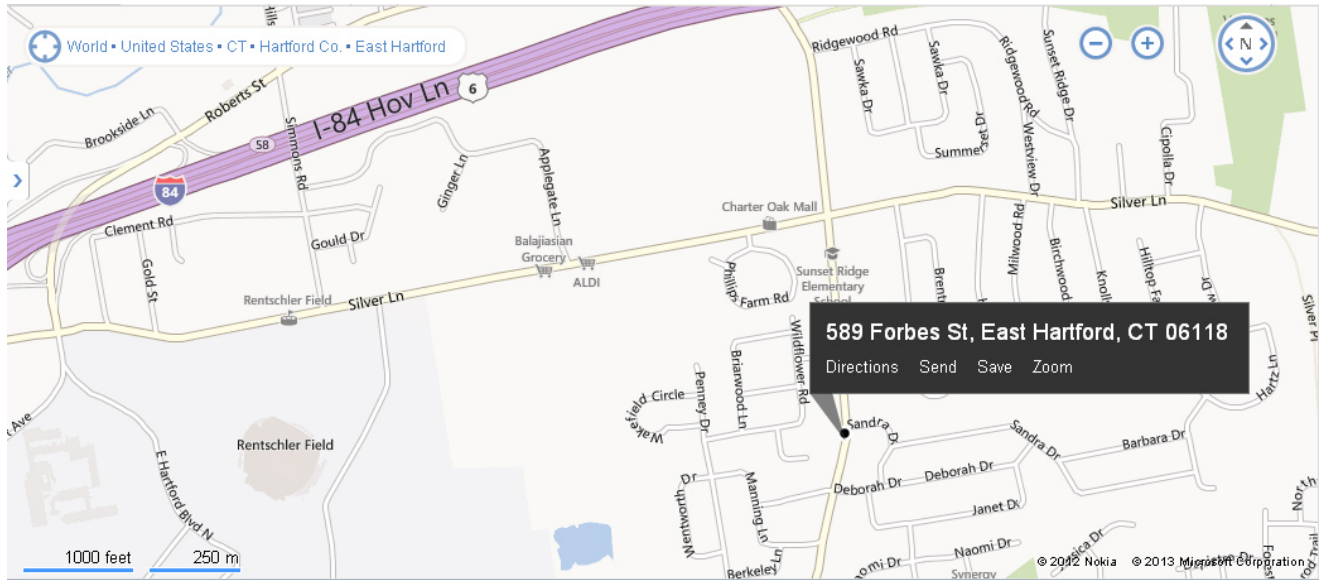
Print and internet resources:

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010, <http://www.connecticutbarns.org/26315>

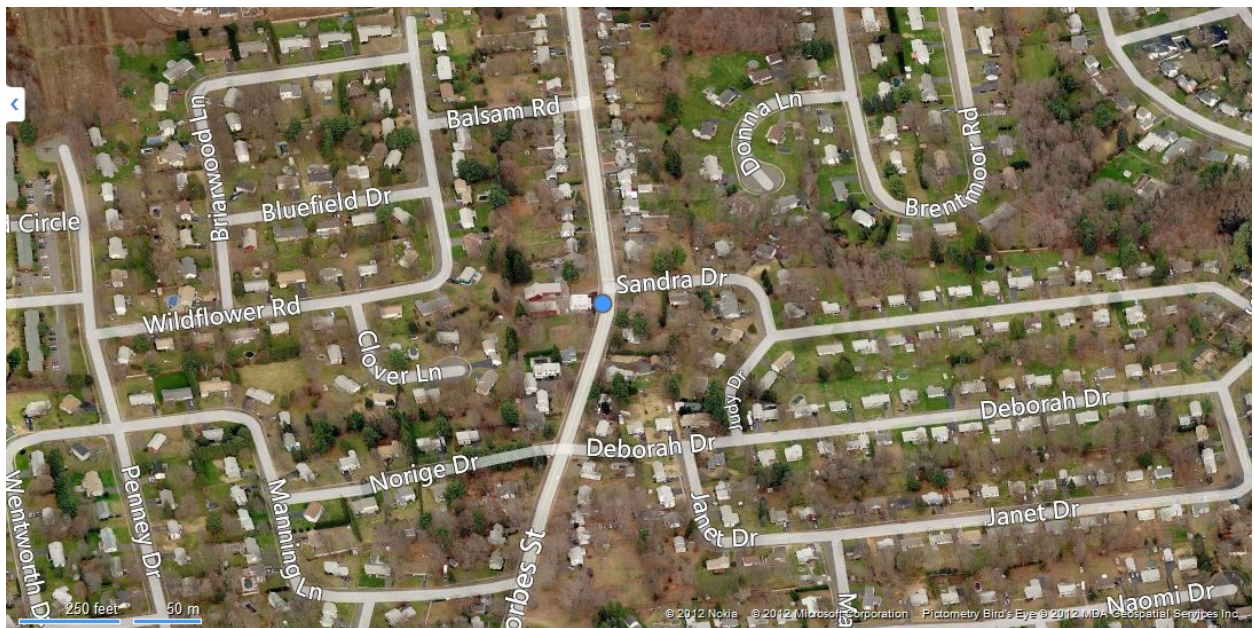
U.S. Federal Census, accessed at <http://persi.heritagequestonline.com/hqoweb/library/do/census/search/basic> .

Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation, Hamden, CT, 2005, <http://www.connecticutbarns.org/history>.

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



1. Location map of 589 Forbes Street, East Hartford, CT – from <http://www.bing.com/maps/> accessed 3/02/2013.



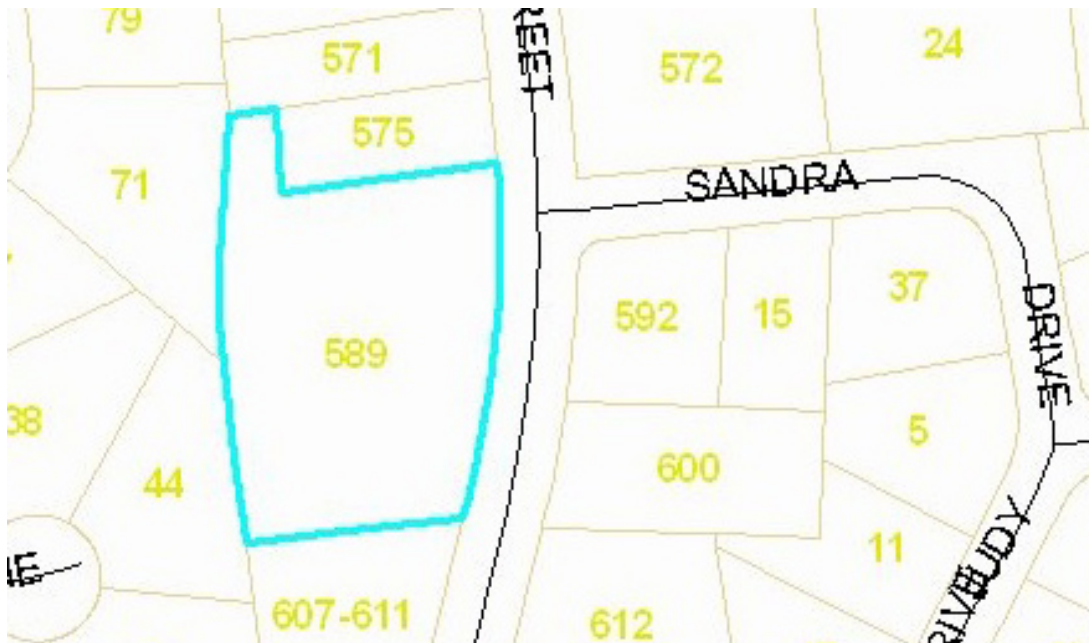
2. South view – aerial “bird’s-eye” map of 589 Forbes Street, East Hartford, CT – <http://www.bing.com/maps> accessed 10/20/2012.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

589 Forbes Street, East Hartford, CT

Record No.26315

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3. Parcel map of 589 Forbes Street, East Hartford, CT – from East Hartford GIS Viewer <http://ceo.fando.com/easthartford/> accessed 10/20/2012.



4. Site Plan photo showing contributing resources, south view – aerial “bird’s-eye” map of 589 Forbes Street, East Hartford, CT – <http://www.bing.com/maps> accessed 10/20/2012.



5. East view of Farmhouse, partial view of Tobacco shed behind the house and Barn at right, camera facing west.



6. Southeast view of the Farmhouse and Tobacco shed behind, camera facing northwest.



7. East gable-end view of the Tobacco shed, camera facing west.



8. Southeast corner view of the Tobacco shed and the Barn to the right, camera facing northwest.



9. South eave-side of the Tobacco shed, camera facing north. Note the change in foundation materials.



10. West gable-end of the Tobacco shed, Farmhouse behind at left rear, camera facing east.



11. Northwest corner view of the Tobacco shed, camera facing southeast. Note the shed-roofed addition of concrete and corrugated fiberglass, and side-hinged vents for tobacco curing. Windows were a later addition.



12. Northeast view of the Tobacco shed, camera facing southwest.



13. Interior view, north aisle of the Tobacco shed main level, camera facing west.



14. Detail of the interior of the Tobacco shed, square rule construction, camera facing northwest.



15. Detail interior view of the Tobacco shed main level, west wall of the north aisle, camera facing west.



16. Detail of the interior of the Tobacco shed main level, south aisle, camera facing east. Note the rails for the tobacco still in place.



17. Detail of the interior of the Tobacco shed main level, square rule construction, camera facing southeast.



18. Detail of the interior of the Tobacco shed basement and shed-roofed addition, camera facing east. The long table on the left was used for the tobacco sorting and packing process..



19. Detail of the interior of the Tobacco shed basement, camera facing southeast.



20. South view of the Barn, camera facing north. The original main block at left has a brick foundation.



21. Southwest view of the Barn, camera facing northeast. Far left bay of the shed addition provided access to the basement dairy stable area.



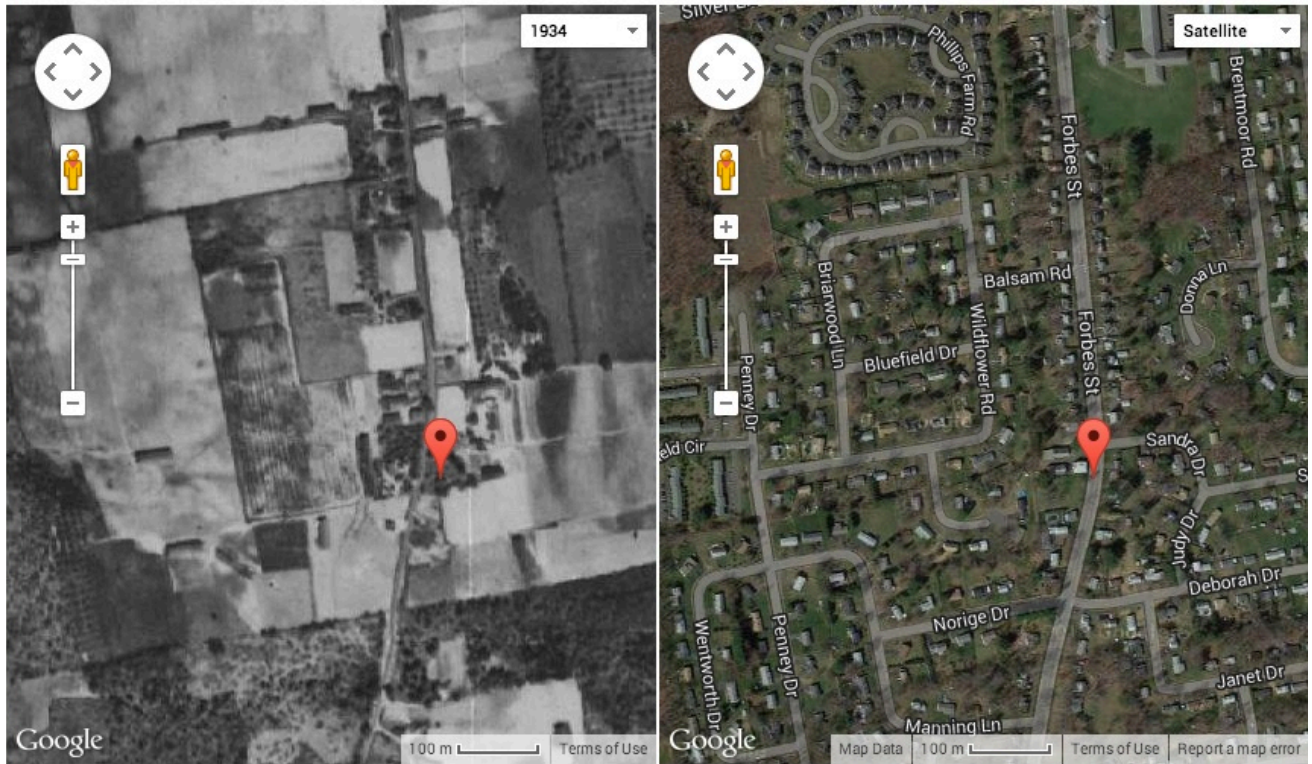
22. North eave-side of the barn, camera facing south. Note the top-hinged venting for tobacco curing.



23. Detail of the interior of the Barn, hand hewn square rule construction, camera facing south.



24. Detail of the interior of the barn, wood dairy stanchions, camera facing south.



25. Fairchild 1934 aerial photograph at left, compared with current Google Map view, showing the extent of residential development in the later 20th century.