

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) Greaser, John & Kay Page, Family Barn Record No. 10257
 Building Name (Historic) Wilder, Family / Guernsey, Joseph, Farmstead
 Street Address or Location 143 Center Hill Road (Route 181)
 Town/City Barkhamsted Village Barkhamsted Center County Litchfield
 Owner(s) Greaser, John & Kay Page, 143 Center Hill Rd, Barkhamsted, CT 06063 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 bank barn, Vernacular style Date of Construction Early 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 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 Scribe 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, B Approximate Dimensions 30' x 40'

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: Repairs

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: Silo foundation, chicken coop

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 Lucas A. Karmazinas Date 2/04/2013

View Multiple Views Negative on File CTHP

Name Lucas A. Karmazinas Date 2/04/2013

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.930532, -72.968637

Threats to the building or site:

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

• Interrelationship of building and surroundings:

The Greaser Family Barn is located on the east side of Center Hill Road (Route 181) which runs approximately north-south, 1.2 miles north of its intersection with Saville Dam Road (Route 318), and roughly 1.5 miles northwest of the Saville Dam which forms the Barkhamsted Reservoir in Barkhamsted, Connecticut. It is sited between the Barkhamsted Reservoir to the east and the West Branch of the Farmington River to the west. Route 318 extends west to meet the north-south highway Route 8 in Winsted. The barn and related farmhouse sit on 2.3 acres bounded on the west by Center Hill Road and on the east by Boettner Road, the two of which meet in a “V” 0.2 miles to the south and also to the north. Boettner Road is the old route of the road, with the western Center Hill Road route formed by re-engineering of the roadway c. 1940. The property is located approximately 0.2 miles north of the Barkhamsted Center National Register Historic District, a collection of six institutional and residential buildings dating to between 1776 and 1867 and located along Center Hill and Old Town Hall Roads.

The Barn, an English bank barn, is located at the center of the property and is sited some 65’ east of the road and roughly 70’ west of the Farmhouse. A driveway runs east-west south of the Barn and Farmhouse between Boettner and Center Hill Roads. A modern 1-story frame chicken coop with front-facing gable roof oriented north-south is located approximately 80’ southeast of the barn, and a modern 1-story frame eave-entry horse stable with side-gabled roof oriented east-west is located 150’ to the southwest. A rectangular paddock with rail fence is located adjacent to the horse stable.

The Farmhouse is a 2 ½-story, side-gabled, Vernacular style residence erected c. 1782 (as a 1 ½-story house). Its ridge-line is oriented approximately north-south and its east eave-side front faces Boettner Road, the old road prior to the re-alignment on the west of the property. The main block measures roughly 30’ x 26’ and there is a one-story, gable-roofed rear ell measuring 21’ x 33’ adjacent to the northern end of the west eave-side. The house’s main block has a centered entry and irregularly-spaced windows on the first floor of its east eave-side. The entry is flanked on its south side by a single two-over-two double-hung window and there are paired one-over-one double-hung windows north of the entry. There are two evenly-spaced two-over-two double-hung windows on the second floor of its east eave-side. The south gable-end has three two-over-two double-hung windows and a side entry door on the first floor and two two-over-two double-hung windows above. There is a single arched, two-over-two double-hung window in the gable attic. The north gable-end is similar to that facing south, yet only has two windows on each of the first and second floors. There is a one-story wrap-around porch on the east eave-side and south gable-end. This has square supports, simple cornice, cornice returns, and door and window trim. The rear ell has a mix of two-over-two and one-over-one double-hung sash. A one-bay garage is located at the western end of the rear ell. This has a wood overhead door.

The grade of the parcel slopes down to the south away from the buildings. A lawn abuts the south gable-ends of the Barn and Farmhouse. The property and surrounding area were cleared for farmland during the 19th century; however, they have since reverted to second-growth forest. Although once an agricultural center, the area’s current use is primarily residential 20th-century suburban-type housing.

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

Architectural description:

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

House	c. 1782	C
Barn	Early 19 th c.	C
Chicken Coop	Late 20 th c.	NC
Horse Stable	Late 20 th c.	NC

Barn:

This is a 1 ½-story, three-bay, English bank barn, measuring 30' x 40'. Its ridge-line is oriented north-south roughly parallel to Center Hill Road. The barn is built into the slope of the hill, leaving the basement level of the south gable-end and part of both the east and west eave-sides exposed. This provides for lower grade-level access to the banked basement on the south and east sides. The barn's siding is vertical wood boards, painted brown with cream trim, and the foundation is a combination of mortared fieldstone and poured concrete. The roof is sheathed in wide, rough-sawn, horizontal boards, modern plywood, and asphalt shingles. Mortared fieldstone retaining walls on the east and west sides of the building transition from the main level to the lower basement grade.

Exterior:

The main entry is a pair of exterior sliding doors in the center bay of the west eave-side of the building. The doors are mounted on a metal track and slide to the north and south revealing the entry. The slope of the bank runs almost all the way up to the sill, leaving just a few inches of the foundation exposed below the entry. The batten-style doors are framed on the interior with three narrow horizontal boards and are secured to the track with metal hardware. Each of the side bays has a single, fixed, six-pane window with wood sill and trim. The basement level, exposed at the right (south) corner, has a six-pane window.

The south gable-end has no openings on the main level or in the gable, however, the vertical board siding forms a girt-line siding divide at the eave line and at the main level sills. A pair of exterior sliding doors is centered on the basement level. The doors are mounted on a metal track and slide to the east and west revealing the entry. There is a single, fixed, six-pane window with wood sill and trim on each side of the entry.

The details of the east eave-side are identical to those on the west, except the main level entry has only one door and there is a basement-level entry door at the left (south) corner of the building. Here the fieldstone retaining wall is offset from the southern plane of the building, providing access to a batten pass-through door with wood trim.

The north gable-end has no openings. The fieldstone foundation is partially exposed and the poured concrete foundation remains of a round silo are centered roughly 3' north of the elevation. A narrow concrete channel leads to an opening in the barn's foundation. The vertical board siding forms a girt-line siding divide at the eave line.

Interior:

The interior of the main level consists of a three-bay, four-bent, scribe rule post and beam frame with dropped tie-girts, diagonal bracing, and a single post at the center of each exterior bent and east of center along the interior bents. The center and north bays each measure roughly 13' wide, while the southern bay is 14' wide. The original framing is primarily hand hewn timbers, these with pegged mortise and tenon joinery. Several sash and circular sawn supporting timbers are also present. Queen posts rise from all four bents to purlin plates running the length of the building. Unusual extant upper tie-girts are located slightly below the heads of the queen posts – these are in many barns removed for installation of hay tracks. The common rafters are hand hewn and butted at the ridge. In general, the majority of the main level framing appears to be of original construction, however, the current owners recently replaced the exterior siding and added new floor boards after a later addition (likely early-20th century) to the barn collapsed in 2011.

The basement level extends under all three bays. Circular sawn posts support longitudinal (north-south) girders running the length of the building and intermediate girders running laterally (east-west) in the plane of the main bents at the upper level. The floor joists run laterally (east-west) and are nailed to the longitudinal girders. The basement level has mortared fieldstone walls on its north, east, and south elevations. A poured concrete floor, this with a builder's mark reading "1925-30-OCT/A. PRANKA," has been installed within the entirety of the basement level and a poured concrete foundation wall has recently been added on the west elevation in order to shore up a sagging foundation on that side of the building. The basement level shows indications of use as a dairy stable. The foundation walls, posts, floor joists, and underside of the main level flooring are whitewashed and the remains of a steel manure trolley track hangs from the ceiling along the north and east sides of the basement level. The opening to the exterior silo is visible on the north gable-end foundation wall.

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:

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

The barn is significant as an intact example of an English bank barn and because of its early-19th century framing, which is a fine example of scribe rule post and beam construction with a dropped tie-girt design. The barn is notable for evidence of basement level dairy use, which include a whitewashed interior, ceiling-mounted manure track, and exterior silo. The Pranka family ownership illustrates the historical trend in which European immigrants in the late 19th and early 20th centuries replaced the descendants of Colonial-era families.

Historical background:

The lands today comprising the Town of Barkhamsted, Connecticut were granted to a number of colonists from the settlement at Windsor, including Captain Thomas Moore and Lieutenant Jonathan Ellsworth, in 1732. By 1771, about 20 families had settled in town, among these being Joseph Wilder, a colonist from East Haddam and Barkhamsted's first Magistrate. The Town was officially incorporated in 1779 and its first minister, the Reverend Ozias Eels, was ordained in January 1787.

Due to the challenging topography of the area, namely a series of steep, rocky hills and ridgelines interspersed with low valleys, Barkhamsted has always been characterized by a rural and dispersed character. A number of small villages rather than a single town center developed during the 18th and 19th centuries, these being Barkhamsted Center, Barkhamsted Hollow, Pleasant Valley, and Riverton. While one of the smallest of Barkhamsted's Villages, Barkhamsted Center boasted the presence of the Town Hall and First Congregational Church and might be considered the early heart of the town.

A major influence perpetuating Barkhamsted's early demographic and geographic character into the 20th century was the c. 1910 identification of the East Branch of the Farmington River – originally located less than 0.75 miles east of the former heart of Barkhamsted Center – by the Board of Water Commissioners of the City of Hartford (by 1929 renamed the Metropolitan District Commission) as a potential source for a reservoir needed to serve the water needs of the metropolitan region of Hartford. The Board began buying land in the area of Barkhamsted Center in 1913 and completed the reservoir by 1940. The Barkhamsted Reservoir flooded an area 8.5 miles long and 3.63 miles wide, thus forcing much of the eastern extent of Barkhamsted Center to be abandoned. The MDC continues to own over 6,000 acres in the town, roughly 26 percent of its total area. Including another 4,000 acres set aside as state forests a total of 43 percent of Barkhamsted is off limits for development, further reinforcing its rural aesthetic.

The property today identified as 143 Center Hill Road was originally apportioned as part of Homelot Number 14 in the original division of Barkhamsted lands. This was initially owned by Ebenezer Moore and passed to Joseph Wilder c. 1775. As noted, Joseph Wilder was among the first colonists to take up residence in Barkhamsted and served as the Town's first – and at times only – Magistrate. Wilder erected the farmhouse at 143 Center Hill Road c. 1782 and following his death at the age of 91, in 1816, it passed to his son, Thomas.

Thomas Wilder lived until 1835, dying at the age of 78. At this point the farmstead was transferred to his wife, Traphana Austin Wilder, who lived until 1841. Following Traphana's death, the Wilder property passed to Thomas Jr., who retained it until he migrated west to Ohio in 1848. After Thomas Jr.'s departure the house was occupied by a David Talmadge, and by 1852 it was owned and occupied by Joseph H. Guernsey.

The 1850 Federal census lists both the 40-year old Talmadge and 45-year old Guernsey as farmers residing in the Town of Barkhamsted. The two lived near each other, Talmadge with his wife Emilia, and Guernsey with his wife Elizabeth and four children, Caroline, Anthony, Finette, and Jennette. Guernsey held the old Wilder farm until 1888, whereupon it was purchased by James Tiffany. Tiffany is listed as a carpenter and joiner in the 1880 Federal census and he added a second story and made a number of repairs to the farmhouse.

Tiffany resided in the house until his death in 1893. Following Tiffany's death, his wife, Sophronia Case Tiffany, took up residence with her son, Byron, and the farm was transferred five times over the course of the next 20 years.

Subsequent owners included Lorrain Giddings, acquired c. 1900; Frank B. Tiffany, acquired 1903; William H. McCauley, acquired 1906; the Malberg Family, acquired 1914; and the Anthony Pranka family, acquired c. 1920. Among these, all but the Malbergs can be found in the Federal census records, and all are listed as farmers.

Anthony Pranka was a Lithuanian immigrant who came to the United States in 1911, at the age of 23. His first wife, Della (also listed as Adelia), was likewise born in Lithuania and immigrated to the United States in 1913, at the age of 16. The Prankas had three children, John, Charles, and Aldonna. Tony Pranka eventually had two more children, Donald and Chester, with his second wife, Josephine. The farm on Center Hill Road eventually passed to John Pranka, who maintained it as a dairy farm until 1974. It was during this period of ownership, more specifically in the 1940s, that Connecticut Route 181 was laid out, resulting in Center Hill Road being converted from an unpaved farm path to a section of the State highway.

In 1949, the Prankas passed ownership of the property to Francis K. and Ethel B. Reiff. This ended the farm's tenure as a full-time commercial farm. However, for a number of years Reiff retained as many 30 dairy cows in order to supplement his self-employment as a truck driver. Although Reiff cut hay in the fields on the west side of Center Hill Road for a time, he eventually sold off this land that had long been associated with the farm for residential development. The current owners, John and Kay Page Greaser, acquired the farmstead in 1978 and have retained some of its agricultural character through the keeping of livestock, namely a horse, donkey, and chickens.

Architectural significance:

The barn is significant as an intact example of an English bank barn and because of its early-19th century framing, which is a good example of scribe rule post and beam construction. The barn is notable for evidence of basement level dairy use, which include a whitewashed interior, ceiling-mounted manure track, and exterior silo. The 19th century saw the introduction of the bank barn, which is characterized by the location of its main floor above grade, either through building into a hillside or by raising the building on a foundation. In this instance, the presence of sawn lumber joists at the basement level supporting the older scribe rule frame above, suggests that the barn was jacked up and the dairy stable level inserted below. This innovation, aided by the introduction of windows for light and ventilation, would eventually be joined by the introduction of space to shelter more animals under the main floor of the barn, as is the case with the Greaser Family Barn.

The barn gains further significance for its association with a Colonial-era farmstead house owned by a prominent Barkhamsted lineage, that of the Wilder family, as well as with a number of later subsequent owners who maintained longstanding farms on the property. Joseph Wilder is notable as one of the original settlers of Barkhamsted and as its first Magistrate. Wilder erected the house on the property and his family held the farm for nearly 75 years. Subsequent long-tenured residents included the Guernsey Family, who held the property for roughly 35 years; and the Pranka family, who resided here for approximately 50 years. The Pranka family illustrates the historical trend in which European immigrants in the late 19th and early 20th centuries replaced the descendants of Colonial-era families who left Connecticut farms either for the Midwest or for non-farming life. The new owners typically engaged in dairy farming or other products to supply the urban populations of nearby cities.

• Sources (*continuation*):

Photographs and field notes by Lucas A. Karmazinas, 2/01/2013.

Interview with Kay Page Greaser, owner, 2/01/2013, at the site.

Map resources:

Town Name Assessor's Records: <http://data.visionappraisal.com/BarkhamstedCT/search.asp>
Parcel ID: Map 32/29A/8

Aerial views from:

<http://maps.google.com/> and <http://www.bing.com/maps/> accessed 2/04/2013.

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 accessed 2/04/2013 at <http://historical.mytopo.com/> .

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

Print and internet resources:

Connecticut State Library online: [iconn.org](http://www.cslib.org/iconn.org) or <http://www.cslib.org/iconnsitemap/staff/SiteIndex.aspx#directories>

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

<http://www.connecticutbarns.org/index.cgi/10257> .

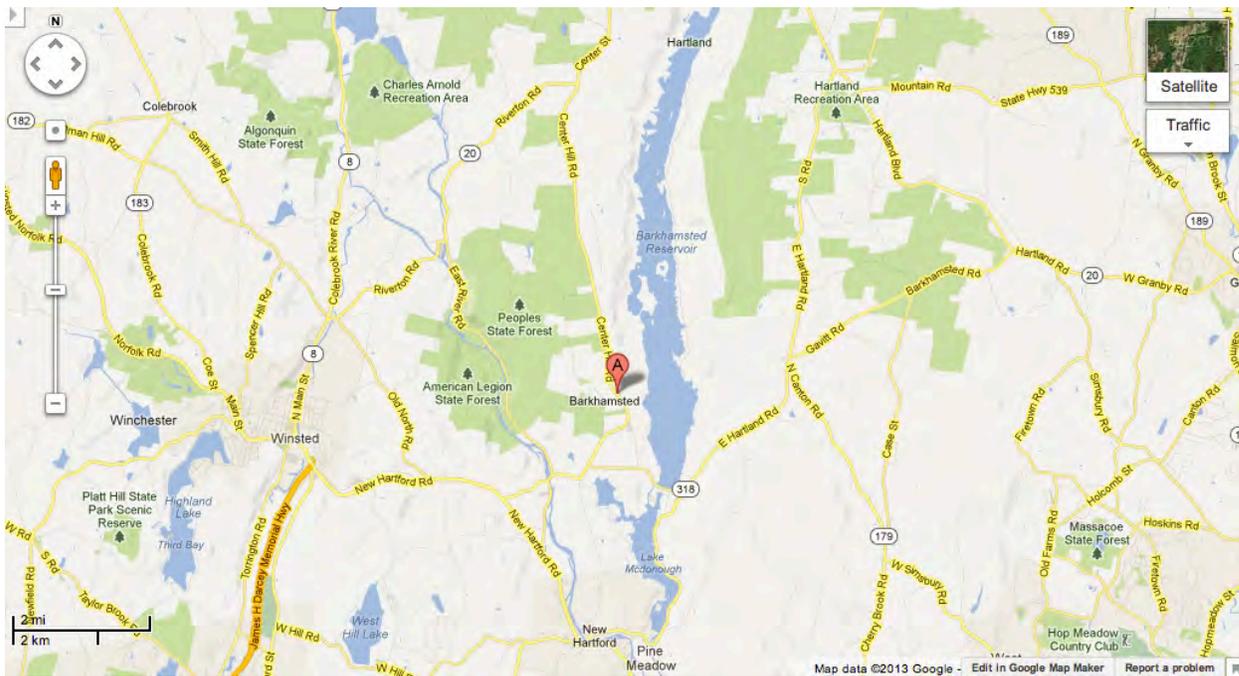
Ransom, David F., National Register Nomination for the Barkhamsted Center Historic District No. 99001594, National Park Service, 1999.

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/hqoweb/library/do/census/search/basic>

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

Wheeler, Richard G. and George Hilton, Barkhamsted Heritage: Culture and Industry in a Rural Connecticut Town, American Revolution Bicentennial Steering Committee of the Barkhamsted Historical Society, Inc., 1975.



1. Location map of 143 Center Hill Road, Barkhamsted, CT – from <http://maps.google.com/> accessed 2/04/2013.



2. Southwest view – aerial “bird’s-eye” map of 143 Center Hill Road, Barkhamsted, CT – <http://maps.google.com/> accessed 2/04/2013.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

143 Center Hill Road, Barkhamsted, CT Record No. 10257



3. Approximate parcel map of 143 Center Hill Road, Barkhamsted, CT – base image from <http://maps.google.com/> accessed 2/04/2013.



4. Detail Site Plan Sketch showing contributing resources, base image from Google Maps.



5. Southeast context view of 143 Center Hill Road, Barkhamsted, CT – camera facing northwest.



6. South context view of 143 Center Hill Road, Barkhamsted, CT – camera facing northwest.



7. East eave-side and south gable-end of Farmhouse, camera facing northwest. Note arched window in gable, a feature of the late 19th-c. second-story expansion.



8. South gable-end and west eave-side of Farmhouse and south eave-side of rear ell, camera facing northeast.



9. West eave-side and north gable-end of Barn, camera facing southeast.



10. East eave-side and south gable-end of Barn, camera facing northwest.



11. Detail of silo foundation, north of north gable-end of Barn, camera facing east.



12. Interior view of Barn main level, showing framing, camera facing northeast. Note dropped tie-girts, diagonal bracing, queen posts, and purlins with intact upper ties.



13. Interior view of Barn main level, showing framing detail, camera facing northwest. Note dropped tie-girts, diagonal bracing, hewn rafters.



14. Interior view of Barn main level, showing roof detail, camera facing west. Note hewn rafters, rough sawn board sheathing.



15. Interior view of Barn main level, showing detail of scribed marriage marks, camera facing northeast. Note mark consisting of two parallel lines, one intersecting a circle stamped with a gouge.



16. Interior view of Barn basement level, showing foundation and framing details, camera facing northeast. Note concrete floor, whitewashed interior, foundation opening to silo on north (upper left) foundation wall.



17. Interior view of Barn basement level, showing framing detail, camera facing southwest.



18. Interior view of Barn basement level, showing detail of manure trolley track, camera facing north.



19. Interior view of Barn basement level, showing concrete detail, camera facing north. Note builder's mark reading "1925-30-OCT/A. PRANKA."



20. Interior view of Barn basement level, showing silo access detail, camera facing northwest.



21. Circa 1908 photograph of the east eave-side and south gable-end of the Farmhouse, and east eave-side of Barn, camera facing northwest. Note 1-story ell on east eave-side of barn, collapsed 2/13/2011. Photograph courtesy of Paul Hart.



21. Circa 1970 photograph of the south gable-end of the Barn, camera facing north. Note 1-story ell on south gable-end of barn, collapsed 2/13/2011. Photograph courtesy of Paul Hart.



21. Circa 2010 photograph of the east eave-side and south gable-end of the Barn, camera facing northwest. Note 1-story ell on south gable-end of barn, collapsed 2/13/2011. Courtesy of John and Kay Page Greaser.



22. February 2011 photograph of the east eave-side and south gable-end of the Barn, showing 2/13/2011 collapse of 1-story ell, camera facing northwest. Photograph courtesy of John and Kay Page Greaser.