Agricultural Heritage Multiple Property Submission - State Register

HISTORIC RESOURCES

 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) Mann, Dr. Peres, Farmstead  Record No. 40518

Building Name (Historic) Mann, Dr. Peres, Farmstead

Street Address or Location 57 Miller Road

Town/City Burlington Village  County Hartford

Owner(s) Kevin Dix and Jeffrey Shelton, 57 Miller Road, Burlington, CT 06013

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: 18th & 19th c.

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

- Clapboard
- Asbestos Siding
- Brick
- Wood Shingle
- Asphalt Siding
- Fieldstone
- Board & Batten
- Stucco
- Cobblestone
- Aluminum Siding
- Concrete (Type: cast-in-place)
- Cut Stone (Type:)
- Other: vertical board siding

Structural System

- Wood Frame
- Post & Beam
- Balloon
- Load bearing masonry
- Structural iron or steel
- Other: Square rule framing

Roof (Type)

- Gable
- Flat
- Mansard
- Monitor
- Sawtooth
- Gambrel
- Shed
- Hip
- Round
- Other

(Material)

- Wood Shingle
- Roll Asphalt
- Tin
- Slate
- Asphalt Shingle
- Built up
- Tile
- Other

Number of Stories: 1, B

Approximate Dimensions: BL: 30.5' x 20', BII: 32' x 18'

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: Addition I added in 1935, Barn II relocated in 1987.

FOR OFFICE USE:

Town #  Site #  UTM

District:  S  NR  If NR, Specify:  Actual  Potential

-1-
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- ☑ Barn
- ☑ Shed
- ☑ Garage
- ☑ Carriage House
- ☑ Shop
- ☑ Garden
- ☑ Other landscape features or buildings: Springhouse, stone walls

Surrounding Environment:

- ☑ Open land
- ☑ Woodland
- ☑ Residential
- ☑ Commercial
- ☑ Industrial
- ☑ Rural
- ☑ High building density
- ☑ Scattered buildings visible from site

- Interrelationship of building and surroundings:

See continuation sheet.

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

See continuation sheet.

Architect ___________________________ Builder ___________________________

- Historical or Architectural importance:

See continuation sheet.

- Sources:


See continuation sheet.

Photographer _______________ Date 8/30/2012

View _______________ Negative on File CTHP

Name _______________ Date 9/4/2012

Organization _______________

Address _______________

- Subsequent field evaluations:

Latitude, Longitude: 41.756977, -72.953658

- Threats to the building or site:

  - ☑ None known
  - ☑ Highways
  - ☑ Vandalism
  - ☑ Developers
  - ☑ Renewal
  - ☑ Private
  - ☑ Deterioration
  - ☑ Zoning
  - ☑ Other __________________
  - ☑ Explanation __________________
• Interrelationship of building and surroundings:

The Dr. Peres Mann house and barn are located on 2.20 acres of land on the west side of Miller Road. A driveway extends to the west off the road, leading along the north side of the house. Situated to the southeast of the barn complex, which includes Barn I, Barn II and the additions, is the farmhouse, and to the west of the barn complex is a springhouse. A portion of a stone wall, acting as a retaining wall, is found to the west of the house. Directly behind the house (to the west) and to the south of the garage is an in-ground pool. To the north of the barn are some animal paddocks. Trees line the north, west, and south borders of the property.

The home itself is a two story post and beam New England Large House; two rooms deep and end-gabled with a large center chimney. The home rests on a stone foundation and has clapboard and shingle siding and a wood-shingled roof. The facade of the original main house is symmetrical with a center paneled double door and six 12 over 12 sash windows; four bays on either side of the entry and one above. The home originally contained 5 fireplaces and 2 beehive ovens. Rafters are matched to collar ties by use of roman numerals. Other construction markings [marriage marks] include circles with strike throughs. Wide plank chestnut and pine were used for walls and flooring. The front of the home faces East and originally had a second entry/exit point near it's southwest corner.

Among its more unusual features, there is unique framing to the East and West of the center chimney in the attic as well as an interior window leading from the room used as Dr. Mann's medical office to the home's formal entry hall. The reason behind the interior window has been passed down from owner to owner and contends that Dr. Mann had the window cut out in order to better see patients before allowing them into his home. Circumstantial evidence could be used to support this story, as Dr. Mann's first wife died early into their residency here and there were several epidemics that nearly obliterated the area's population at that time and others.

Today, the home still maintains the original wood paneling of the public rooms, much of the original flooring, door hardware and all of the original first floor windows and 4 of the homes original 5 fireplaces. An original fireplace located in the basement has been closed off for many years. The original domed chimney vault still exists in the basement as well as the original root cellar (Dix).

Miller Road extends to the south off George Washington Turnpike, and is to the south of Spielman Highway (Rte. 4) which runs east-west through Burlington. The property is located in the center of Burlington to the northwest of Nassahhegon State Forest. Surrounding the site are forested land and 20th-century developments to the southwest.

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

Architectural description:

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

<table>
<thead>
<tr>
<th>Structure</th>
<th>Date</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmhouse</td>
<td>c. 1784</td>
<td>C</td>
</tr>
<tr>
<td>Barn I</td>
<td>Early 19th c.</td>
<td>C</td>
</tr>
<tr>
<td>Barn II</td>
<td>Early 19th c.</td>
<td>C</td>
</tr>
<tr>
<td>Springhouse</td>
<td>19th c.</td>
<td>C</td>
</tr>
</tbody>
</table>

Barn I:

This is a three-bay, four-bent, 1 ½-story with partial basement, approximately 30.5’ x 20’ English barn with two additions, whose ridge-line is oriented east-west. The basement was built c. 1790 and is found in the westernmost bay. A gable-roof addition (Addition I) was added c. 1935 and is attached to the east gable-end of Barn I. A shed-roof addition (Addition II) is now a chicken coop and was attached near the east corner of the north eave-side of the barn.
Exterior:
The westernmost bay is approximately 10.5’ in length, while both the middle and easternmost bays are approximately 10’ in length. The main façade of Barn I faces south, and the main entry is found in the middle bay, consisting of a pair of double-height hinged doors with trim and X-bracing. Just to the east is a pass-through door with trim and a small hood. Extending off the wall just to the west of the main entry on the south eave-side of Barn I is a fieldstone retaining wall. The grade drops slightly towards the west, revealing a partial basement a half-level below the main floor. A pair of side-hinged doors with trim is found in the westernmost bay of the south eave-side of the barn. Attached to the west gable-end of Barn I is Barn II. The gable-peak of Barn I, exposed above the roof of Barn II, has no features.

Near the west corner of the north eave-side of Barn I is a four-pane window with trim. Located near the east corner, extending to the north is Addition II. Attached to the east gable-end of Barn I is Addition I.

Addition I is a 1 ½-story structure, approximately 20’ x 28’ with a cross-gable roof and a shed-roof addition off the east corner of the north side. It is attached to the east gable-end of Barn I and extends to the east. The grade drops along the east side of Addition I, revealing a full basement. There are two six-pane stable windows with trim and a hood just above the foundation wall, near the south corner of the east side of Addition I. Just to the north is a pass-through door with trim. To the north of this are three six-pane stable windows with trim and hoods just above the foundation wall. Attached to the east corner of the north side of Addition I is a shed-roof manure shed. There are no other features on the north side of Addition I. The north half of the west side of Addition I is attached to Barn I, and a six-pane window with trim and a hood is found in the south half of the west side. Four six-pane windows with trim and hoods are found just above the foundation wall of the south side of Addition I. A side-hinged hay-door is located directly below the girt-line siding divide, and a six-pane window with trim and a hood is in the gable-peak of the south side. The grade drops slightly towards the east along this side.

Addition II is a chicken coop, and is approximately 14’ x 14’ with a shed roof. It is attached to the north eave-side of Barn I and extends to the north. The east side of Addition II has no features. The north side has a hinged coop door near the east corner, which is reached by a wooden ramp. Attached to the north side is a screened in chicken pen with a pass-through door. Found on the west side of Addition II is a six-pane window with trim and a hood and a pass-through door with trim. The south side is attached to Barn I.

The gable-roofs of Barn I and additions have over hanging eaves and asphalt shingles. The barn and additions are sheathed in vertical board siding painted red. Both Barn I and Addition II have fieldstone foundations while Addition I has a concrete foundation.

Interior:
The main entry of Barn I leads into an open space with wood plank flooring and wood plank walls. A wall divides the westernmost bay with the rest of the main barn. A small staircase with four risers leads down a half-level to the basement of the westernmost bay. Above this is a loft space which is reached by a staircase with six risers. A crawl space is located below the wood plank flooring in the middle bay. Along the north wall is a pass-through door that leads to the chicken coop in Addition II. An enclosed staircase leads to the basement of Addition I, and a staircase of four risers leads to the attic of Addition I. Post-and-beam framing with the square rule construction technique and mortise-and-tenon joints are found in the main barn. The girt is dropped, and the posts and beams are a mix of hand-hewn and sash-sawn wood. This indicates the barn was built sometime in the early 19th century. Bark is still present on many of the posts in Barn I. The loft above the basement is approximately 10.5’ in length. A staircase of six risers leads to another loft, in the middle bay. It has wood plank flooring and is approximately 20’ in length. A queen post truss system is found in the east gable-end of the main portion of Barn I. Common rafters meet at the ridge, and are attached to a ridge-board. The roof deck is constructed of wood planks.

The basement is accessed by a pair of side-hinged doors in the south eave-side of Barn I. This entrance opens into a small open space with a gravel floor and wood plank and mortared fieldstone walls. Post-and-beam framing with square rule construction technique and mortise-and-tenon joints are found in this portion. All the posts and beams are hand-hewn or have sash saw marks, indicating this section of the barn was built during the early 19th century.
Whitewash is found on the posts, beams and wood planks which lead to the assumption this barn was at some time in the past used as a dairy barn. A staircase with four risers in the east wall leads to the interior of the middle bay of Barn I. It is currently blocked by a simple gate made of wood planks. An open doorway in the west wall leads to the interior of Barn II.

Addition I was added c. 1935 and is accessed by a pass-through door found in the east wall. This is a 1 ½-story addition with a manure shed attached to the north wall. The entry opens into an open space with concrete flooring with concrete and wood plank walls. Along the south wall are animal stalls, while cow stanchions are found near the west wall. Along the west wall, just in front of the cow stanchions, is a narrow aisle that was perhaps used to feed the cows. A pass-through door on the north wall leads into the manure shed. A manure gutter in the concrete floor leads to this door in order to easily dump the manure into the shed. An enclosed staircase leads to the interior of Barn I. The only access to the attic of Addition I is by a staircase of four risers from the interior of Barn I. The attic has wood plank floors and walls. It appears the framing is a hybrid of post-and-beam framing and balloon framing. It uses heavy posts and lighter sticks typically found in balloon framing. Girts meet the plates on top of the posts. The common rafters meet at the ridge and are attached to the ridge-board. Collar ties are also found in the framing of the roof.

Addition II is accessed by a pass-through door found on the west side. It is also reached by a hinged coop door and a pass-through door on the south side which leads into Barn I. It includes wood plank walls and flooring. Screened in areas keep the chickens from entering the main barn.

Barn II:

This is a three-bay, four-bent, 1-story, partial basement, approximately 32’ x 18’ English barn with a privy attached to the north eave-side. The main façade faces south, while the ridge-line runs east-west. In 1987, this barn was dismantled at 650 Washington Turnpike, Burlington, CT (the original location of this barn), and re-mantled at this location at 57 Miller Road.

Exterior:

The main façade faces south and the main entry consists of an exterior-hung sliding door with a hood. A 16-pane window with trim and a hood is near the west corner of the south eave-side of Barn II. The grade drops slightly towards the west, revealing a mortared fieldstone foundation. The grade drops significantly along the west gable-end of Barn II, revealing a basement. There are no other features on this side. Along the north eave-side of Barn II, the grade rises. A privy is attached to the north eave-side, extending to the north. It has a pass-through door with trim on the west side with a small window below the eave on the north side. The rest of the north eave-side of Barn II is blank. A fieldstone retaining wall extends to the north off the east corner of the north eave-side. The east gable-end of Barn II is attached to Barn I.

The gable-roof of Barn II has overhanging eaves and asphalt shingles. The barn and privy are both sheathed in vertical boards painted red. A mortared fieldstone foundation is found on Barn II.

Interior:

The main entry of Barn II leads into an open space with a dirt and gravel floor, and wood plank walls. A back room is along the west end of Barn II, with a loft just above. Another loft is found in the east end. A sliding door leads to the back room that consists of wood plank walls and floors. Both the lofts are reached by staircases of eight risers. A wooden ramp leads to an open doorway which opens into the partial basement of Barn I. Post-and-beam framing with square rule construction technique and mortise-and-tenon joints are found in this barn. The posts and beams are a mix of hand hewn and circular sawn wood. Kerf band saw marks are also seen on some beams. These marks help to place this barn as being constructed during the 19th century. A pass-through door found in the north wall of Barn II leads to the privy. It is now inaccessible due to the staircase leading to the west loft. The basement of Barn II is inaccessible from the first floor. Access to the basement is through a pass-through door found in the west gable-end. It leads into a small space with dirt floors and mortared fieldstone walls.
Historical or Architectural importance:

Applicable Connecticut State Register Criterion:
1. Associated with the lives of persons significant in our past;
2. Embodying the distinctive characteristics of a type, period, or method of construction.

Historical background:

Originally part of Farmington, Burlington separated and became the northern section of what was once called West Woods District of Farmington. In 1774, this district split into two villages called West Britain and New Cambridge, however, a year later the two villages were incorporated into one town which became Bristol. In 1806, what was once called West Britain separated from Bristol and became its own town which was then named Burlington. The first town meeting was held on June 16, 1806. During this time the area was mostly agricultural with access to town by a branch of the New Haven and Northampton Railroad, which ran through the eastern part of Burlington.

Dr. Peres Mann was the first physician in town, settling in West Britain during the 1780s. Originally from Massachusetts, Mann learned his practice in Boston. Around 1784, he purchased this property from Marcus Hart who had built the house and lived up the road. In 1786, Mann married Millette Porter, the widow of Moses White, and had a daughter who was named Millette. Millette Porter was the daughter of Dr. Joshua and Mercy Porter and a descendant of Daniel Porter (the first physician to be licensed in the colony). During the 1790s or early 1800s, Mann had a barn built on this property. During this time, Mann’s property was approximately 80 acres and included the land to the west, up to the top of the hill.

Dr. Peres Mann’s professional successor was Dr. Aaron Hitchcock, his son-in-law, as he was married to Millette Mann. After Dr. Peres Mann’s death in 1843, it is unknown who owned the property until the early 1900s when the Larsons purchased it. (For a more complete history of Dr. Peres Mann and his life, see Appendix A)

In 1935, the Larsons added a substantial addition to the east side of the barn. During the 1960s, they sold the property to the Hoyts who owned the site until 2009. In 1987, the Hoyts moved Barn II from its original location at 650 George Washington Turnpike, and attached it to the west side of Barn I. Kevin Dix and Jeffrey Shelton purchased the property in 2009.

Although the original use of the barn is unknown, it can be assumed the lofts were used for hay and the bottom sections were used either for animals or to store farm equipment. During the 1930s, when the Larsons owned the property, the 1935 addition was used to house horses and cows, while the attic was used to store hay. What is now the chicken coop was, during that time, a tack room. The rest of the barn was used to store farm equipment. Today, the barn is used to house sheep, llamas, chickens, and to store animal feed, farm equipment and hay. The privy is no longer in use.

Architectural significance:

The Dr. Peres Mann barns are outstanding examples of barns from the early 19th centuries that are still used for agricultural purposes, as they always have been. Barn I is still in its original location and has been added onto as the farm needs grew. Furthermore, the framework is in excellent condition and has been well maintained throughout the years.

The site gains added significance due to its association with Dr. Peres Mann, a physician working in Burlington in the first half of the 19th century. Barn I illustrates how everyone, including professionals, had a barn and engaged in some agriculture.
• Sources (continuation):

Photographs and field notes by Kristen Young - 8/30/2012.
Photographs and further research by Kevin Dix – 9/18/2012.
Interview with Kevin Dix - 8/30/2012, 57 Miller Road, Burlington, CT.

Map resources:


Aerial views from:


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


Print and internet resources:


Trumbull, J. Hammond, LLD, The Memorial History of Hartford County, Edward L. Osgood Publisher, Boston, 1886.


2. North view – aerial “bird’s-eye” view map of 57 Miller Road, Burlington, CT – from

4. Drawing of Barns I and II and their additions. (Courtesy of Kevin Dix).
5. West context view of Barn I and farmhouse, camera facing east.

7. Southeast context view of the fieldstone retaining wall, camera facing southeast.

8. East gable-end (main façade) of the Dr. Peres Mann farmhouse, camera facing west. (Photo courtesy of Kevin Dix)
9. Interior view of framing of the farmhouse, note the circles with strikes, a form marriage marks. (Photo courtesy of Kevin Dix)

10. Interior view of framing of the farmhouse, note the Roman numeral marriage marks.
11. Interior view of framing of the farmhouse, note the unusual construction technique found in the attic to the east of the center chimney.

12. Interior view of the center chimney found on the second story of the farmhouse. (Photo courtesy of Kevin Dix)
13. Interior view of a large fireplace in the farmhouse. (Photo courtesy of Kevin Dix)

15. South eave-side of Barn I, west side and south gable-end of Addition I, camera facing northeast.

17. East side of Addition I and manure shed, camera facing west.

19. West side of Addition II, Barn I and north side of Barn II (note the privy attached to the north side of Barn II), camera facing southeast.

21. West gable-end of Barn II, camera facing east.

22. West side of Addition II and Barn I, north side of Barn II with privy, camera facing southeast.

24. Interior view of the roof frame of Barn I, note the rafters meeting at the ridge-board.
25. Interior view of a post in Barn I with sash saw marks, camera facing southwest.

26. Interior view of Addition I, note the pass-through door that leads to the manure shed and the manure gutter in the floor. Camera facing north.
27. Interior view of Addition I, note the cow stanchions and just in front is a narrow aisle probably used to feed the cows. Camera facing west.

29. Interior view of the southwest corner of Barn II, note the post-and-beam framing with tree nails and hand hewn marks on the wood. Camera facing southwest.

30. Measured drawing of the south gable-end of Addition I. (Photo courtesy of Kevin Dix)
31. Measured drawing of the south eave-side of Barn I and west side of Addition I. (Photo courtesy of Kevin Dix).

32. Measured drawing of the south eave-side of the western most bay of Barn I. (Photo courtesy of Kevin Dix).
33. Measured drawing of the south eave-side of Barn II. (Photo courtesy of Kevin Dix).

34. Measured drawing of the west gable-end of Barn II. (Photo courtesy of Kevin Dix).
35. Measured drawing of the north eave-side of Barn II with attached privy. (Photo courtesy of Kevin Dix).

36. Measured drawing of the east and west sides of the privy. (Photo courtesy of Kevin Dix).
37. Measured drawing of the north side of Addition II. (Photo courtesy of Kevin Dix).

38. Measured drawing of the east side of Addition II. (Photo courtesy of Kevin Dix).

40. Measured drawing of the east side of the manure shed. (Photo courtesy of Kevin Dix).
Appendix A: The Mann Family History (written by Kevin Dix)

Dr. Peres Mann was born in Wrentham, Massachusetts on November 30, 1758. He was the son of Ebenezer and Mary Mann; grandson of Lieutenant Samuel and Ziporah (Billings) Mann; great-grandson of the Reverend Samuel and Esther (Ware) Mann and great-great grandson of immigrant William Mann. His first wife, Millette Porter White, was daughter of Dr. Joshua and Mercy Porter of Southington, the grand-daughter of Dr. Richard and Ruth Porter and great-granddaughter of Dr. Daniel and Mary Porter of Farmington. Dr. Daniel Porter was the first man to be licensed to practice medicine in the colony and was granted his license by the general court in 1654. Mrs. Millette Mann was also the widow of Moses White, Jr. who died during the Revolutionary War.

Dr. Mann's first marriage produced one child, a daughter named Millette Mann. She later married Dr. Aaron Hitchcock and they began and raised their family in her father's home until 1814. Among their children was the Honorable Roland Hitchcock, Judge of the Superior Court of the State of Connecticut

Dr. Mann's second wife was Francis Treat, whose great-grandfather was Robert Treat, Governor of the Connecticut Colony from 1683 to 1698. A legal case involving a land dispute between Dr. and Mrs. Mann and a third party is one of several published in the book Report of Cases Adjudged in the Superior Court and in the Supreme Court of Errors in the State of Connecticut; From June A.D. 1793, to January A.D. 1798 by the Honorable Jesse Root, Judge of the Superior Court of Connecticut.

Dr. Mann's second marriage also produced one child, a daughter named Francis Mann. She later married Correl Pettibone, the son of Captain Abraham Pettibone. Around the time of Correl Pettibone's death Dr. Mann sold his home to his youngest daughter for her love and affection.

Dr. Mann died on February 1, 1843. He was predeceased by two wives and both sons-in-law. His obituary was published in The Hartford Times on February 18, 1843 and reads as follows:

"In Burlington, on the 1st inst, Fr. Peres Mann, aged 84. - Dr. Mann was in the service of the United State in the war of the Revolution and served as Surgeon's mate. At the close of the war, he settled in Burlington, and was the
principal physician for about 30 years, and endeared himself to many families by his faithfulness in attending to their wants, in time of sickness and distress. In the days of the elder Adams, he was a warm-hearted Jeffersonian Republican, and continued to support the Jeffersonian principles of Democracy, during the administrations of Madison, Jackson and Van Buren. In giving his vote in the State of Connecticut, for the last 50 years, it is presumed that the Democratic ticket has at each election received his support - closing at the last spring election, with the ticket headed by Chauncey F. Cleveland. On the 3rd inst., his remains were conveyed to the Congregational Church, and a sermon preached on the occasion by the Rev. David Miller, from Isaiah 38:1 'Set thy house in order, for thou shalt die and not live,' and his remains were committed to the earth until the resurrection morn.'