**HISTORIC RESOURCES**

<table>
<thead>
<tr>
<th>BUILDING AND STRUCTURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
</tr>
</tbody>
</table>

* Note: Please attach any additional or expanded information on a separate sheet.

**GENERAL INFORMATION**

Building Name (Common)  **Greenbacker Farm / Saddlebrook Farm**  Record No. 2422

Building Name (Historic)  **Tibbals, Samuel and Samuel G., House / Brookfield Farm**

Street Address or Location  **160 Wallingford Road**

Town/City  **Durham**  Village  **Middlesex**  County  **Middlesex**

Owner(s)  **Greenbacker Family, 160 Wallingford Road, Durham, CT 06422**

- **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, Italianate style**  Date of Construction  **c. 1870**

**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 ______________)  [ ] Cut Stone (Type ______________)  ☑ Other  **vertical & horizontal board siding**

**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:  **I: 35' x 45', see continuation sheet**

**Exterior Condition**

- [ ] Excellent  ☑ Good  [ ] Fair  [ ] Deteriorated

**Structural Condition**

- [ ] Excellent  ☑ Good  [ ] Fair  [ ] Deteriorated

**Location Integrity:**

- [ ] On original site  ☐ Moved  When? ____________

Alterations?  ☑ Yes  ☐ No  If yes, explain: __________________________________________________

**FOR OFFICE USE:**

- [ ] Public

- [ ] Private

- [ ] S  ☑ NR

- [ ] Actual  ☑ Potential

District:  **Middlesex**  Site #: __________

UTM:  __________

- [ ] S  ☑ NR

- [ ] Actual  ☑ Potential
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- Barn  ✔ Shed  ✔ Garage  ✔ Carriage House  ☐ Shop  ☐ Garden
- Other landscape features or buildings: chicken coops, stone silo remains

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 10/11/2012

View Multiple Views Negative on File CTHP

Name Kristen Young, Geoffrey Fox, and Todd Levine Date 10/22/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

- Subsequent field evaluations:

Latitude, Longitude:
41.475692, -72.693958

Threats to the building or site:

- None known  ✔ Highways  ☐ Vandalism  ☐ Developers  ☐ Renewal  ☐ Private
- Deterioration  ☐ Zoning  ☐ Other ____________________  ☐ Explanation ____________________
• Interrelationship of building and surroundings:

The Greenbacker Farm is 415 acres and occupies both the north and south sides of Wallingford Road (Rte. 68). There are numerous buildings on the site, on each side of the road. Barn I is situated on the south side of Wallingford Road, set back on an incline. House VI and a chicken coop are to the northeast of Barn I. Directly to the east of Barn I is a cluster of chicken coops, some silage piles, and further to the east are Barn V and House VII. To the east of Barn I and located on the north side of Wallingford Road, is Barn II, set back from the street. Directly to the east of Barn II is Barn IV, Barn III and Shed III. House IV and House V are to the southeast of Barn II. To the west is Shed II and the remains of a stone silo. House III, House II, House I and Shed I are situated to the southwest of Barn II. Surrounding the buildings are trees, and open fields used as animal paddocks and for other agricultural purposes. A pond sits to the west of the buildings on the north side of the road, and woodland surrounds the entire property.

Although there are seven houses on the property, only one of them was built in the 19th century. The Samuel and Samuel G. Tibbals house (House I) is situated on the north side of Wallingford Road (Rte. 68), on an incline.

A delicate Federal period entrance portico enhances the façade of this 2 1/2-story building. The six-panelled [sic] door which features a leaded fanlight is original. Two-over-two sash have replaced the original windows and a two-story shed-roofed addition has been annexed to the rear elevation. The first story of the eastern elevation contains a “funeral door.” Sited to the west of the house is a deteriorating 2 1/2-story barn [no longer extant] and stone silo base.

Built in 1828, this five-bay, center-chimney plan house is prominently sited atop a rise along the northside [sic] of Wallingford Road. Topped with an asphalt-shingled, ridge-to-street gable roof, the clapboarded post-and-beam frame rests on a brown-stone foundation (Hall).

Wallingford Road (Rte. 68) extends to the west off Main Street (Rte. 17), which runs through the center of town. The site is situated in the northern half of Durham, just west of the center and only a few miles from the Durham Fair Grounds. Durham Meadows Hunting Area is to the south of the property and to the west are modern 20th century developments, farms and commercial complexes. Along Main Street (Rte. 17), in the center of Durham, the Main Street Historic District is a Local and National Register district including over 100 buildings, the Old Burial Ground, and the Town Green.

• 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>House</th>
<th>Year</th>
<th>Type</th>
<th>Barn</th>
<th>Year</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>House I</td>
<td>c. 1828</td>
<td>C</td>
<td>Shed I</td>
<td>19th c.</td>
<td>C</td>
</tr>
<tr>
<td>House II-VII</td>
<td>c. 1930</td>
<td>C</td>
<td>Shed II</td>
<td>19th c.</td>
<td>C</td>
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<tr>
<td>Barn I</td>
<td>c. 1870</td>
<td>C</td>
<td>Shed II</td>
<td>19th c.</td>
<td>C</td>
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<tr>
<td>Barn II</td>
<td>c. 1900</td>
<td>C</td>
<td>Shed III</td>
<td>19th c.</td>
<td>C</td>
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<td>Barn III</td>
<td>c. 1930</td>
<td>C</td>
<td>Chicken coops</td>
<td>19th c.</td>
<td>C</td>
</tr>
<tr>
<td>Barn IV</td>
<td>c. 1987</td>
<td>NC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barn V</td>
<td>c. 1989</td>
<td>NC</td>
<td></td>
<td></td>
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Barn I:

This is a 35’ x 45’, 1 1/2-story, gable-roofed English bank barn with three bays. The main eave-side faces north, with the ridge-line of the barn oriented east-west, parallel to Wallingford Road. The grade slopes down from north to south, exposing a basement on the lower level, accessible on the south eave-side. A long 1 1/2-story gable-roofed addition is at the corner of the south-eave side and west gable-end of the barn, with its ridge-line running north to south. The siding is vertical wood boards painted yellow but now faded, with a fieldstone foundation, and a newly added metal roof with original cupola on the main block of the barn.
Exterior:
The north eave-side functions as the main entry to the barn. The entry is a pair of sliding doors on an exterior track in the center bay. A narrow hood covers the track of the sliding doors and extends just beyond the borders of the door. The remainder of the north eave-side is blank. The siding shows signs of wear, with the original yellow paint faded. The grade is ramped up to the level of the door sills.

The grade decreases slightly on the east gable-end of the barn exposing the half-height dry-laid fieldstone foundation. The east gable-end is missing a considerable number of pieces of siding, exposing the interior frame of the barn. Resting on top of the fieldstone foundation running the length of the gable-side are ten uniform openings, previously functioning as windows. In the peak of the gable there is an arched window opening with trim.

The east gable-end features a sloping grade, as again the grade declines from north to south. There is an arched window opening with trim high in the peak of the gable; the vertical siding on the east gable-end is complete and the only sign of deterioration is the chipping away of the yellow paint. The rest of the gable-end is blank.

Interior:
The interior of the main level is a square rule post and beam frame. The interior consists of three bays, mainly used for hay storage, comprised of four bents, two interior and one at each end wall, which have a single interior post at center. Both the eastern and western gable-ends feature queen post framing. The framing is a mix of both circular saw cut and hand hewn timbers using tree nails at the joints. The roof framing is sawn dimension lumber common rafter meeting at a ridge-board running east to west, the length of the ridgeline of the roof. Attached to the ridge-board is a hay track. The interior of the barn features lofts in the east and west bays, with an open middle bay. There are built-in ladders at each gable-end rising to the windows, and a built-in ladder by the main door on the west side.

The interior of the basement level can be entered by the doorway on the south eave-side. A staircase comes down from the center bay, oriented north to south, connecting the main barn with the basement. The basement level is divided into east and west sections. The eastern wall is fieldstone with wood framing on top, creating ten openings used as windows. The southern wall is a tall mortared fieldstone foundation with two doorways. The east portion of the basement has steel columns supporting saw cut beams, under the original hand hewn timbers supporting the flooring of the main level. In the west section of the basement, the north, west, and south facing foundation walls are all mortar fieldstone; the south facing wall has two six pane windows side by side. The basement features both hand hewn and saw cut timbers, whitewashed walls and ceilings, and a dirt floor.

Barn II:
This is a 1 ½-story, 35’ x 50’ English barn with a gable-roof addition coming off the west corner of the south eave-side. The ridge-line runs east-west, and the barn is sheathed in clapboard siding with a metal roof. A hip-roof cupola is centered atop the ridge-line and has louvered vents on all four sides.

Exterior:
The main entry is found on the south eave-side of Barn II and consists of a pair of side-hinged doors with 21-pane windows set within each leaf. To the east is a window opening, and on the west corner, extending to the south, is
the gable-roof addition. The east side of the addition has a series of eight-over-eight double-hung windows and two overhead garage doors. No features are found on the south side of the addition, but the west side has a series of four two-pane windows. There are no features on the north side of the addition.

Along the west gable-end of Barn II, starting at the south corner and heading north are a stable window, an exterior-hung sliding door and two more stable windows. Just above the entry is a hay-door opening, and a hay-door with X-bracing is found in the gable-attic. The hay-door opens by sliding down along a track. A hay-fork track protrudes from the peak over the hay-door on the west gable-end of Barn II.

Three stable windows are spaced evenly along the north eave-side of the barn. Three additional stable windows are found just below the eave of the roof. There are no other features on this side.

Starting at the north corner and heading south along the east gable-end of Barn II are a pass-through door with X-bracing and two stable windows. A hay-door opening is found centered on this side, above one of the stable windows. In the gable-attic is a hay-door with a two-pane window set within. The hay-door opens by sliding down on a track. A hay-fork track protrudes from the gable-peak, over the hay-door.

**Interior:**

The main entry opens into a space with numerous basic wooden stalls, wood plank floors, bead board walls and ceiling. A manger is located on the north side of the barn. A built in ladder in the northwest corner of the barn leads to the hay loft. Wood plank floors and walls are found in this upper floor. The framing includes heavy timbers, but is not quite post-and-beam. Although there are a few mortise and tenon joints with tree nails, the majority of the framing reflects an early version of balloon framing. Saw marks are found on the lumber, and the frame is built more like a New England style barn with a middle aisle flanked by another aisle. Two rows of interior posts support a purlin plate with nails instead of mortise and tenon joints. Common rafters meet at the ridge with no ridge-board. However, each rafter has a collar tie. The roof deck is made of wood planks, and a hay fork track runs the length of the ridge-line.

**Barn III:**

This is a 1 ½-story 35’ x 80’ English barn with two gable-roof additions. The additions extend to the south off the south eave-side of the barn near the gable-ends, together with the barn forming a U-shape. The ridge-line runs east-west. Barn III is clad in clapboard siding with a metal panel roof. The gable-ends of Barn III have slight cornice returns. An octagonal cupola with a conical roof is centered atop the ridge-line of the barn. Louvered vents are found on each side of the cupola.

**Exterior:**

The main entry is found on the south eave-side of Barn III and consists of an exterior-hung sliding door. To the west of the entry are two nine-pane windows with trim, and to the east are three stable windows with trim. Metal vents are found just below the eave, spaced evenly across this side. The gable-roof additions are found near both gable-ends of the barn, on both the west and east sides of the south eave-side of Barn III.

On the east side of the western most addition, starting at the north corner and heading south is a series of windows and a pass-through door. A large arched window is centered on the south gable side of the western addition, with an arched louvered vent just above in the gable-peak. Two six-over-six double-hung windows with trim are found on the west side of the addition. The north gable-side of the addition is attached to the south eave-side of the barn.

A series of six-over-six double-hung windows with trim are found along the west gable-end of Barn III. A one-over-one double-hung window with trim and an arched pediment is located in the gable-attic. There are no other features on this side.

Three small openings, now boarded, are spaced evenly just above the foundation of the north eave-side of Barn III. A one-over-one double-hung window is found near the west corner and a series of six-pane stable windows are spaced evenly towards the east across this side. Four metal vents are spaced evenly just below the eave of the roof along this side.
Near the north corner of the east gable-end of Barn III is a built-in recessed area. A cement wall extends to the east off the gable-end, just to the south of the recessed area. To the south of the wall, heading south, is a pass-through door with an eight-pane window set within, a six-pane window, and a six-over-six double-hung window. A shed-roof hood projects over the door and six-pane window. Just above the hood is an arched window opening.

The eastern addition extends to the south off the south eave-side of Barn III, near the east corner. The east side of the eastern addition is flush with the east gable-end of the barn. Two six-over-six double-hung windows with trim are found on the east side of the eastern addition. A window opening with trim is located on the south side of the addition, with an arched louvered vent in the gable-attic. Two over-head garage doors are on the west side of the eastern addition.

**Interior:**

This barn was originally constructed to house prized show horses, and the interior reflects the importance of animals it was made for. There are approximately 15 stalls, each with ample space and a stall door with bead boarding and a metal diamond shaped-grate. The walls and ceiling are bead board, with a wood plank floor. A trap door in the ceiling just to the west of the main entry has a built in ladder that leads to the upper floor. Here the balloon framing and wood plank floors are seen.

**• Historical or Architectural importance:**

Applicable Connecticut State Register Criteria:

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

Barn I is a typical example of a three-bay English bank barn with a post-and-beam frame built in the late-19th century. The farm as a whole preserves a substantial agricultural landscape. The property also gains significance from its association with the Tibbals Family who were prominent citizens of Durham, with the Selander family who were Swedish immigrant farmers, and with Fredrick F. Brewster of New Haven.

**Historical background:**

Until the early 20th century, the land the Greenbacker Farm now sits on was broken into four different farms. The oldest structure on the site is the Samuel and Samuel G. Tibbals House (House I), built in 1828. At this time, the land belonged to the Tibbals family. Upon Samuel Tibbals’ death in 1857, the house passed to his two sons Samuel G. and Henry H. Tibbals (who at the time lived in Brooklyn, New York). Samuel G. Tibbals continued to farm the land with the help of his son Gilbert G. Tibbals. Both Gilbert G. and his cousin George A. Tibbals inherited the land once their fathers passed away. Sometime before 1900, Gilbert G. and George A. Tibbals sold the property to a farmer from New Britain named Charles Selander.

According to the Census Records of 1900, Selander was born in Sweden and married a woman named Sophia who was the daughter of Swedish parents. They had two daughters, Florence and Carol Selander. In 1927, Selander sold his property to Fredrick F. Brewster, a wealthy man from New Haven. At the same time, Brewster purchased property from Selanders’ three neighbors, Robert L. White, Gaylord Newton and the Jackson Family.

Brewster used the land as farmland and hunting grounds, and named it Brookfield Farm. Philip Rich was hired as the farm manager, and Brewster had a house built for him and his family (House V). Five additional houses were built on the property for use as residential dwellings for Brewster’s farm laborers and employees. He raised sheep, chickens, and horses on the property and often used a portion of the land for hunting. In the 1930s, Brewster had Barn III built for his daughter’s prized show horses.

During the 1950s, Brewster sold off portions of his land to the Town of Durham (in order to build a new public elementary school), the State of Connecticut, and to other private citizens. Louis J. Reskin purchased 415 acres from the Brewster Estate sometime in the 1950s. He used the land for a dairy farm, and in 1983 he sold the entire property to the Greenbacker Family.
Currently, the Greenbacker Family leases the use of Barn II, Barn III, Barn IV, and some of the land to Saddlebrook Farm for use as an equestrian farm. Barn II, Barn III and Barn IV are used as stables to house Saddlebrook Farm’s horses. Cows use the basement of Barn I as a shelter in inclement weather, while the upper levels store hay, and Barn V is a large dairy barn.

**Architectural significance:**

Barn I is a typical example of a three-bay English bank barn with a post-and-beam frame built in the late-19th century. This barn is in fair condition with some original materials still intact, and has been in agricultural use since it was first constructed. Barn II is unique in that it has heavy timbers combined with elements of balloon framing. It was built during the time when post-and-beam construction was falling out of favor and lighter balloon frame buildings were gaining in popularity. Both Barns II and III continue to be used for agricultural purposes as they were when they were first constructed. All three barns are still located on their original sites. The farm as a whole preserves a substantial agricultural landscape.

This property also gains significance due to its association with the Tibbals Family who were prominent citizens of Durham during their time, and held public office. Also, the property is associated with Fredrick F. Brewster of New Haven who resided in a house (demolished when the site was given to the City) situated in Edgerton Park (listed in the National Register of Historic Places). Brewster was a wealthy man whose family made their fortune in the railroads. He was the vice-president of an iron goods company in New Haven, the W. & E.F. Fitch Company, and served as director of many other New Haven companies. Brewster left his estate to the City of New Haven in his will and stipulated it be used as a public park. He was prominent in both New Haven and Durham as he left portions of his land to the Town of Durham for educational and public uses.

**Source:**

Photographs and field notes by Kristen Young and Geoffrey Fox - 10/11/2012.

Interview with David Greenbacker - 10/11/2012, 160 Wallingford Road, Durham, CT.

**Map resources:**


Durham Map Viewer [http://www.townofdurhamct.org/content/28562/27546/27641.aspx](http://www.townofdurhamct.org/content/28562/27546/27641.aspx)


Historical aerial photography and maps accessed on 10/22/2012 at UConn MAGIC:

[http://magic.lib.uconn.edu/mash_up/1934.html](http://magic.lib.uconn.edu/mash_up/1934.html)

[http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html](http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html)


**Print and internet resources:**

Connecticut State Library online: iconn.org or [http://www.cslib.org/iconnsitemap/staff/SiteIndex.aspx#directories](http://www.cslib.org/iconnsitemap/staff/SiteIndex.aspx#directories) – accessed 10/22/2012.


1. Location map of 160 Wallingford Road, Durham, CT – from https://maps.google.com/ - accessed 10/21/2012.


**Key:**

A = Barn I  
B = Chicken coops  
C = House VI  
D = Barn V  
E = House VII  
F = House V  
G = Shed III  
H = Barn III  
I = Barn IV  
J = House IV  
K = Barn II  
L = Shed II  
M = House III  
N = House II  
O = House I  
P = Shed I  
Q = Silo remains
4. Northeast context view of south side of Wallingford Road showing (from left to right) a chicken coop (B), Barn I (A), and House VI (C). Camera facing southwest.

5. Southwest context view of south side of Wallingford Road showing (from left to right) House VI (C), a chicken coop (B), and Barn V (D). Camera facing northeast.
6. Southeast context view of the north side of Wallingford Road showing (from left to right) Barn II (K), Barn IV (I), and some animal paddocks. Camera facing northwest.

7. Southwest context view of the north side of Wallingford Road showing (from left to right) Barn IV (I), House IV (J), and House V (F). Camera facing northeast.
8. Northeast context view of the north side of Wallingford Road showing (from right to left) House II (N) and House I (O). Camera facing southwest.

9. North gable end of House VI (C), camera facing south.
10. West gable-end of a chicken coop (B), camera facing east.

11. North and east sides of a cluster of chicken coops (B), camera facing southwest.
12. North side of Barn V (D), camera facing south.

14. South gable-end of Barn IV (I), camera facing northeast.

15. West gable-end of Shed III (G), camera facing east.

17. South eave-side of House V (F), camera facing north.
18. South gable-end and east eave-side of Shed II (L), camera facing northwest.

20. South gable-end of House II (N), camera facing north.

22. North eave-side and east gable-end of Barn I (A), camera facing southwest.

23. Upper level of east gable-end of Barn I (A), camera facing west.
24. Bottom level of east gable-end of Barn I (A), camera facing west.

26. North eave-side, west gable-end, and gable-roof addition of Barn I (A), camera facing southeast. Note the gable-roof addition is still standing and intact. Gable-roof addition has since partially collapsed. Photo taken in 2008.

27. Interior view of the post-and-beam frame in the west half of Barn I (A). Note the mortise and tenon joints with tree nails and hand-hewn marks on timber in the lower right corner of photograph. Camera facing southwest.

29. Interior view of the roof of Barn I (A). Note the common rafters meeting at the ridge with a ridge-board.
30. Interior view of the basement level of Barn I (A). Note the steel posts, dirt floor and fieldstone wall. Camera facing northwest.

31. Interior view of the basement level of Barn I (A). Note the whitewash on the fieldstone wall. Camera facing east.
32. South eave-side and gable-roof addition of Barn II (K), camera facing northwest.

33. South eave-side of Barn II (K), camera facing north.
34. South gable-end and west eave-side of the gable-roof addition of Barn II (K), camera facing northeast.

35. West gable-end of Barn II (K), camera facing east.
36. West gable-end and north eave-side of Barn II (K), camera facing southeast.

37. East gable-end of Barn II (K), camera facing west.

39. Interior view of Barn II (K). Note the simple horse stalls with manger in back (towards right hand corner of photo). Camera facing northwest.
40. Interior view of Barn II (K). Note the windows along the north wall (on left side of photo) and manger behind stalls (on right side of photo). Camera facing east.

41. Interior view of the northwest corner in the upper story of Barn II (K). Note the built-in ladder and trap door in the corner. Also note the use of both heavy and lighter timbers. Camera facing northwest.
42. Interior view of the upper story of Barn II (K). Note placement of the heavy timbers, forming a middle and side aisle. Camera facing northeast.

43. Interior view of the east gable-end of the upper story of Barn II (K). Note the rafters meeting at the ridge with collar ties. Camera facing east.
44. South eave-side and both gable-roof additions of Barn III (H). Camera facing north.

45. West eave-side of gable-roof addition and west gable-end of Barn III (H), camera facing northeast.

48. East gable-end of Barn III (H) and east eave-side of eastern addition. Camera facing west.

49. Interior view of the east gable-end of Barn III (H). Note the stalls on either side of the aisle. Camera facing east.