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) Hubbard, Ephraim, Farmstead

Building Name (Historic) Hubbard, Ephraim, Farmstead

Street Address or Location 127 Neipsic Road

Town/City Glastonbury Village __________________________ County Hartford

Owner(s) Peter and Kathleen Pfeffer, 127 Neipsic Road, Glastonbury, 06033 Public Private

PROPERTY INFORMATION

Present Use: Domestic: secondary structure/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, Extended English barn, Vernacular style Date of Construction 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 ______________) ☐ 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 (Barn II)

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, 1 1/2 Approximate Dimensions Barn I: 30' x 70', Barn II: 25' x 30'

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:


See continuation sheet.

Photographer  Kristen Young  Date 11/23/2012

View  Multiple Views  Negative on File  CTHP

Name  Kristen Young and Todd Levine  Date 12/20/2012

Organization  Connecticut Trust for Historic Preservation

Address  940 Whitney Avenue, Hamden CT 06517

- Subsequent field evaluations:

  Latitude, Longitude: 41.704571, -72.583135

Threats to the building or site:

- None known  [✓]  Highways  [ ]  Vandalism  [ ]  Developers  [ ]  Renewal  [ ]  Private
- Deterioration  [ ]  Zoning  [ ]  Other ___________________  [ ]  Explanation ___________________
• Interrelationship of building and surroundings:

This property is located on approximately three acres of land on the north side of Neipsic Road. A driveway extends to the north off the road and leads to the south side of the barn, passing the west side of the house. The house is to the southeast of Barn I, and Barn II is to the southwest of Barn I. A small garden is to the east of Barn I. Fencing between the southwest corner of Barn I and the northeast corner of Barn II, and running along the west border and north border of the property (behind the barns to the north) encloses a pen used for chickens. Trees line the north border of the property, and a white wooden fence lines the east border and the east half of the south border.

The Ephraim Hubbard House was constructed during the mid- to late-18th century. The ridge-line of the 2 ½-story, five-bay house runs east-west, parallel with Neipsic Road. The main façade faces south and the main entry consists of a side-hinged pass-through door centered on this side. A six-pane transom window is located just above. Two twelve-over-twelve double-hung windows are to the west and two twelve-over-twelve double-hung windows are to the east. Along the upper story are five twelve-over-eight double-hung windows. The house has clapboard siding and a wood shingle roof with a center chimney. A gable-roof addition is attached to the north eave-side of the house, and extends to the north.

Neipsic Road extends to the east off New London Turnpike which runs approximately parallel with Route 2, a limited access highway. The property is located in the northwest part of Glastonbury, a few miles south from the border of East Hartford on the east bank of the Connecticut River. The property is surrounded by many 20th century residential developments which have replaced agricultural land. Just behind the property, to the north, is a large condominium complex. Nearby to the northwest, Hubbard Brook runs through Rosers Pond. Glastonbury has four National Register historic districts, the Glastonbury Historic District, also a Local Historic District, at Hebron Avenue and Main Street in the town center (to the west of Neipsic Road); the Glastonbury-Rocky Hill Ferry Historic District (southwest of Neipsic Road); the Curtisville Historic District (west of the town center); the J. B. Williams Historic District (less than a mile west of Neipsic Road); the South Glastonbury Historic District and several individually-listed buildings. The Neipsic Road site is close to many of the recognized historic resources in Glastonbury, most of which are related to the proximity of the Connecticut River and the prime agricultural land along its banks.

• 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>Contributing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmhouse</td>
<td>Mid-late 18th c.</td>
<td>C</td>
</tr>
<tr>
<td>Barn I – Tobacco shed</td>
<td>Mid-late 19th c.</td>
<td>C</td>
</tr>
<tr>
<td>Barn II – Extended English</td>
<td>Early 19th c.</td>
<td>C</td>
</tr>
</tbody>
</table>

Barn I – Tobacco shed:

This is a mid-late-19th century, approximately 30' x 70', 1 ½-story five-bay, six-bent gable-roof tobacco shed, whose ridge-line runs north-south, perpendicular with this portion of Neipsic Road. The barn is clad in vertical board siding that is unpainted and has an asphalt shingle roof. The barn rests on stone and concrete piers.

Exterior:

The main entries are found on the west eave-side of the barn and consist of two pairs of side-hinged doors with what appear to be original iron strap hinges. There are no other features on this side. Found in the gable-peak of the south gable-end of the barn is a large louvered vent. Along the east eave-side of the barn are side-hinged ventilation panels with iron hinges that were once used to open the siding to allow the tobacco leaves to dry. However, these siding boards have since been sealed shut. Another large louvered vent is found in the gable-peak
of the north gable-end of the barn. Iron hinges are visible along this side as well. There are no other features on this barn.

**Interior:**

The interior of Barn I is accessed by the two pairs of side-hinged doors found on the west eave-side of the barn. The doors open into a large open space with a gravel and dirt floor and wood plank walls. In the north gable-end of the barn is a loft, occupying the northernmost bay. The rest of the barn is open full height. Under the loft in the north gable-end are what were once horse stalls. The barn has a post-and-beam frame with mortise and tenon joints pegged together with tree nails. This is a typical example of a two aisle tobacco shed where a bent has one interior post framing the two aisles. Queen posts above the tie-girts, carry longitudinal purlin plates at the mid-span of the rafters. Circular saw marks are seen on the lumber throughout the barn. The dropped girts are joined together with posts by mortise and tenon joints with tree nails. Cables used to hang the tobacco leaves for drying are still extant and found running in two lines not far from the ridge of the roof. Common rafters meet in the middle with no ridge-board and the roof deck is made of wood planks.

**Barn II:**

This is an early 19th-century approximately 25’ x 30’ 1 ½-story gable-roof four-bay, five bent extended English barn with two gable-roof additions. The ridge-line runs approximately east-west, parallel with Neipsic Road. The barn is clad in vertical board siding with an asphalt shingle roof.

**Exterior:**

The main entry is found on the south eave-side of the barn in the west bay and consists of an overhead garage door. To the east is a modern paneled pass-through door with a pair of six-pane windows with trim to the east of it. The eastern bay is covered by Addition II. Attached to the west gable-end of the barn and extending to the west is Addition I which is a gable-roof addition measuring approximately 25’ x 30’.

Addition I has vertical board siding and an asphalt shingle roof. The addition extends past the south eave-side wall of the barn by approximately two feet. A modern pass-through door is near the east corner of the south eave-side of Addition I. A set of four six-pane windows with trim are near the west corner of the south eave-side. On the west gable-end of Addition I, starting near the south corner and proceeding to the north is a six-pane window with trim, a small gable-roof vestibule with a pass-through door, and a small eight-pane window with trim. In the gable-peak of the west gable-end of Addition I is a two-pane window. Centered in the north eave-side of Addition I is a large twelve-pane window. The east gable-end of Addition I attaches to Barn II and the north eave-side of the addition is flush with the north eave-side wall of the barn.

Evidence of earlier barn doors is found just to the east of Addition I. A window opening, now sealed with a tarp, is near the west corner of the north eave-side of Barn II. A pair of side-hinged doors with iron hinges is near the east corner of the north eave-side. Side-hinged ventilation panels with iron hinges are evidence that this barn was once used for tobacco purposes. A pass-through door is found on the east gable-end of the barn, near the north corner. Proceeding to the south from the north corner of the east gable-end of the barn is a six-pane window with trim and a set of single-pane windows with trim. Addition II is attached to the southeast corner of the barn, encompassing part of the south half of the east gable-end of the barn.

Addition II has a gable-roof and is approximately 20’ x 25.’ It has vertical board siding and a metal roof with a concrete foundation. The north eave-side of Addition II has a six-pane window. In the east gable-end of Addition II are two six-pane windows with a six-pane window in the gable-peak. Two large overhead garage doors are located on the south eave-side of this addition. In the west gable-end are two six-pane windows with a six-pane window found in the gable-peak of Addition II.

**Interior:**

The interior of Barn II is accessed by the overhead garage door in the south eave-side and opens to a large room with wood plank floors and walls. A staircase leads to the upper story of the barn and opens to a room with wood
plank floors and walls. The square rule post-and-beam frame with mortise and tenon joints pegged together with tree nails is visible on this floor. The typical bent has a dropped tie-girt with queen posts supporting longitudinal purlin plates at the mid-span of the hewn common rafters. The queen posts are tied near the upper ends by a tie-girt. These are distinctive features which are often truncated by later modifications to install hay tracks. In this barn the framing is unusually intact. Hand hewn marks are found on the lumber throughout the barn. The common rafters meet at the peak in a half-lap joint with no ridge-board and the roof deck is made of wood planks. Addition I is currently used as a residence, and Addition II is used as a garage.

• Historical or Architectural importance:

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

This site, with its farmhouse and two barns, is a fine representative example of the family farm as tobacco-growing began to be prevalent. The English barn and the tobacco shed, early for its type, with post and beam framing, exemplify the family farm of the mid- to late-19th century. The property gains significance due to its association with the Hubbard Family, a prominent family in the Town of Glastonbury. John Hubbard was an important historical figure during the late 17th and early 18th centuries when he gave land to the town to build the first Meeting House.

Historical background:

The property was originally owned by John Hubbard who was one of the original proprietors of Glastonbury, and consisted of a strip of land three miles long. John Hubbard and Samuel Smith both gave land to the town to build a Meeting House and burial ground in the late 17th century. Before John Hubbard’s death in the early 18th century, he divided his three-mile parcel of land among his children. Ephraim Hubbard, John Hubbard’s son, received the easternmost portion of land and erected a house c. 1725. The house was originally a small gambrel-roof dwelling. Sometime later, the roof was raised and an ell was attached. The new roof became a gable roof. The property remained in the Hubbard family until the 1920s when it was sold to the Bidwell Family.

The Bidwells leased the land to the Consolidated Cigar Corporation which was formed in 1920 when six small independent cigar companies came together. Throughout the years, Consolidated Cigar Corporation grew and is now Aladis U.S.A., Inc. The Bidwells owned the property until the 1970s when they sold it to the Purtill Family. When the Purtill Family purchased the property, it was approximately 50 acres of land. In 1992 the Pfeffers purchased the property.

Barn I was originally used to dry tobacco leaves and for the production of tobacco. At some point during the 1970s, horse stalls and a tack room were built into the north gable-end of the barn. The barn is now used for storage. Barn II was originally used to house animals, store farm equipment, and animal feed. It is now used for storage.

Architectural significance:

Barn I is a typical example of a mid-late-19th-century tobacco shed with a post-and-beam frame. The barn remains in the original location and the original materials have been well-maintained and are intact. Barn II is a very significant unaltered early 19th-century timber frame barn with evidence of the original hand hewn roof framing. The original materials have been well-maintained and are intact. Barn II remains in its original location. The barns stand as examples of how the use of the property has shifted over the years.

The property gains significance due to its association with the Hubbard Family, a prominent family in the Town of Glastonbury. The Hubbards owned the property for more than 200 years, and gained ownership of it when the land to the east of the Connecticut River was first parcelled out. Furthermore, John Hubbard was an important historical figure during the late 17th and early 18th centuries when he gave land to the town to build the first Meeting House.
• Sources (continuation):

Photographs and field notes by Kristen Young - 11/23/2012.
Interview with Peter and Kathleen Pfeffer - 11/23/2012, at the site; additional photographs by Peter Pfeffer.

Map resources:
Glastonbury Tax Assessor’s Records accessed 12/20/2012 -
http://data.visionappraisal.com/GlastonburyCT/search.asp
Parcel ID: F6/ 4740/ N0007


Aerial views from:  

Historical aerial photography and maps accessed 12/20/2012 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:
Altadis U.S.A., Inc., Company History, accessed 12/20/2012 at:
http://www.altadisusadomesticcigars.com/company.asp


Connecticut State Library online accessed 12/20/2012: 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/41850


Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation,  

U.S. Federal Census, accessed 12/20/2012 at:
http://persi.heritagequestonline.com/hqoweb/library/do/census/search/basic

1. Location map of 127 Neipsic Road, Glastonbury, CT – from https://maps.google.com – accessed 12/20/2012.


5. Northeast context view of Barn II and Barn I. Camera facing southwest, courtesy of Peter Pfeffer.


8. West eave-side of Barn I. Camera facing east.

10. South gable-end and east eave-side of Barn I. Camera facing northwest. Note battens along the lower edge of the east side, for operating the top-hinged vents.

12. Interior view of the northwest corner of Barn I. Note the dropped girt and post-and-beam frame. Camera facing northwest.
13. Interior view of the south gable-end of Barn I. Note the numerous bays and post-and-beam frame joined together with mortise and tenon joints with tree nails.

15. South eave-side of Addition I and Barn II. Camera facing north.

17. West gable-end of Addition I. Camera facing east.

19. East gable-end of Barn II. Camera facing west.

20. East gable-end of Addition II. Camera facing west.
21. West gable-end and south eave-side of Addition II. Camera facing northeast.

22. Interior view of the northwest corner of Barn II. Note the post-and-beam frame. Camera facing northwest.
23. Interior view of the southeast side of Barn II. Note the post-and-beam frame with hand hewn marks. Camera facing southeast.

24. Interior view of the roof of Barn II. Note the hewn, half-lapped and pegged common rafters meeting at the peak with no ridge-board.
25. Historic photograph of Barn I on the left and open fields in the background to the right. Photograph taken before the condominium complex was constructed directly to the north of the property during the late 1980s. Camera facing north. Courtesy of the Pfeffer Family.

26. Historic photograph of Barn II and Barn I before the condominium complex was constructed to the north of the property during the late 1980s. Camera facing northwest. Courtesy of the Pfeffer Family.
27. Historic photograph of Barn II taken before the 1990s. Camera facing northwest. Courtesy of the Pfeffer Family.