**HISTORIC RESOURCES**

<table>
<thead>
<tr>
<th>Building Name (Common)</th>
<th>Tibbals, Stephen, Farmstead</th>
<th>Record No. 49685</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address or Location</td>
<td>516 Little City Road</td>
<td></td>
</tr>
<tr>
<td>Town/City</td>
<td>Haddam</td>
<td>Village</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Paul Slawski, 516 Little City Road, Haddam CT 06441</td>
<td></td>
</tr>
</tbody>
</table>

**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**

Interior accessible? **Yes**

Style of building: **English bank barn, vernacular style** Date of Construction **Mid-late 19th c.**

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

- [x] Clapboard
- [x] Asbestos Siding
- [ ] Brick
- [x] Wood Shingle
- [ ] Asphalt Siding
- [ ] Fieldstone
- [ ] Board & Batten
- [ ] Stucco
- [x] Cobblestone
- [ ] Aluminum Siding
- [ ] Concrete (Type ____________)
- [ ] Cut Stone (Type ____________)
- [x] Other vertical board siding

**Structural System**

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

**Roof (Type)**

- [x] Gable
- [ ] Flat
- [ ] Mansard
- [ ] Monitor
- [ ] Sawtooth
- [ ] Gambrel
- [ ] Shed
- [ ] Hip
- [ ] Round
- [ ] Other

**Roof (Material)**

- [ ] Wood Shingle
- [x] Roll Asphalt
- [ ] Tin
- [ ] Slate
- [ ] Asphalt Shingle
- [ ] Built up
- [ ] Tile
- [x] Other metal panels

Number of Stories: **1 1/2, B** Approximate Dimensions: **45' x 25'**

**Structural Condition:**

- [x] Excellent
- [ ] Good
- [ ] Fair
- [ ] Deteriorated

**Exterior Condition:**

- [x] Excellent
- [ ] Good
- [ ] Fair
- [ ] Deteriorated

**Location Integrity:**

- [x] On original site
- [ ] Moved
- When? ____________

**Alterations?**

- [x] Yes
- [ ] No
- If yes, explain: **Siding replaced**

**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 ___________________________________________ Date 10/26/2012

View Multiple Views Negative on File CTHP

Name Kristen Young and Todd Levine Date 11/5/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude: 41.448139, -72.591847

Threats to the building or site:

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

The barn sits on 2.12 acres of land on the north side of Little City Road, to the east of Wanda Drive. A V-shaped driveway extends to the north off the road, and leads to the south side of a shed. The barn is located in the center of the parcel of land, on top of a hill. To the south, sitting close to the road, is the farmhouse. The shed is to the northwest of the house, southwest of the barn. The property is surrounded by woodland.

The Farmhouse is a 1 1/2-story five-bay cape-style house with wood shingle siding, topped with an asphalt shingled roof. It has a mortared cut-stone foundation. The ridge-line runs approximately east-west, parallel with the road. Located on the south eave-side of the house is the main entry, reached by three stone steps; it consists of a modern pass-through door with trim, nine glazed panes above X bracing. Flanking the entry are pairs of six-over-six double-hung windows with trim. A chimney is centered on the ridge-line of the roof, indicating a hall and parlor floor plan with the kitchen in the rear (in the north eave-side of the house).

Little City Road extends to the west off Killingworth Road (Rte. 81) which runs through the Village of Higganum, in west part of the Town of Haddam. In the center of Haddam, the Haddam Center National Register Historic District is located. The property is approximately a mile from the borders of both the Towns of Durham and Killingworth. To the east are some residential properties, woodland and a few open tracts of land, and a main highway, Route 9, which runs along the west side of the Connecticut River. To the west are woodland and some modern 20th century developments. To the north and south are wooded areas and a few scattered residential properties.

Other sites in Higganum included in the thematic nomination of agricultural heritage sites to the State Register of Historic Places are: the Hubbard Spencer Farmstead at 37 Christian Hill Road, the Captain John and Katherine Smith Farmstead at 95 Jacoby Road, and the Orrin Freeman Farmstead at 37 Maple Avenue.

• 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>C/N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmhouse</td>
<td>Early 19th c.</td>
<td>C</td>
</tr>
<tr>
<td>Barn</td>
<td>Mid-late 19th c.</td>
<td>C</td>
</tr>
<tr>
<td>Shed</td>
<td>Late 20th c.</td>
<td>NC</td>
</tr>
</tbody>
</table>

Barn:

This is a three-bay, four-bent 45’ x 25’ 1/2-story with basement English bank barn whose ridge-line runs approximately east-west. The barn is sheathed in vertical board siding. The gable-roof has overhanging eaves and is clad in rolled roofing on the north side and metal panels on the south side. It has a mortared fieldstone foundation.

Exterior:

The main entry is found in the center bay on the north eave-side of the barn, which faces away from Little City Road, and is reached by an earthen ramp. The entry consists of a pair of double-height side-hinged doors with original iron strap hinges. Set within the western leaf of the door is a modern pass-through door with trim. Near the east corner of the north eave-side of the barn is a modern one-over-one double-hung window with trim. The mortared fieldstone foundation is visible along this side.

The grade drops along the east gable-end of the barn, and the mortared fieldstone foundation is visible along this side. A metal ventilation pipe protrudes from the foundation wall to the north of center of the east gable-end. There are no other features on this side.

The grade drops again along the south eave-side of the barn, revealing a full basement enclosed with a full-height stone foundation wall. A modern pass-through door is located near the east corner, set within the foundation wall.
Heading to the west is as follows: a six-pane window with trim, a pair of deteriorated side-hinged doors, and a window opening, now boarded. There are no other features on this side.

Along the west gable-end of the barn, the grade rises. A window opening, now boarded, is set within the foundation wall, just north of center. There are no other features on this side.

Interior:

The interior is accessed by a pair of side-hinged doors in the center bay of the north eave-side, entering into a typically laid-out English barn. There are three bays, each measuring in approximately 15’, the middle of which was possibly used for threshing. The barn has wood plank flooring and walls with a square rule post-and-beam frame. A majority of the lumber is attached by mortise and tenon joints that are pegged with tree nails, while some is attached by iron nails. Circular saw marks on the timbers indicate this barn was built sometime in the mid- to late 1800s. The end girt is dropped and attached by mortise and tenon joints. Canted queen posts with diagonal bracing toward the outside walls support purlin plates at the mid-span of the rafters. Common rafters of sawn dimension lumber are connected to the purlin plate and meet at the ridge with no ridge-board. The roof deck is constructed of narrow evenly-spaced wood planks. A narrow staircase on the east side of the middle bay leads to the basement.

The basement is also accessed by a pair of side-hinged doors found on the south eave-side, or by a pass-through door near the west corner of the same side. Here the flooring is concrete and the walls are mortared fieldstone. Heavy timbers with circular saw marks are found throughout the basement. The ceiling is constructed of bead board.

• 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.

This is a typical example of a square rule framed English bank barn built during the latter half of the 19th century. This property is also significant for its association with the Mazanek Family, a Czech Republic immigrant family who came to Haddam as farmers at the turn of the 20th century.

Historical background:

The house and [original] barn may have been built by Stephen Tibbals in the early 19th century. He was a farmer and died in 1847 at the age of 61. His estate was sold to Samuel Arnold II in December of 1847 subject to dower rights (Tibbals [sic] widow Hannah survived him and lived until 1871). The 1859 map shows the property belonging to S. Arnold. The next few decades [are] unclear. The 1874 Map [sic] shows it belonging to T. Arnold Estate. By 1889 it is owned by Philander Burr whose estate wills it to relatives Carrie Jordan/Laura Clark. It is called the ‘Tibbals Farm.’ It is sold to Czech immigrant farmers in 1897 and the Mazanek Family operates a farm here until the 1940s. This area of Haddam – Little City – was populated by many ‘Bohemian’ immigrants in the early 20th century who came to rural CT [Connecticut] from NYC [New York City] to farm. (Malloy)

It is assumed the original barn was demolished, as the circular saw marks and construction of the English bank barn now extant indicate this barn was built later in the 19th century. The owners of the property between the 1940s and 1983 are unclear; however, in 1983 Joan D. Glenn acquired the property. She owned it until 2008 when Paul Slawski purchased the property. Slawski is currently the owner of the house and barn. Presently, the barn is used for storage and is in active repair.

Architectural significance:

This is a typical example of an English bank barn built during the latter half of the 19th century. The remaining original materials have been well preserved and are in good condition. The replacement siding that was recently
added was cut from the same type of wood and at the same width, so that it blends in with the original siding. Furthermore, the barn remains in its original location.

This property is also significant due to its association with the Mazanek Family, a Czech Republic immigrant family who came to Haddam to farm the land. Many immigrant families, especially from the Czech Republic, came to the Little City area of Haddam to become farmers. Descendants from the immigrant families still remain in this section today.

• Sources (continuation):

Photographs and field notes by Kristen Young - 10/26/2012.
Interview with Paul Slawski - 10/26/2012, 516 Little City Road, Haddam, CT.

Map resources:
Aerial views from:
Historical aerial photography and maps accessed on 11/5/2012 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:
Malloy, Elizabeth, Executive Director of Haddam Historical Society, email correspondence, 11/2/2012.
1. Location map of 516 Little City Road, Haddam, CT - from https://maps.google.com - accessed 11/5/2012.


5. Southwest context view of the Barn on the hill, camera facing northeast.

6. Southwest context view of the Barn (seen through the trees to the left) and the Farmhouse. Camera facing northeast.
7. South eave-side (main façade) of the Farmhouse, camera facing north.

8. South eave-side of the shed, camera facing north.

10. Close up of the main entry on the north eave-side of the Barn. Note the original iron strap hinges. Camera facing south.
11. East gable-end of the barn, camera facing east.

13. West gable-end and south eave-side of the barn, camera facing northeast.

15. Interior view of the northeast corner of the barn. Note the post-and-beam framing. Camera facing northeast.

16. Interior view close-up of the southeast corner of the barn. Camera facing southeast.
17. Close-up of the post-and-beam framing. Note the mortise and tenon joints with the tree nails and dropped tie-girt. Camera facing south.

19. Interior view of the roof of the barn. Note the diagonal queen post and rafters meeting at the ridge with no ridge-board.

20. Interior view of the south side of the basement of the barn. Note the stair (to the right of the picture), the concrete floor and the heavy timbers. Camera facing south.

22. Interior view of the ceiling of the basement of the barn. Note the bead board.