**Agricultural Heritage Multiple Property Submission - State Register**

### 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.*

<table>
<thead>
<tr>
<th>General Information</th>
<th>Building Name (Common)</th>
<th>Record No. 11549</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Historic)</td>
<td>Kubis Family Farmstead</td>
<td></td>
</tr>
<tr>
<td>Street Address or Location</td>
<td>68 Prospect Mountain Road</td>
<td></td>
</tr>
<tr>
<td>Town/City</td>
<td>Litchfield</td>
<td></td>
</tr>
<tr>
<td>Village</td>
<td>Bantam</td>
<td></td>
</tr>
<tr>
<td>County</td>
<td>Litchfield</td>
<td></td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Karen &amp; Michael Horgan, 68 Prospect Mountain Road, Bantam CT 06750</td>
<td></td>
</tr>
</tbody>
</table>

#### Property Information

<table>
<thead>
<tr>
<th>Present Use</th>
<th>Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Use</td>
<td>Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessibility to Public</th>
<th>Exterior visible from public road?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior Accessible</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>If yes, explain</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Style of Building</th>
<th>English bank/ground level stable/silos, Vernacular style</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Construction</td>
<td>1941, 1947</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Material(s) <em>(Indicate use or location when appropriate):</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>☑️ Clapboard</td>
</tr>
<tr>
<td>☑️ Fieldstone</td>
</tr>
<tr>
<td>☑️ Concrete (Type ____________)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structural System</th>
<th>Wood Frame</th>
<th>Post &amp; Beam</th>
<th>Balloon</th>
<th>Load bearing masonry</th>
<th>Structural iron or steel</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑️</td>
<td>☑️</td>
<td>☑️</td>
<td>☑️</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof <em>(Type)</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>☑️ Gable</td>
</tr>
<tr>
<td>☑️ Gambrel</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(Material)</th>
<th>☑️ Wood Shingle</th>
<th>☑️ Roll Asphalt</th>
<th>Tin</th>
<th>Slate</th>
<th>☑️ Asphalt Shingle</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑️ Built up</td>
<td>☑️ Tile</td>
<td>☑️ Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Stories</th>
<th>1 1/2, B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximate Dimensions</td>
<td>30' x 75'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structural Condition</th>
<th>Excellent</th>
<th>☑️ Good</th>
<th>Fair</th>
<th>Deteriorated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Condition</td>
<td>☑️ Excellent</td>
<td>Good</td>
<td>Fair</td>
<td>Deteriorated</td>
</tr>
</tbody>
</table>

| Location Integrity | ☑️ On original site | ☑️ Moved | When? | 

<table>
<thead>
<tr>
<th>Alterations?</th>
<th>☑️ Yes</th>
<th>☑️ No</th>
</tr>
</thead>
<tbody>
<tr>
<td>If yes, explain</td>
<td><strong>Shed additions to east side in 1980s</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FOR OFFICE USE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town #</td>
</tr>
<tr>
<td>District</td>
</tr>
<tr>
<td>If NR, Specify:</td>
</tr>
</tbody>
</table>
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- [ ] Barn
- [ ] Shed
- [ ] Garage
- [ ] Carriage House
- [ ] Shop
- [ ] Garden
- [✓] Other landscape features or buildings: Stone walls at former house site on west side of road

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 Charlotte Hitchcock _______________________________ Date 8/21/2012

View Multiple Views _______________________________ Negative on File CTHP

Name Charlotte Hitchcock _______________________________ Date 8/31/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.726391, -73.264732

Threats to the building or site:

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

The farmstead straddles Prospect Mountain Road just south of Donahue Road Ext. in the western part of Litchfield. The 1949 Kubis farmhouse sits on the west side of the road, to the west of a lawn area, the site of a former home, later demolished. The modern farmhouse is a 1 ½-story cape-style house with its ridge-line oriented north-south and its east eave-side facing the road. The east side is a five-bay façade with a central door flanked by double-hung windows. There are two dormer windows in the attic. Lower wings extend to north and south. The house has wide clapboard siding and asphalt shingle roofing.

The barn is on the east side of the road. The west gable end of the main barn fronts directly on the road and the site slopes down to the south and east. One silo is located near the southeast corner and the other silo is at the northwest corner. Additional modern sheds are located west of the farmhouse, and include a prefabricated arched metal equipment garage. The Horgans own a total of 65 acres in multiple parcels here and elsewhere in Litchfield.

Along the west verge of the road a stone retaining wall of rough-cut granite blocks with an opening for steps at its center, indicates the front yard of the original farmhouse. A mix of fields, woodlands, and residential properties surrounds the farmstead. Prospect Mountain Road leads south to intersect with Bantam Road (US Route 202) where the village center of Bantam is a short distance to the east. To the north, Prospect Mountain is the high point of Litchfield, and to the west, the Shepaug Reservoir forms the town boundary with Warren.

Two Local and National Register Historic Districts are located in Litchfield as are several other individually-listed sites. The Milton Center Historic District is two miles to the north and includes the village center of Milton with its common, a bridge crossing the Shepaug River, a historic water power site, and approximately 150 surrounding 18th- and 19th-century buildings (the LHD boundary is more inclusive than the NR district). The Borough of Litchfield Historic District, the first historic district established in Connecticut (in 1959) is six miles to the east of the Prospect Mountain Road site, and focuses on the town green and approximately 475 surrounding structures dating from the 18th century onward. It is a Local and National Historic Landmark district. Other farmstead sites included in the current State Register of Historic Places thematic nomination represent the agricultural areas surrounding the Borough of Litchfield: Bunnell Farm at 498 Maple Street in Milton; two sites formerly making up Toll Gate Farms on Chestnut Hill Road, the Iffland Farmstead at 374 East Litchfield Road and Echo Farm at 43 East Litchfield Road, both in East Litchfield; and the Curtiss-Goodwin Farmstead at 34 Goodwin Hill Road in the village of Northfield.

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

Architectural description:

| Inventory of structures (C – contributing, NC – non-contributing): |  |
|---|---|---|---|---|---|
| House | 1949 | C | Garage/shed | 20th c. | NC |
| Barn | 1941 | C | Metal Shed | Late 20th c. | NC |
| North silo I | 1947 | C | | | |
| South silo II | c. 1950 | C | | | |

Barn:

The main barn is a 1 ½-story extended English bank barn, 32’ x 80’ with several attached additions, and two concrete silos. The main block is a six-bay structure with its ridge-line oriented east-west, its west gable-end facing the road, and its main entrance in the north eave-side where the upper grade level provides access to the main hay mow level. A stone retaining wall at the northwest corner makes the transition from the upper level grade to a basement level grade around the west, south, and east sides. A shed-roofed workshop addition extends north from the eastern bays at the upper level, and has a basement level below grade. Shed-roofed additions extend east from the east gable-end, and a small milk room addition extends south from the west corner.
Exterior:
The north eave-side has the main entrance in the third bay from the right (east), a full-height pair of exterior-mounted sliding doors entering the main hay mow level. To the right, a concrete silo (Silo I) stands adjacent, joined to the barn by a low concrete-roof covering a basement level connecting passage. To the left, a 25’ x 30’ 1-story shed-roofed addition containing a workshop is accessed via a sliding door in its west eave-side. Grade slopes down to the east along the north side of this addition. Grade also slopes down to the west along the westernmost bay of the main barn to a retaining wall which extends westward from the corner.

The west eave-side has no openings at the main level, and a sign with a picture of a Holstein cow, identifying the “Kar-Mic Dairy, Bantam CT.” The basement level, exposed at the lower grade level and opening close to the street line, is a fieldstone wall with a door opening at the center. An exterior-mounted sliding door provides access to the interior. The milk room, a concrete block masonry addition, 12’ x 14’, is attached to the south side with its west wall flush with the west eave-side. The milk room has a low-pitch shed roof and a door and window in the west wall opening to a concrete loading platform. The south side of the milk room has a single six-pane metal window.

The south eave-side of the barn has one window opening in the main level. The basement level, also fully exposed at the lower grade level, is constructed of mortared fieldstone the full height up to the sill level of the main floor. This is the foundation of an earlier barn that burned in 1941. A series of single and paired stable window openings in the masonry allow light into the basement level. The north eave-side has one window opening in the main level. The basement level, though several siding boards are missing. The workshop wing attached at the north side has its east side flush with the east gable-end side. Grade slopes down to east along the north side of this addition. Grade also slopes down to the west along the westernmost bay of the main barn to a retaining wall which extends westward from the corner.

The east gable-end of the barn has no openings at the main level, though several siding boards are missing. The workshop wing attached at the north side has its east side flush with the east gable-end wall. There are two stable-type windows in the addition. A 1-story shed-roofed addition at the basement level extends the full width of the main barn and the workshop addition. This appears to have been open-sided at one time, but has been enclosed by a mix of board and plywood panels. A gated opening near the center of the main barn’s width leads out to paddocks east of the barn.

Siding is vertical boards, with faded red paint. Roofing is metal panels. There are two metal ventilators on the ridge of the main barn.

Interior:
The basement level is laid out as a ground level stable barn. The earlier foundation walls of massive fieldstone masonry remain as the west and south walls, while the north wall was reconstructed as a concrete retaining wall when the barn was rebuilt in 1941. Longitudinal steel girders on rows of steel columns and wood posts support the floor framing of the main level above. A double stanchion layout occupies the length of the main barn. Double manure gutters are recessed in the center aisle, with a mechanical scraper system that clears manure through the gutter out an opening in the south wall east of Silo II. A plywood panel ceiling covers the joists, but some materials appear likely to be survivors from the previous structure. Openings in the walls include paired stable window openings in the south wall and access doors to the silos and milk room, in addition to the entry door at the west end.

The basement area below the workshop extends north and accommodates additional stanchions and some loose stall areas. The shed-roofed addition at the east end contains stalls. There is a mix of mid-20th-century metal stanchions and and pens with later wood stall barriers. Currently 17 cows are milked in the main aisle.

The upper level is constructed of timber post-and-beam laid out in a six-bay arrangement with the main door opening in the third bay from the west. The timbers are sawn dimensional material, with nailed angle braces. There are cross girts at the eave line, built up from multiple smaller members, at the western bays where there are interior posts forming a layout similar to traditional bents. The eastern bays have no interior posts or cross girts but have tension cables at the eaves. Flooring is wood planks. Four shafts at the perimeter allow pitching of hay down to the stable below. Boxed ductwork connects the stable area to the roof-top ventilators. A hay track is suspended at the peak. In the north wall at the second bay from the east, a pair of doors provides access to the workshop addition.
Silos I and II:
The two concrete silos are of the type constructed of stacked pre-cast concrete rings with an opening in the side connecting to the smaller semi-circular projecting ladder enclosure for access to load and unload silage. The domed roof was typically poured in place. A small ventilator cap sits at the top of the dome. Silo I, at the north side of the barn, sits on a foundation sunk into the upper grade, and has an access below grade into the stable level. Silo II, at the south side, has a doorway into the basement stable level. Both silos are currently unused.

• Historical or Architectural importance:

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

The farmstead is highly significant as a family-owned working farm going into its fourth generation and exemplifying the heritage of Eastern European immigration to Connecticut, which had a profound affect on agriculture in the state. The barn represents a traditional form reconstructed after a fire. Subsequently, the silos were examples of the latest state-of-the-art construction technology, while the milk room of concrete masonry exemplifies a simple expeditious response to the requirements of hygiene regulations.

Historical background:
Built before World War II with the help of Bantam neighbors, this barn embodies an important part of the rich immigrant history of Litchfield's farming community. Karen Horgan, the present owner of Kar-Mic Dairy, with her husband Michael, represents the third generation of the Kubis family to run a dairy farm at this address. The line began with Josef and Agnes Kubis, who emigrated from Czechoslovakia in the early 1900s. Josef Kubis (1890-1962) worked in Philadelphia coal mines and a scissors factory in Bridgeport, CT, before moving to Cornwall with his wife Agnes Tibor (1890-37) in 1915. They bought a 190-acre farm in Bantam in 1919 because there was no school near their Cornwall home. The location on Prospect Mountain Road location made it possible for their 6 children to walk down the hill to the Bantam school.

The Kubis’ Bantam farm included an old, one-story farmhouse (c. 1800), located on the west side of the road and a barn across the street. The 1874 Beers Atlas identifies the property as belonging to H. L. Wheeler. To help pay the note for his property, Mr. Kubis did plowing and odd jobs using a pair of workhorses. He became a naturalized citizen in 1926. Two more generations of the Kubis family lived in the old house, without benefit of plumbing or central heat, until a new house, built behind it (to the west) was completed in 1949. For a time, the empty, dilapidated Wheeler farmhouse remained standing directly in front, but it was eventually torn down. The remarkable granite fence and steps at the roadside are all that remain of the original farmyard on this side of the road, and they are an important historic resource at this site.

Josef Kubis did most of his farming using a horse-powered mowing machine and an old wooden tooth rake. The mowing machine enabled him to go directly over the windrows, pick the hay up and ride it up a shoot into his wagon. In the 1940s, Josef’s son Joseph took over the farm, where he had been working full time since finishing the 8th grade. At the onset of the war, farmers were exempt from service to ensure continued dairy production; to prevent his son from being drafted, the elder Kubis sold him a dozen cows.

The family has always raised Holsteins, which they prefer for their excellent milk production and for traits (such as butter fat yield) that can be controlled and enhanced through natural breeding. Josef had about 200 chickens, and sold eggs to market; they also raised pigs and sold piglets.

Joseph Kubis met his future bride, June D. Hess, on one of her many walks to the farm to buy milk and eggs. June pitched in to all aspects of farming—except she refused to milk the cows. Of their five daughters, Karen, the eldest (b. 1946) now runs the farm with her husband Michael Horgan (hence “Kar-Mic” Dairy).

Joseph and June Kubis initially expanded the herd to about 20 cows. Before they bought their first electrically cooled bulk tank (c. 1954), they cooled the milk in an icebox. Cans of milk were picked up by a wholesale
distributor from a wooden platform at the bottom of Prospect Mountain Road at the intersection of the Bantam Turnpike.

During the early winter of 1941, fire destroyed the old Wheeler barn. At the time, ash from the stove was saved for fertilizer. Live coals were accidentally dumped into the gutters. Neighbors pitched in to rebuild. A sawmill was set up behind the house, and all of the lumber for the replacement barn, rebuilt on the same site, came off the property. A few years after the barn was finished, the Kubis' replaced the wood-stave silo with a concrete version they believe to be the first concrete silo in Connecticut. (See related form.)

Over the years, the working farm has been reduced from 190 acres to 65 acres. The Horgans are milking 17 cows twice a day, yielding 1,500 pounds of milk that is picked up by a wholesaler every other day. Two of the Holsteins each produce 100 pounds a day. The cows are raised and fed according to traditional practice to keep them from being finicky eaters and getting too much protein. The Horgans still cut all of their own hay.

These two silos (grass and corn) were added a few years after the barn was built. The oldest (1947) of the two is the northwest silo, which the owners believe to be the first poured concrete silo in CT. It replaced the original wood-stave silo in the 1940s. The second silo was added in the 1950s. In three generations of farming, the Kubis' have always grown their own hay. They used chopped corn for the first time in 1956. At the height of the dairy operation, the family mowed about 500 acres—harvesting grass from their own land, from the yards of their neighbors (mowed twice a summer), a half acre or so here and there, as well as from fields across from West Morris Road, on the present site of Wamogo and on White Memorial land. In earlier, pre-silo days at the farm, all of the hay was loaded into the upper level of the barn for curing. There are four chutes for forking the hay down to the cows below. The concrete silos represented a technological advance in that they were easier to maintain than the wood versions. Unlike in barn storage, it is possible to load grass into the concrete silo green. However, the concrete attracts moisture more readily, which can cause the silage to mold and deteriorate. Tight packing is critical. Neither silo is used today. The current practice is to wrap the grass in plastic to create green fodder (Carley, 2007).

The eastern shed additions to the stable level date from 1985-1988. Today’s Holstein cows have increased in size over the cows of the 1940s, and they are too large for the dimensions of the dairy barn, so Karen is breeding a cross with Jerseys to develop a smaller size herd with desirable milk characteristics. At present a fourth generation of the family, one of Karen and Michael’s daughters, is preparing to take on the farm, making plans for how to continue dairy in the years to come.

Architectural significance:

The farmstead is highly significant as a family-owned working farm going into its fourth generation and exemplifying the heritage of Eastern European immigration to Connecticut, which had a profound affect on agriculture in the state.

The barn represents a traditional form reconstructed after a fire at a time during World War II when materials were scarce and locally-cut timber built in a traditional form was the most effective solution. The heavy fieldstone foundation extends full-height across the west and south sides and the English barn profile has the additive character provided by additions. Its interior construction is relatively light-weight, coming at a time when many new barns were constructed with the trussed dimension lumber gambrel designs that were promoted through state extension services and through published designs. Apparently in this case the urgency of reconstructing a barn after fire damage and the community effort that provided the labor, made it easier to cut wood locally and rebuild a traditional barn type. Subsequently, the silos were examples of the latest state-of-the-art construction technology, while the milk room of concrete masonry exemplifies a simple expeditious response to the requirements of hygiene regulations.
• Sources (continuation):

Photographs and field notes by Charlotte Hitchcock 8/21/2012.
Interview with Karen Horgan 8/21/2012, at the site.

Map resources:
Litchfield Tax Assessor's Records, Parcel ID: 81/84/1.

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
Beers, F.W., Atlas of Litchfield County, F.W. Beers & Co., 1874
Hopkins, G.M., Jr., Clark’s Map of Litchfield County, Richard Clark, Philadelphia PA, 1859.


Print and internet resources:


3. Detail Site Plan Sketch identifying resources; base image from Google Maps.

4. View of the stone retaining wall along the west side of Prospect Mountain Road, camera facing west. Lawn is the site of the original farmhouse; the 1949 Farmhouse is at right rear.
5. East view of 1949 farmhouse, camera facing west.

6. North view of barn with workshop addition at left, Silo I at right, camera facing south.
7. Detail view of the base of 1947 Silo I, camera facing west. Construction of stacked concrete rings is evident in the horizontal joint lines.

8. Southwest view of barn, camera facing northeast. At left rear, Silo I, at center foreground is the milk room, and at right is Silo II. Note the metal roof ventilators.
9. South detail view of barn foundation wall and window opening, camera facing northwest.

10. Northeast view of barn showing east shed additions and upper part of workshop addition, camera facing southwest. Note Silo I at right rear, roof of Silo II at left rear.
11. Interior view of barn basement stable area, camera facing west. Note mechanical scraper in manure gutter.

12. Interior view of basement showing east end wall of main barn block, camera facing west.
13. Interior view of barn basement stable area with calves, camera facing southeast. At rear is original calf or bull pen fencing.

14. Interior view of barn main level showing the entry bay, camera facing south.
15. Interior view of barn main level, eastern bays without cross girts, camera facing southeast.