### HISTORIC RESOURCES

**Stepney / uni2714**

- **Barn I**: 26' x 30'
- **Barn II**: 12' x 25'

### BUILDING AND STRUCTURES

<table>
<thead>
<tr>
<th>GENERAL INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Common)</td>
</tr>
<tr>
<td>Building Name (Historic)</td>
</tr>
<tr>
<td>Street Address or Location</td>
</tr>
<tr>
<td>Town/City</td>
</tr>
<tr>
<td>Village</td>
</tr>
<tr>
<td>County</td>
</tr>
<tr>
<td>Owner(s)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPERTY INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Present Use: Commerce/Trade: professional; Domestic: single dwelling</td>
</tr>
<tr>
<td>Historic Use: Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling</td>
</tr>
<tr>
<td>Accessibility to public: Exterior visible from public road? Yes No</td>
</tr>
<tr>
<td>Interior accessible? Yes No</td>
</tr>
<tr>
<td>Interior renovations: conversion to furniture workshop.</td>
</tr>
<tr>
<td>Style of building: English barn, vernacular style</td>
</tr>
<tr>
<td>Date of Construction: 1880s or earlier</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Material(s) (Indicate use or location when appropriate):</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Fieldstone</td>
</tr>
<tr>
<td>☑ Wood Shingle</td>
</tr>
<tr>
<td>☑ Cobblestone</td>
</tr>
<tr>
<td>☑ Load bearing masonry</td>
</tr>
</tbody>
</table>

### Structural System

- ☑ Wood Frame
- ☑ Post & Beam
- ☑ Load bearing masonry
- ☑ Structural iron or steel
- ☑ Balloon

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

<table>
<thead>
<tr>
<th>Material (Type)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Wood Shingle</td>
</tr>
<tr>
<td>☑ Roll Asphalt</td>
</tr>
</tbody>
</table>

| Number of Stories: 1 1/2 |

**Structural Condition:**

- ☑ Excellent
- ☑ Good
- ☑ Fair
- ☑ Deteriorated

**Exterior Condition:**

- ☑ Excellent
- ☑ Good
- ☑ Fair
- ☑ Deteriorated

**Location Integrity:**

- ☑ On original site
- ☑ Moved

**Alterations:** Yes No

- If yes, explain: Interior renovations: conversion to furniture workshop.

<table>
<thead>
<tr>
<th>FOR OFFICE USE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town #</td>
</tr>
<tr>
<td>Site #</td>
</tr>
<tr>
<td>UTM</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>District</th>
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<tbody>
<tr>
<td>S</td>
</tr>
<tr>
<td>NR</td>
</tr>
<tr>
<td>If NR, Specify: Actual Potential</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, lawn, mature trees, river

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 10/13/2011

View Multiple Views _______________________________ Negative on File CTHP

Name Charlotte Hitchcock _______________________________ Date 10/03/2011

Organization The Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.305195, -73.253204

Threats to the building or site:

☑ None known  ☐ Highways  ☐ Vandalism  ☐ Developers  ☐ Renewal  ☐ Private

☐ Deterioration  ☐ Zoning  ☐ Other ________________  ☐ Explanation ________________
• Interrelationship of building and surroundings:

The 3.64-acre property is located on the west side of Old Newtown Road, directly across from the intersection with Purdy Hill Road which makes a right angle turn toward the south. Formerly the intersection had a triangular island which eased the transition at a steep grade change, but in recent years the grade has been raised and the island removed, leaving 1 Old Newton Road several feet below the street level with a steel guardrail across the street line. Hence one can no longer walk onto the property at the front of the house but must use driveways to the north for the house, or south for the barns. The edges of the property towards the north and the west are buffered by woods and the north property line is bounded by a stone wall. The property is situated in a mixed land-use area, with residential lots to the north and the east. The West Branch of the Poquonnock River runs along the west property line, separating the property from commercial businesses along Main Street (Route 25). The property is marshy along its west edge near the river and rises toward the east and north. Across the street at the northeast corner of Purdy Hill and Old Newtown Roads is the Thomas Hawley House, a c. 1755 structure listed on the National Register of Historic Places. Further northeast is an expanse of open fields, in agricultural use by a plant nursery, and a recreational rail-trail, the Housatonic Valley Rail Trail, utilizing the right-of-way of the former Housatonic Railroad. Other residential development includes a mix of historic 19th-century homes further north along Old Newtown Road, and mid-20th-century homes along Purdy Hill Road.

The farmhouse is set back slightly from the road directly west of the intersection, while the barn complex is located along the east edge of the property south of the farmhouse, and there are two additional outbuildings to the north of the house. A stone wall runs east-west from the house toward the river.

The farmhouse is a 2 ½-story structure with its ridge-line oriented north-south parallel to the road. The east eave-side is a three-bay façade with an entry door flanked by six-over-six double-hung windows on the ground floor. The north and south gable-ends are two bays wide with rectangular attic windows reminiscent of a vernacular Greek Revival style. A 1-story porch with Victorian turned posts wraps around the south and east sides. At the west side a 1 ½-story ell projects westward, with an asymmetrically-pitched gable roof. The grade slopes down to the west, exposing the basement level below the ell, where there are windows. The house is clad in wood shingle siding painted brown with white trim. The roof has overhangs at the eaves and rakes, with sloped wood soffits. Roofing is asphalt shingles.

Barn I and Barn II are to the south of the house. Barn III, north of the house, is a small chicken coop with a shed roof. The south-facing windows are closed with board shutters and flank a central door. The roof slopes down from south to north. There is a single window in the south side and the north and east sides are blank. Siding is horizontal lap siding painted brown with white trim and mortared fieldstone foundations are visible on the downslope side (west). Barn IV is a shed located north of the coop and facing west. It has a closed portion to the south and an open-roofed portion to the north; its east wall is built into the slope. The roof is a low-pitched asymmetrical gable or hybrid shed, with its ridge-line oriented north-south, a narrow pitched portion to the west forming an overhang and a wide low-slope eastern pitch, with asphalt shingles. This shed has a concrete east foundation retaining wall, and clapboard siding painted brown with white trim.
Other notable features of building or site (Interior and/or Exterior):

Architectural description:

Inventory of structures (C – contributing, NC – non-contributing):
- House 19th - early 20th c. C
- Barn I 19th c. C
- Barn II 19th c. C
- Barn III - Coop 20th c. C
- Barn IV – Shed 20th c. C

Barn I – English Barn:

Barn I is a small 12 x 25-foot 1 ½-story gable-roofed English barn with its ridge-line oriented north-south, attached at its northeast corner to Barn II. Barn II is a taller 26 x 30-foot 1 ½-story gable-roofed three-bay English barn, also with the ridge-line oriented north-south and attached to Barn I at its southwest corner. The east eave-side of Barn II is set close to the street line while Barn I is stepped back from the road. Grade slopes down from east to west, with Barn II opening to the grade level of the road, and Barn I sitting a half-level lower. Fieldstone foundation wall is partially exposed on the lower west sides of both structures. Siding is vertical boards painted red with white trim. Roofing is asphalt shingles.

Exterior:

The east eave-side of Barn I has a pair of hinged doors close to the left (south) corner, which formerly opened into the main level. A pass-through door to the right now opens to steps down into a concrete-lined basement level constructed by the present owner to accommodate utilities for the furniture repair business. The south gable-end has a single six-pane stable window with beveled head trim. Fieldstone foundation is partially exposed as the grade drops. The west eave-side has no openings and is covered by advertising signage for the C.H. Bennett shoe store of Bridgeport, CT. Several courses of un-mortared fieldstone foundation are exposed above grade. The north gable-end is mostly abutting the south wall of Barn II, but a 3-foot section projects west of Barn II and has no openings. The roof of Barn I is lower than that of Barn II, and abuts Barn II at approximately the mid-point of its south gable-end. The roof has minimal overhangs with exposed rafter tails on the eave-sides and no overhang at the gable-ends.

Interior:

The interior has been insulated and sheathed with plywood for use by the furniture repair shop; the structural members are not visible.

Barn II – English Barn

Exterior

The east eave-side is the main entry façade, with a sliding exterior door in the center of the three bays. To the right (north) is a side-hinged door occupying the right bay. A hay door is located at the center of the loft level. A fieldstone retaining wall extends southward, aligned with the east wall, making the transition to a half-level lower grade at the south end. The south gable-end has a low cellar accessed by a short pair of hinged doors. Above at the main level is a pair of six-pane stable windows with trim, and a small two-pane attic window. The left (west) part of the south end is covered by the abutting Barn I. The west eave-side has a 4-5 foot height of un-mortared fieldstone foundation wall exposed. At the main level there are two six-pane stable windows with beveled top trim, located to the right (south) of center. There is an exhaust vent near the right corner. The wall is fully covered by advertising signage for the Foster-Besse department store of Bridgeport. The north gable-end has a pass-through door (added during 1984 re-use) to the right (west) of center at the main level. A six-pane stable window with trim is located to the left. A hinged hay door is centered at the loft level below the eave line, and a two-pane attic window with trim is near the apex of the attic. The roof has overhangs at the eaves and rakes, with sloped board soffits.
Interior:

Although the walls have been insulated and sheathed on the interior, the timber frame is exposed in the loft/attic level and ceiling of the lower level, and consists of hewn timbers with square-rule framing. Two intermediate lateral bents divide the space into three bays. Additional support posts have been added mid-span at the main level, and a cat-walk has been added in the attic for maintenance of exhaust systems. A pair of longitudinal purlins is at mid-span of the common rafters. Many of the diagonal brace members exhibit saw marks of an up-an-down or sash saw. The rafters are sawn dimension lumber, contrasting with the round log joists supporting the loft floor. There are dropped girts in the end and intermediate bents.

• Historical or Architectural importance:

Applicable Connecticut Register Criterion:

2. Embodying the distinctive characteristics of a type, period, or method of construction.

Historical background:

This house began as a single room dwelling built into the hillside in the mid-1800s. It was added onto later in the nineteenth century. It has been known early in the twentieth century as the Booth House. According to the 1867 Beers atlas, it was the property of “H. Hawley” (McCain, p. 2).

The property was a part of the Hawley farmstead; the Thomas Hawley House at the northeast corner of Purdy Hill Road and Old Newtown Road is the principal structure. The following quotation is from the Hawley Homestead National Register Nomination:

Thomas Hawley was the grandson of Joseph Hawley, one of the original settlers of Stratford, who purchased most of the present town of Monroe from the Paugusset Indians in 1671 …

An inventory of Thomas Hawley's estate at the time of his death in 1817 shows that he owned 149 acres of surrounding land. The house was valued at $160.00, slave house at $10.00, and barn at $130.00 (the estate totaled $6050.00). David Hawley was the beneficiary of his father's house, and his descendants occupied the homestead into the present [20th] century (Brilvitch, Section 8).

In the mid-19th century, a parcel of about 5 acres was sold off, to become the home of David Booth and his family.

The bold advertising signage on the west wall of the two barns dates from the period of c. 1890-1910. When current owner Russ Hartz retained painter Mike Dzujna and art restorer Christopher Naples to restore the ads in the mid-1990s, preparatory work revealed an earlier sign on Barn I that had been painted over by part of the Foster-Besse ad. When restored, this was an advertisement for Bennett’s Shoes, a Bridgeport shoe store that went out of business in 1900. The larger ad for Foster-Besse on Barn II promotes a department store chain which began in Bridgeport and expanded to 41 cities from Maine to Missouri. The first store opened in 1877, the expansion began around 1900, and the chain remained in business through the 1940s. These signs can thus be dated to the period around 1900, when the Bennett’s sign was painted over by Foster-Besse to increase their ad space. At that time, the area between the barns and Main Street (Route 25) was an open pasture and river flood plain, so the barn walls were visible to passing traffic as giant billboards.

In the early 20th century, David Booth’s daughter Carrie Booth married Nicholas Winblad. They built the front 2-story part of the house in about 1912. The Winblads had seven children and lived in the house until the Hartzes purchased the property in 1984 from the Winblad Estate. Eddie Winblad was still living there at the time.

The smaller barn, Barn I, was built as a cow-shed for 7 cows, and appears to be the oldest building on the property. The larger three-bay English barn, Barn II, was built later on the north side of the small barn (Hartz interview). The presence of hand-hewn timbers in combination with sawn members, may suggest either the re-use of old timbers for construction or a remodeling during the time that sash saw was the prevalent equipment in sawmills (early to mid-1800s). The dimension lumber used for rafters may indicate either a late 19th-century date (1870s or later) or a remodeling.
The chicken coop and shed north of the farmhouse (Barns III and IV) are identified by the Assessor’s record as early 20th-century (c. 1920). The use of horizontal lap siding of the chicken coop and the historical rise of poultry farming in Connecticut in the early 20th century, are consistent with dating these features to the period of the Winblad ownership.

**Architectural significance:**

These barns are significant as typical examples of the English barn, with intact exterior condition and setting – the vicinity to the north along Old Newtown Road has a series of extant homes from the 18th and early 19th centuries. But they are particularly significant as a locally rare example of the advertising tradition in which a barn owner hosted advertising in return for a barn paint job. Main Street (Route 25) had been an early toll road between Bridgeport and Newtown and by the date of this signage was a busy through route. The proximity of the city of Bridgeport with its supply of shops and ready-made goods evidently made advertising in this location a worthwhile expenditure. This was a sign of the change in Connecticut’s rural town residents from subsistence farmers to participants in a market economy. Products like dairy and poultry were supplied to the cities and goods could be purchased from city vendors rather than being made locally.

At this site, the preservation of the advertising signage is due to the efforts of the owner, Russ Hartz, who hired a team including the house painter and art restoration specialist who also researched the two advertisers.

Also of note here is the adaptive re-use of agricultural buildings to a new use as a furniture repair and restoration workshop. The interior spaces are fully insulated, wired for power equipment, heated and ventilated; the exteriors retain their historic appearance with minimal change.

**Sources (continuation):**


Interview with Russ Hartz, reminiscence of previous resident, Eddie Winblad, 10/13/2011 at the site.


**Maps:**

Aerial Maps of Monroe, CT, from websites

http://www.bing.com/maps


Historic map:

Chace, J., Clark's map of Fairfield County, Connecticut, Publisher: [S.l.], 1856.
Reproduced from the original map in the Geography and Map Division, Library of Congress.
http://www.flickr.com/photos/uconnlibrariesmagic/3387034755/

US Geological Survey Maps, archived at the University of New Hampshire:

Derby Connecticut 1893, Long Hill Connecticut 1947 and 1953, Botsford CT 1951

UTM coordinates: http://itouchmap.com/latlong.html

**Print and internet resources:**

Bridgeport Public Library Historical Collections,
   City Directory 1925,
   Barnum Collection, Bridgeport Post, 9/22/1927, 7/13/1939, 1/21/1948.

Brilvitch, Charles W., Thomas Hawley House National Register Nomination No. 80004059, National Park Service, 1980.


1. Location map of 1 Old Newtown Road, Monroe CT – from [http://maps.google.com](http://maps.google.com) accessed 11/04/2011.

4. Sketch plan of the main level, Barn I and Barn II.

5. North and west sides of barns, camera facing southeast. Barn II at left, Barn I at right.

7. Southeast view of barns, camera facing northwest. Barn I at left, Barn II at right.
8. South view of barns, camera facing north. Barn I at left, Barn II at right rear.

9. Southwest detail view of Barn I, camera facing northeast.
10. Interior of main level west wall, Barn II, camera facing west.

11. Interior of main level Barn II, camera facing east.
12. Interior of attic, Barn II, camera facing south.

13. Interior of attic, Barn II, camera facing north, showing hewn purlin and sawn rafters.
14. Interior of attic, Barn II, northwest corner, camera facing northwest, showing hewn plate and dropped girt, and sawn brace and rafters.

15. 1 Old Newtown Road, Barns 1 (right) and II (left) prior to sign restoration and roof replacement – c. 1985 (Russell Hartz photograph).