

**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) Sullivan Farm Record No. 49768  
 Building Name (Historic) Sullivan, William Adolphus and Sally Ann, Farmstead / Greatbrook Farm  
 Street Address or Location 140 Park Lane Road (US Route 202)  
 Town/City New Milford Village Park Lane County Litchfield  
 Owner(s) Town of New Milford, 10 Main Street, New Milford CT 06776  Public  Private

**PROPERTY INFORMATION**

Present Use: Agriculture/Subsistence: agricultural outbuilding  
 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 During events open to the public  
 Style of building Extended English bank barn, Vernacular style Date of Construction 1869-1946

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

- |  |   |   |                                       |  |
|--|---|---|---------------------------------------|--|
| <input type="checkbox"/> Clapboard             | <input type="checkbox"/> Asbestos Siding        | <input type="checkbox"/> Brick  | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding  |
| <input checked="" type="checkbox"/> Fieldstone | <input type="checkbox"/> Board & Batten         | <input type="checkbox"/> Stucco                                       | <input type="checkbox"/> Cobblestone  | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Concrete (Type _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Vertical wood siding</u> |                                       |  |

**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: 1 1/2, B Approximate Dimensions 32' x 80', 25' x 75', additions

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: Various additons and outbuildings added over 150 years.

**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: Brook, pastures, power line

**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 William Sullivan & James Terrill - 1869 Main barn

• Historical or Architectural importance:

See continuation sheet.

• Sources:

Cunningham, Jan, Connecticut's Agricultural Heritage: an Architectural and Historical Overview, Connecticut Trust for Historic Preservation & State Historic Preservation Office, 2012.

See continuation sheet.

Photographer Charlotte Hitchcock Date 11/30/2012

View Multiple Views Negative on File CTHP

Name Charlotte Hitchcock Date 12/12/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:  
41.609322, -73.402662

**Threats to the building or site:**

- None known     Highways     Vandalism     Developers     Renewal     Private
- Deterioration     Zoning     Other \_\_\_\_\_     Explanation \_\_\_\_\_

**HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES** continuation sheet

140 Park Lane Road, New Milford CT

Record No. 49768

3

- Interrelationship of building and surroundings:

To the north of the center of New Milford, several small rivers flow southward in valleys between north-south ridges. Great Brook runs through one of these. Today's US Route 202, locally Park Lane Road, roughly parallels the brook. It heads north out of the densely populated center of town, passes through the village of Park Lane, and reaches the site of the Sullivan Farm, then continues northeast toward Litchfield.

A number of other historic resources in New Milford are recognized by listing on the National Register of Historic Places, including the New Milford Center Historic District, the Town Hall, Housatonic Railroad Station, and several tobacco warehouses. The town center area is located two miles to the south of this site. Approximately three miles to the north, the Hine-Buckingham Farms on Upland and Crossman Roads is on the National Register. New Milford farmsteads and barns included in the current thematic nomination of Agricultural Heritage resources are the Larson Barn at 388 Danbury Road, the Smyrski Barns on Merryall Road, and the Morehouse-Reynolds Farmstead at 4 Old Mill Road.

The Sullivan Farm once occupied 43 acres west of the road and 104 acres on the east side. George R. and Signe (Beth) Sullivan still live in their 1954 farmhouse with a few outbuildings at 139 Park Lane Road; they have sold the 104-acre parcel on the east side, 140 Park Lane Road, to the Town of New Milford. One of their daughters lives in the original c. 1830 farmhouse next door at 135 Park Lane Road. Sullivan Farm property east of Park Lane Road slopes down from the roadside to a low point along Great Brook. The Main barn (Barn I) sits close to the road and consists of several structures joined together and added onto over the years. The Tobacco barn (Barn II) is perpendicular and attached to Barn I at its north wall and extends eastward. To the north of Barn II is a small 30' x 40' gable-roofed barn known as the Pa Taylor barn (Barn III), a 1 ½-story unpainted three-bay gable-roofed structure with its ridge-line oriented east-west. The two eastern bays are open at the ground level and serve as a wagon shed. East of the north end of the main barn is a c. 1960 gable-roofed shed, 35' x 45', known as the Calf shed, constructed in the 1960s with a metal roof. Also east of the main barn and south of the Calf shed is a Maple sugar house, a late 19<sup>th</sup>-century post and beam structure which was dismantled at the Larson Farm (see nomination for 388 Danbury Road) during the construction of the new high school. The frame was repaired and re-assembled here as a sugar house. Much of the surrounding area has been developed with subdivisions of single-family homes of the late 20<sup>th</sup> century. The Sullivan Farm contrasts with the local pattern of recent development by preserving a large tract of agricultural open space.

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

**Architectural description:**

Inventory of structures (C – contributing, NC – non-contributing):

Barn I – Main barn	1869 and after	C
Barn II – Tobacco barn	c. 1870	C
Barn III – Pa Taylor barn	moved c. 1940	C
Calf shed	c. 1965	NC
Maple sugar house	c. 1890, moved 2002	C

Buildings associated with the farm but under separate ownership by Sullivan family:

135 Park Lane Road	c. 1830
139 Park Lane Road	1954

**Barn I – Main barn:**

The main barn consists of a central core and a number of additions. The core structure is a 30' x 52' English bank barn dating from c. 1869. Its ridge-line is oriented north-south parallel to the road, and the barn is located close to the edge of the modern roadway (when constructed, it was a narrower dirt road). The barn was extended southward another 30' c. 1900 for a horse barn addition which continues the same roofline. The east side was later expanded for a wider basement dairy stable, a connector was built to join the tobacco barn to the main structure, and a small

## HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

140 Park Lane Road, New Milford CT

Record No. 49768

4

bull barn addition was added to the east end of the tobacco barn. Siding throughout is vertical flush boards painted red with white trim. Windows are trimmed with beveled lintel and casings. Roofing is asphalt shingles.

**Exterior:**

The core structure, a three-bay English bank barn, has its main entry doors in the center bay of the west eave-side facing the road. The main doors are a pair of tall single sliding doors hung on an exterior track with a shallow hood, both sliding to the left (north). A shorter sliding door is in the right (south) bay, with the modern farm stand located inside this bay. To the right (south) is the horse barn extension, which has a row of four-pane stable windows in the ground level. Above at the loft level there are four-pane windows, and a hay door.

At the south gable-end of the horse barn where the natural grade slopes down toward the east, grading has formed a level entry terrace with a fieldstone retaining wall along its eastern edge. In the gable-end is a centered doorway with a pair of hinged doors flanked by four-pane stable windows. In the attic there is a horizontal window with three four-pane sash, and a louvered vent above at the peak.

The east side of the barn has a fully exposed basement level. Along the left (south) wall of the horse barn a fieldstone foundation wall is exposed at the basement level; at the main level is a row of four four-pane stable windows, and in the loft level are two four-pane windows. Along the length of the core block a 2-story shed-roofed addition (built before 1920) extends the width of the barn east by about ten feet. The exterior is wood siding with a concrete foundation wall exposed below. The basement level has a row of four-pane stable windows. The main level has a large double sliding hay door, corresponding to the center bay of the core block, flanked by rows of stable windows on both sides.

An infill addition built c. 1945 connects the main barn with the Tobacco barn (see below). This addition has a gable roof oriented north-south, lower than the main roof. The east eave-side wall is flush with the east side of the main barn, while the west eave-side wall is set back about ten feet from the face of the main barn's west side. On the east, the rows of stable windows continue across this addition at both the basement and main levels. On the west there are two stable windows spaced close to the corners.

At the southeast corner of the Main barn, a concrete slab represents the location of a Milk room from the 1920s. The south wall of the Main barn addition likely had openings connecting to the Milk room.

**Interior:**

The interior of the Main barn is a square rule post and beam structure. The typical bent has two interior posts rising full-height to a pair of purlin plates at the mid-span of the common rafters. Cross-ties in the side aisles are dropped below the plates and braced with angle braces. An upper cross tie-girt at the center aisle is low enough to accommodate a hay track mounted below the ridge. The center and north bays are open full height to the roof, and the barn is open to the northern connector addition and to the eastern extension. The south bay and the horse barn section have a loft floor above the ground level. In the basement level there were originally a root cellar in the northwest corner and a bull pen in the southwest corner.

**Tobacco barn:**

This 25' x 75' 1 1/2-story five-bay gable-roofed barn is oriented with its ridge-line east-west, perpendicular to the Main barn, and was used for curing tobacco. The north eave-side has several operable hinged panels consisting of narrow vertical doors in the siding which were opened for ventilation during the tobacco curing cycle. The west gable-end of this barn has a pair of hinged doors with an eight-pane transom above. The west end is set back a foot behind the eave-side of the adjacent connecting addition. At one time the barn extended further west, but when the road was widened in the early 1930s, a section of this barn projected into the path of the road project, and was removed. It was relocated across the street, where it became a farm stand, and can still be seen, with an added porch. The Tobacco barn has on its north side, where the grade declines, a pass-through door into a basement level and a hay door into a loft level. In the early 1930s tobacco ceased to be grown and a floor was added at the main level; cows were stabled below and hay stored above. More recently, the barn has been used as a workshop, and numerous windows added.

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Attached at the east gable-end is a 1-story Bull barn with a gable roof and a row of four stable windows in the north eave-side. The east gable-end of the Bull barn has a sliding door in the north half and a multi-pane window high in the wall to the left. Above the roof of the bull barn, the Tobacco barn has windows on three levels including a four-pane attic window and below at the main level, a wide two-sash horizontal window above a pair of similar three-sash windows. On the south eave-side it can be seen that the Bull barn floor elevation is stepped down below the basement level of the Tobacco barn and the Main barn. At the basement and main levels there are a number of windows in the south eave-side. A sliding door in the left corner of the south side, adjacent to the Main barn connector, appears to have been an entry door to the basement level for the dairy cows.

The extant frame is a five-bay six-bent post and beam frame with dropped tie-girts. The bents have no interior posts and the common rafters span from the side wall plates to the ridge. The floor is wood planks.

• 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.

The Sullivan Farm is significant due to the remarkable integrity of its Main barn and other outbuildings, the preservation of its large acreage as a working farm under public ownership, and the continuity of ownership by one family for 150 years. The Main barn represents an English bank barn of the second half of the 19<sup>th</sup> century as it was expanded to accommodate historical changes of use, from subsistence farming to additional sources of income including tobacco as a cash crop and teamstering, requiring a horse barn. Members of the Sullivan family have been important in town history, with James S. Sullivan serving as First Selectman in the early 20<sup>th</sup> century.

**Historical background:**

William Adolphus Sullivan (1821-1898) and his wife Sally Ann Hallock (1826-1919) purchased the first parcel of land on the west side of the road in 1847, including the vernacular c. Greek Revival farmhouse which became the family home. William was a stone mason and continued working at his trade as the farm was established. They purchased more land on the west side of Park Lane Road in 1852, and 43 acres on the east side in 1859. At about this time, in 1869 they built the Main barn as a typical English bank barn with the help of James Terrill; the date is inscribed on the inside of one of the barn doors. They also must have built the Tobacco barn, as William recorded tobacco crops in his log after 1876. In the 1880 census their daughter Minnie was listed as a school teacher while sons William, age 23, James, age 18, and George, age 13, were also living with the family.

The eighth child James S. Sullivan (b. 1862) took over the farm after his parents. He was a teamster who hauled poles for the power company and also served as First Selectman of New Milford in 1916. He would have built the horse barn addition c. 1900. In the 1940s it was used for heifers. There were at once time silos in two locations: east of the original Main barn and later to the north of the Tobacco barn.

By the 1920 census, James's son George R. Sullivan was listed as head of the family, with father James as the farm manager. George and his wife Bertha purchased additional land to the north of the barns from their neighbors, the Stones, in the early 1920s, and took over ownership from James in 1930. The early 20<sup>th</sup> century was a period of growth for the farm, with the addition of more land, construction of enlarged dairy facilities, and relocation of the Pa Taylor barn from the adjoining Stone-Taylor property when it was acquired by the Sullivans in 1939.

In 1953, George R. Sullivan, Jr. and Signe (Beth) Sullivan acquired the property from George Sr. and Bertha. They built a new ranch-style home to the north of the family homestead where the older generation still lived. For the next several decades the farm operated as Greatbrook Farm, a dairy with purebred Ayrshire cows. Improvements included the Bull barn addition, Calf shed, and a pond on Great Brook.

In 1997 the 104 acres east of Park Lane Road were purchased by the Town of New Milford. The farm was managed for about ten years by the town's Youth Agency under the direction of Mark Mankin. During that time, the Main barn was rehabilitated by Mark and his brother John Mankin. The Sugar house was erected on the site over the two-year period of 2001-2; both projects were educational experiences for crews of high school students. Since 2011, the

farm has been leased to the non-profit Friends of Sullivan Farm, who have hired a full-time farm manager. Programs include maple sugaring in the Sugar house, farm apprenticeships to continue youth education, and sale of produce at the farm stand in the Main barn.

**Architectural significance:**

The Sullivan Farm is significant due to the remarkable integrity of its Main barn and other outbuildings, the preservation of its large acreage as a working farm under public ownership, and the continuity of ownership by one family for 150 years. The Main barn represents an English bank barn of the second half of the 19<sup>th</sup> century as it was expanded to accommodate historical changes of use, from subsistence farming to additional sources of income including tobacco as a cash crop and teamstering, requiring a horse barn. The barn frame configuration is typical for the second half of the 19<sup>th</sup> century, a three-aisle arrangement that can be built as either an eave-entry (English) or gable-entry (New England) type. The barn illustrates the evolution of the commercial-scale dairy business in the early 1900s, with the expansion of the barn, connection to the Tobacco shed, and addition of more outbuildings. The renewal of the farm as a community resource for education and a source of local food, brings it into the current time period while preserving the heritage of two centuries.

The preservation of this farmstead is significant to local history because the northern sections of New Milford were historically extensively farmed. In addition to dairy farming, this site has a history of growing and curing tobacco, at one time a significant crop in the Housatonic Valley (see also the Smyrski Farm at 228 Merryall Road). Several tobacco warehouses in New Milford have been listed on the National Register of Historic Places, and the tobacco barn here complements the historic record of the tobacco crop which was not limited to the Connecticut River Valley. This site preserves the area's agricultural heritage when much of the town has been developed with housing subdivisions.

• Sources (*continuation*):

Photographs and field notes by Charlotte Hitchcock 11/29/2012.

Correspondence with Sharon Sullivan Racis (Sullivan Family), Katy Francis (Friends of Sullivan Farm), 12/2012.

Telephone interview with Mark Mankin (New Milford Youth Agency), 12/17/2012 .

**Map resources:**

Town of New Milford Assessor's Records and GIS Viewer: <http://hosting.tighebond.com/newmilfordct/main.htm>  
Parcel ID: Map 50/Lot 49.

Aerial views from:

<http://maps.google.com/> and <http://www.bing.com/maps/> accessed 12/04/2012.

Historical aerial photography and maps accessed 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)

Beers, F.W., Atlas of Litchfield County, F.W. Beers & Co., 1874.

USGS Historical Maps accessed 6/22/2012 at <http://historical.mytopo.com/> .

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

**Print and internet resources:**

Connecticut State Library online: [iconn.org](http://www.cslib.org/iconnitemap/staff/SiteIndex.aspx#directories) or <http://www.cslib.org/iconnitemap/staff/SiteIndex.aspx#directories>

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,  
<http://www.connecticutbarns.org/49768>

Devlin, William E., E.A. Wildman Co. Tobacco Warehouse National Register Nomination No. 88000731, National Park Service, 1988.

Gilchrist, Alison, Carl F. Schoverling Tobacco Warehouse National Register Nomination No. 82004446, National Park Service, 1982.

Hutson, Nanci G., "Sullivan Farm Begins a New Chapter," Greater New Milford Spectrum, April 4, 2012.

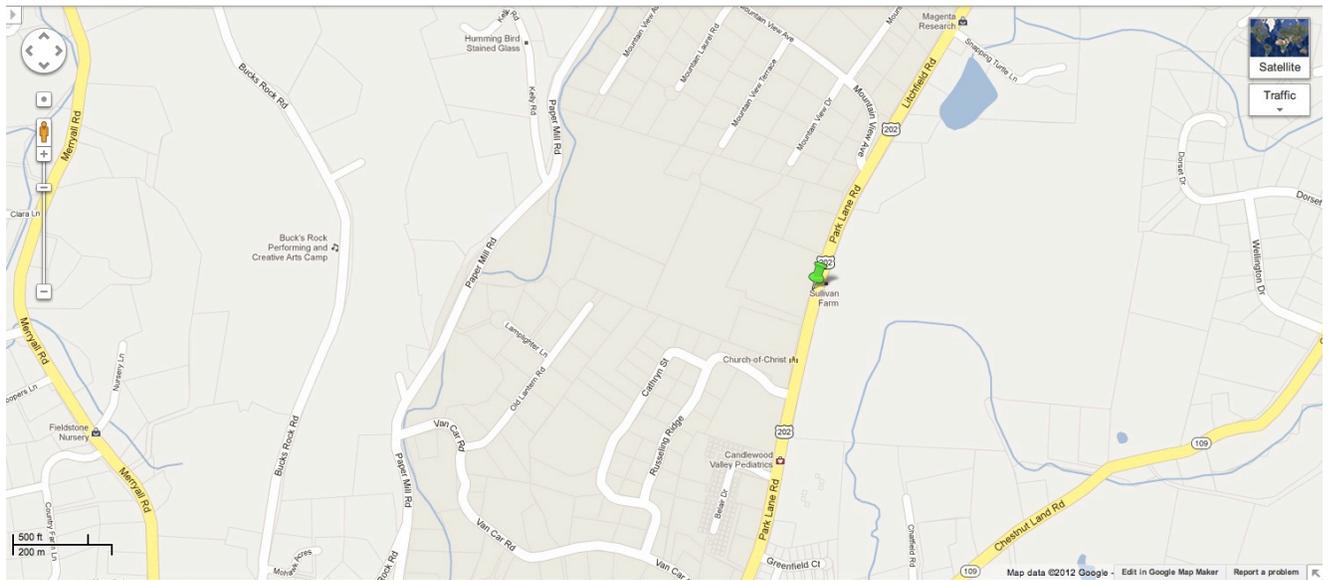
O’Gorman, James F., Connecticut Valley Vernacular: the Vanishing Landscape and Architecture of the New England Tobacco Fields, University of Pennsylvania Press, 2002, 144 pages.

Racis, Sharon Sullivan, "150 Years of the Sullivan Farm, 1847 to 1997," privately published, 2012, 23 pages (available at the Sullivan Farm and at the New Milford public library).

Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation, Hamden, CT, 2005, <http://www.connecticutbarns.org/history>.

U.S. Federal Census, accessed at <http://persi.heritagequestonline.com/hqweb/library/do/census/search/basic>

Visser, Thomas D., Field Guide to New England Barns & Farm Buildings, University Press of New England, 1997.

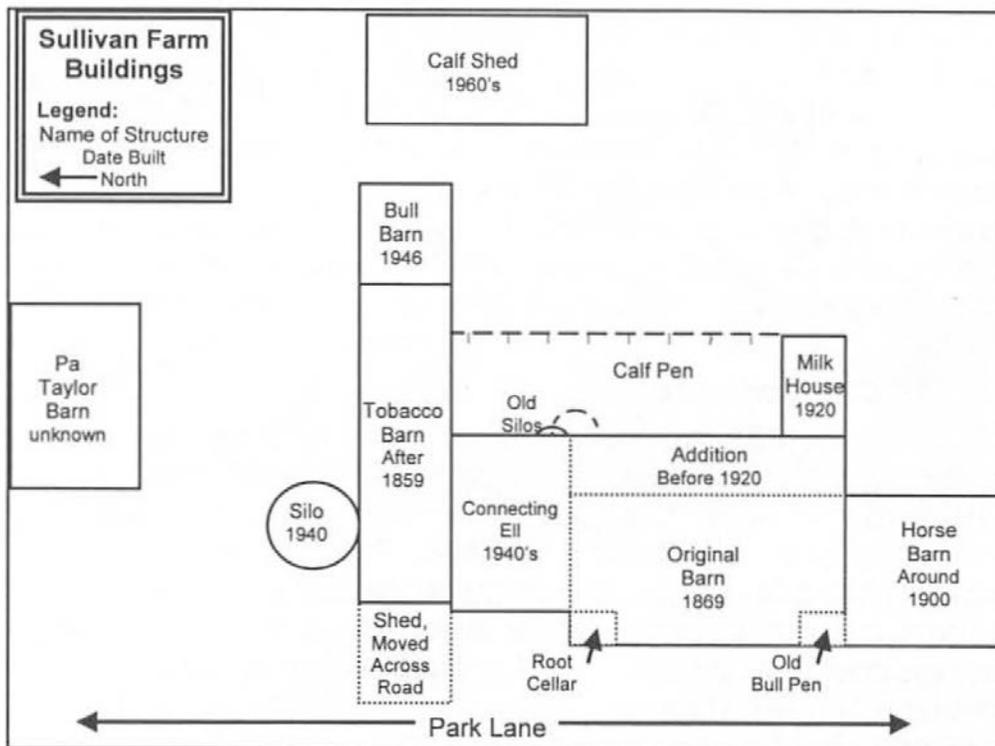


1. Location map of 140 Park Lane Road, New Milford CT – from <http://maps.google.com/> accessed 12/04/2012.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

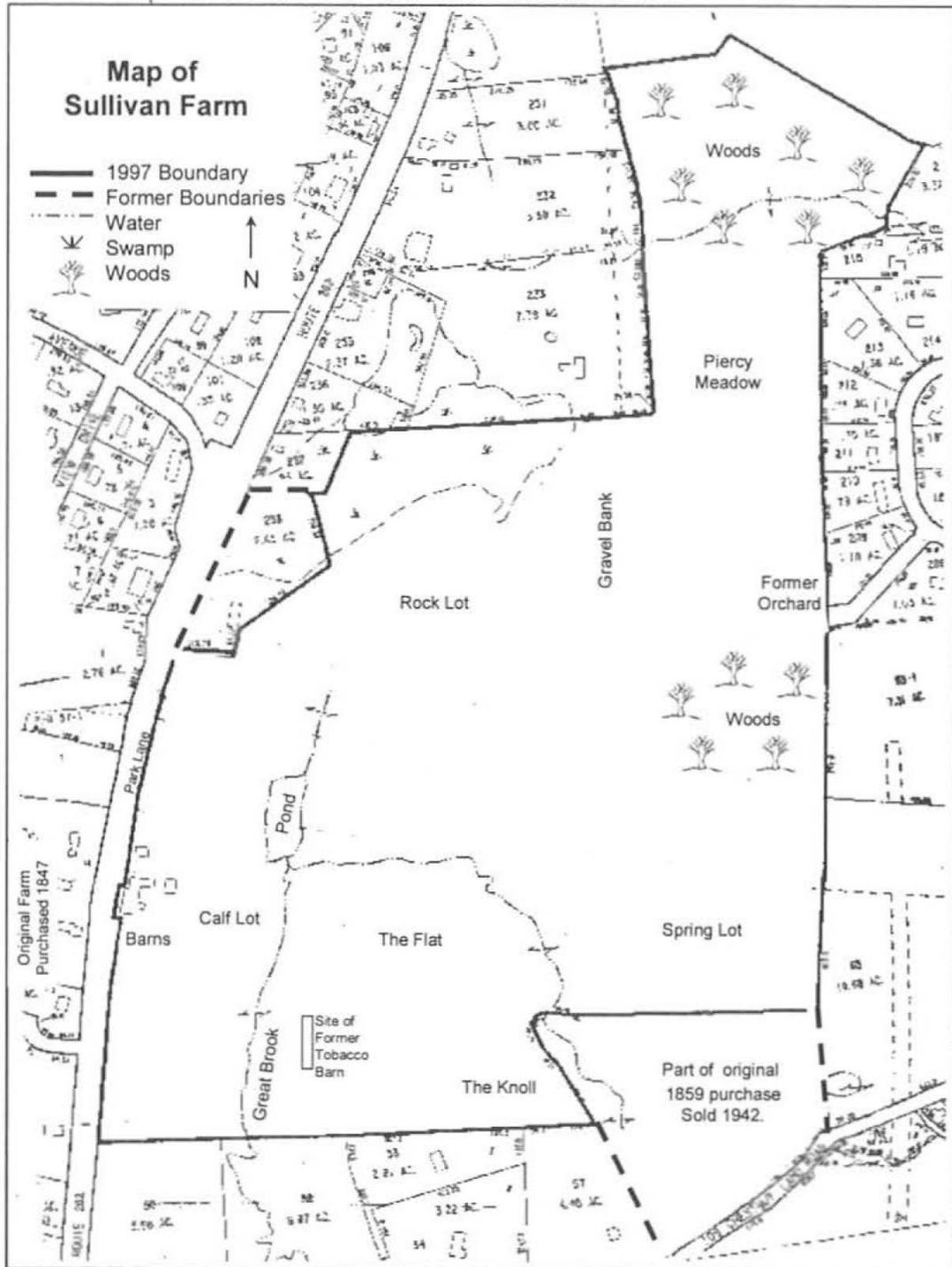


2. Southwest view – aerial “bird’s-eye” map of 140 Park Lane Road, New Milford CT – <http://www.bing.com/maps> accessed 12/13/2012. The c. 1830 Farmhouse is at 135 Park Lane Road, upper left; the 1954 Farmhouse is at 139 Park Lane Road, upper right. The farm buildings of Sullivan Farm are at the bottom (east of the road).



3. Plan Sketch showing sequence of barn construction (Note: North is left) - image courtesy of Sharon Sullivan Racis (p. 6).

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet



4. Site plan of Sullivan Farm – image courtesy of Sharon Sullivan Racis (p. 9). Note the notch in the right-of-way taken by the Connecticut Department of Transportation in the 1931 road widening; the barn was allowed to remain and the right-of-way jogs around it.

**HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES** continuation sheet

140 Park Lane Road, New Milford CT

Record No. 49768

10



5. East view of c. 1830 Farmhouse at 135 Park Lane Road, camera facing west.



6. Northwest view of Main barn (right) and Tobacco barn (left), camera facing southeast.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

140 Park Lane Road, New Milford CT

Record No. 49768

11



7. Southwest view of the Pa Taylor barn, camera facing northeast.



8. Northwest view of the Calf shed at left and Sugar house at rear, from the corner of the Bull barn (at right), camera facing southeast.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet



9. Southeast view of the Sugar house, camera facing northeast.



10. West view of Main barn – at left the earliest three-bay section, at right the horse barn addition with stable windows; camera facing northeast.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

140 Park Lane Road, New Milford CT

Record No. 49768

13



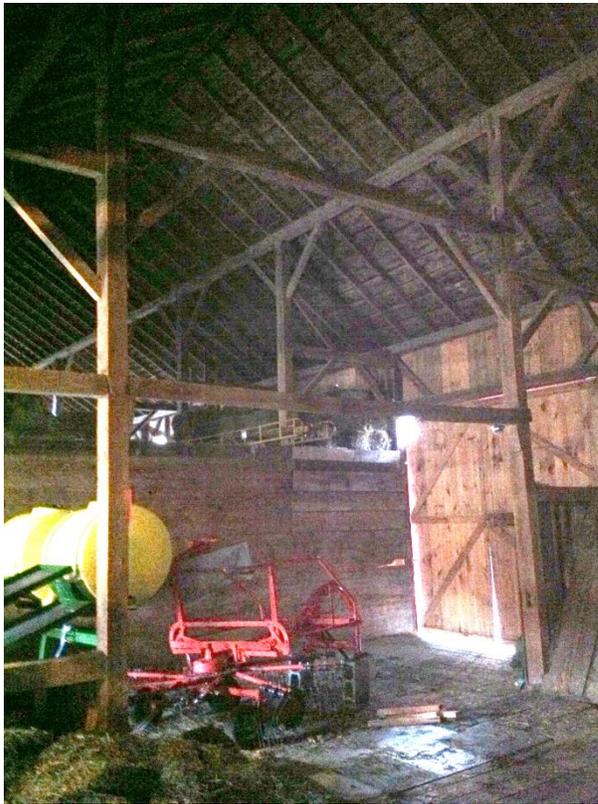
11. Southeast view of the Main barn showing the south gable-end, camera facing north. At right foreground is the foundation slab of the former Milk room, and behind are the cow barn addition, the Tobacco barn at rear, and the Bull barn at right rear.



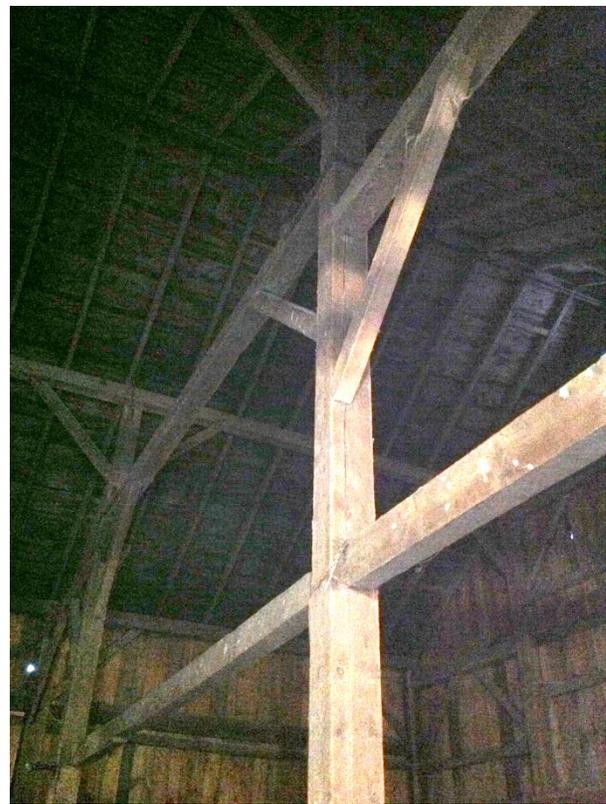
12. East view of the Main barn, showing the dairy barn addition (left) and the connecting ell (right); camera facing west. At the far right is the south side of the Tobacco shed.



13. Northeast view of the Bull barn and Tobacco barn, camera facing southwest. The ventilating panels can be seen in the north wall of the Tobacco barn.



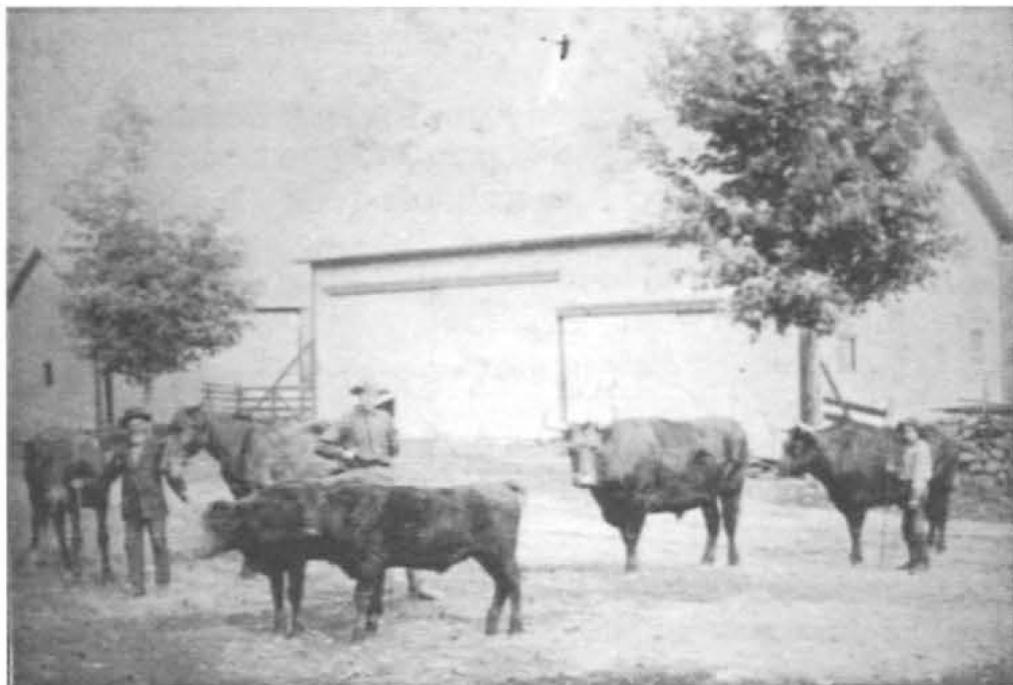
14. Interior of the Main barn, camera facing southwest.



15. Interior of the Main barn, camera facing northwest.



16. Interior view of the Tobacco barn upper level, camera facing east.



17. Historic photograph: west view of the Main barn (right) and Tobacco barn (left) before 1900, camera facing east; photograph courtesy of Sharon Sullivan Racis. The man at the far left is thought to be William Sullivan. The cows are standing in what is now the middle of US Route 202 (Park Lane Road).

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

140 Park Lane Road, New Milford CT

Record No. 49768

16



18. Historic photograph: west view of the Main barn (right) and Tobacco barn (left) after 1940, camera facing east; photograph courtesy of Sharon Sullivan Racis. Note the silo to the north of the Tobacco barn.



**Sullivan Farm in 1997**

Photo provided by the Sullivan Family.

**Sullivan Farm Today**

The Youth Agency has recently finished the restoration of the barn.

19. “Before and After” photographs, courtesy of Mark Mankin.