**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>
</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>Owner(s)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPERTY INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Present Use: Agriculture/Subsistence: agricultural outbuilding; 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?</td>
</tr>
<tr>
<td>Interior accessible?</td>
</tr>
<tr>
<td>If yes, explain</td>
</tr>
<tr>
<td>Style of building</td>
</tr>
<tr>
<td>Date of Construction</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>☑ Concrete (Type)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structural System</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Wood Frame</td>
</tr>
<tr>
<td>☑ Other</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Material (Material)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Wood Shingle</td>
</tr>
<tr>
<td>☑ Built up</td>
</tr>
</tbody>
</table>

| Number of Stories: | 2 1/2 |
| Approximate Dimensions: | 35' x 150' |

| 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: Additional entrances at south side, studio conversion (interiors). |

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

Related outbuildings or landscape features:

- [ ] Barn
- [ ] Shed
- [ ] Garage
- [ ] Carriage House
- [ ] Shop
- [ ] Garden
- [x] Other landscape features or buildings: **Two single-family houses, stream-wetland**

Surrounding Environment:

- [x] Open land
- [x] Woodland
- [x] Residential
- [ ] Commercial
- [x] Industrial
- [x] Rural
- [ ] High building density
- [x] 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 4/17/2012

View ___________________________ Negative on File CTHP

Name ___________________________ Date 4/18/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

- Subsequent field evaluations:

  Latitude, Longitude: 41.47857, -72.968338

Threats to the building or site:

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

This property is located on the east side of New Haven Road (Route 69), on a north-facing slope, midway between the intersections with Route 42 and Route 68. The town center of Prospect is to the north at the junction with Route 68. The Prospect Dairy property includes 10.75 acres surrounding the barn, and 66.5 acres of woodlands on the west side of the road. The barn site is approximately half wooded, with a small stream running northwestward across the rear or eastern part of the land. The barn is located near the center of the lot, with its ridge-line oriented east-west.

To the north of the barn, a 1 ½-story 24' x 78' house (House II) is located with its ridge-line oriented north-south and its west eave-side facing the road, although set back far from the street line. A cross-gabled wing projects forward (west) of the main block and connects two earlier structures that have been remodeled. The entry is to the south of the projecting wing in a hip-roofed 1-story structure, originally a garage, with a basement that opens to a lower grade level to the east. The north portion of the main block, formerly a bank barn, is a two-bay attached garage with a loft level that opens to the interior of the house. This structure has a mortared fieldstone foundation and is framed with dimension lumber. The connecting wing contains a sunken living room, while the south wing contains kitchen and bedroom areas.

West of this house, closer to the road, is a 1 ½-story Craftsman-style house (House I) 23’ x 29’ in plan. Its steeply-pitched gable roof is oriented with the ridge-line north-south and the west eave-side facing the road. The main roof has jerkin-head gable ends and a hip-roofed dormer at the center of the west roof pitch. A 1-story hip-roofed porch is centered on the west façade and shelters the entry door in the center of three bays, flanked by a double-hung window on each side. A 1-story shed-roofed addition extends across the east eave-side.

A paved entrance drive runs east from the road, passing along the south side of House I and leading to the garage of House II. A second and wider gravel drive leaves the road at the southwest corner of the lot, and leads to the barn, curving northward to meet the west gable-end. A second branch continues along the south side of the barn and curves northward around the rear end of the barn. The area west of the barn and houses, and an area north of the houses, is an open mowed field.

• 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>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>House I (Craftsman style)</td>
<td>1925</td>
<td>C</td>
</tr>
<tr>
<td>House II</td>
<td>1925, 1979</td>
<td>C</td>
</tr>
<tr>
<td>Barn</td>
<td>1935</td>
<td>C</td>
</tr>
<tr>
<td>Barn – East addition</td>
<td>1942</td>
<td>C</td>
</tr>
</tbody>
</table>

Barn:

This is a 2 ½-story multi-bay gable-entry Dutch gambrel-roofed ground level stable barn, 35 x 100 feet, with a 1 ½-story gambrel-roof addition, 35 x 50 feet, encompassing the entire length of its east gable-end and extending eastward. The ridge-lines of both the main gambrel-roof barn and the gambrel-roof addition run east-west perpendicular to New Haven Road. Grade has been terraced to create a level area around the west, south, and east sides of the barn, with a retaining wall on the north separating the upper grade from a lower level downslope along the northeast part of the barn’s north wall.
Exterior:

The west gable-end of the main barn facing the road has the main entry, a pair of paneled sliding doors with eight-pane glazing in the upper part of each leaf. A mortared fieldstone masonry base on all sides of the barn terminates below the sill level of the ground floor windows. The main entrance is flanked by a four-pane window on either side while a tall hay door is centered at the second floor level. The main west gable-end also has a large hay door just below the apex of the roof where there is a projecting hay hood and track.

The north eave-side of the barn has a series of 14 four-pane hopper stable windows in the wood-framed wall above a base of mortared fieldstone masonry. A blank upper level wall extends up to the high eave-line of the Dutch gambrel roof. The eastern addition has eight four-pane hopper stable windows, and an eave-line roughly three feet above the window heads. Due to the slope of the terrain, the stonework of the high north foundation wall is exposed. At the center is an opening with a pair of hinged vertical plank doors. A manure basement is accessed through these doors; the basement is a small area below the central part of the barn’s ground floor.

The east gable-end of the barn addition has a pair of hinged doors at ground level in an opening in the stone base. This is flanked by a four-pane stable window on each side. Above is a large pair of hinged hay doors, flanked by two-pane windows high in the wall just below the break line in the roof pitches. An additional window is located above the doors. The east gable-end of the main barn has a six-pane attic window near the peak.

The south eave-side of the main barn has at the center a small 1 ½-story gambrel-roofed addition projecting southward, used as the feed room, with a four-pane window in its east and west eave-sides and a small attic window in its south gable-end. A series of four-pane windows lines the main barn’s ground floor level similar to the north side. The south eave-side of the gambrel-roofed east addition also has a similar row of four-pane hopper stable windows. Between the easternmost two windows there is a pass-through door painted turquoise blue with a sign “Falcone Fine Art Studio.” To the west of the feed room addition, a wooden stair leads to the upper loft floor level where there is a pass-through door. Two four-pane windows are located at the loft level above the westernmost two ground-floor windows.

Siding is horizontal Dutch lap wood siding, painted white. Windows are typically trimmed with casings, beveled lintels, and sills, all painted white.

The Dutch gambrel-roof of the main barn has two steel ventilators along the ridge line, with cow weathervanes. A skylight is located in the upper pitch of the east addition, off-center toward the west. Roofing is asphalt shingles.

Interior:

The main ground floor of the barn is a typical ground level stable barn layout, with two rows of steel columns running the length of the barn supporting girders upon which the loft level floor joists are laid. The ceiling, girders, and upper walls are finished in tongue-and-groove wood boards with traces of white paint remaining. The lower wall surfaces consist of the exposed interior face of the fieldstone masonry base walls, painted white. The floor is concrete, in which the manure gutters which were formerly in the center aisle (cows faced out toward the windows) have been filled in flush. The unusual sliding doors in the west end slide into pockets in the masonry walls and still operate as original. Several trap door openings in the ceiling connect with the loft level. An enclosed room in the north aisle at the center of the barn’s length was built as the milk room, now used as an office. An opening in the south wall connects to the feed room. In the center aisle an opening in the floor allowed manure to be dumped into the basement area for removal from the exterior. At the east end, a pair of hinged doors connects to the addition whose layout extends the three-aisle plan. A toilet room has been added at the northwest corner of the addition, as the barn is currently used as artist studios and by a carpet business as warehouse space. Several oil-fired heating units have been installed as well.

The upper loft level is a gigantic 2-story interior with approximately 6-foot high knee walls above which the gambrel roof springs from a plate. Balloon-framed scissor trusses alternate with single studs and rafters. The roof deck is horizontal wood sheathing. The floor is wood planks, patched in some areas. The original hay track and hay fork are still in place at the ridge. The upper hay door in the west end is an inward-opening drop-down door. Several wood
tension members have been installed in recent years as collar ties; these are at an elevation mid-height of the steep lower roof pitch.

The loft interior of the east addition is not as high, as the roof framing springs from close to the floor line. The interior walls and ceiling have been finished with insulation with a silver foil face, and the space is used as the painting studio of Tony Falcone. Two large octagonal paintings are displayed along with work space and flat file storage.

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:

1. Associated with the lives of persons significant in our past – Immigrant farmers;
2. Embodying the distinctive characteristics of a type, period, or method of construction.

This barn is significant as an exceptionally well-built and intact example of the gambrel-roofed ground level stable barn, and for its history exemplifying the pattern of 20th-century immigrant families from European countries who became the mainstay of the dairy business in Connecticut, providing dairy products to urban residents, in this case of Waterbury.

Historical background:

Victor Visockis, the current resident, was born on this farm in 1926. His parents, Vincent “William” and Marcella, were immigrants from Lithuania. Vincent lived for a time in Scotland where he worked as a miner, then in England, and next in Pennsylvania where he was a coal mine blaster. Finally he arrived in Waterbury, Connecticut which had a substantial Lithuanian community. There Vincent worked in a brass mill and later at a soda company. Marcella came from Panoviai, Lithuania by way of Boston; she moved to Waterbury in the 1910s and worked in the factories. The two met and married in Waterbury.

The Visockis purchased their farm in Prospect in the early 1920s. Their families had been farmers in Lithuania, so it was a return to familiar ways. They already had two sons, Vincent Jr. and Eustin, and Victor Joseph was born next. The small house (House I) was built by the family in about 1925. They lived in it with their three sons and grandmother. The road at that time was dirt and ran close to the front of the house. Vincent continued to work in Waterbury, often not returning home during the week. There was a small barn and a garage (both later incorporated into House II). The barn became home to a few cows. The garage was converted into a summer living space for their grandmother and its basement became the milk processing plant. Vincent would bring the bottled milk along to work and sell it among the Lithuanian community in Waterbury. Marcella and the boys took care of the cows during the week.

As the milk business began to succeed, the family followed Vincent's theory, “If one cow can make us a nickel, 50 cows will make us 50 nickels.” And they built the big barn over a couple of years around 1934. Electricity and telephone service arrived around the same time and a water system was constructed from a spring uphill to the east of the farm.

Victor remembers how the manure pit was built first under a small part of the planned foundation, and he had no idea how big the barn was to be. The masons were Lithuanian immigrants; the carpenters, also Lithuanian, were family cousins. They all lived on the farm during construction, with Marcella in charge of feeding everyone. Plans for the barn came from the local Connecticut Lumber yard. Stones were gathered from the woods and from stone walls in the area; the masons slaked their own lime for mortar. The framers would tack the floor planks with a few nails, and the boys would finish the nailing job after school. Roof trusses were put up from a scaffolding in the center of the loft floor, each side a separate truss meeting at the ridge, and they usually erected three ribs per day.

The herd expanded in the new barn and Prospect Dairy became a successful business. During World War II, the sons were deferred from military service because they were producing milk, and the barn addition was constructed in 1942 to increase production. The herd numbered about 50 cows at its peak. The family acquired more land on the west side of the road, and in those days the cows crossed the dirt road to and from their pasture four times a day.
In the 1950s, Victor took over the dairy farm with his wife Rosemary Sills (a neighbor whom he had known since their school years), while brother Vincent went into business in Prospect with the Prospect Dairy Bar. The dairy farm continued until 1968, when the cows were sold. In 1979 the small barn and garage were connected and remodeled into a modern home, “with a better view of the sunsets” than the little house near the road. The older house is now rented to a tenant.

The barn has found new uses in the years since the end of dairying. The main ground floor is rented by a carpet business for warehouse space. An artist grandson uses the ground floor of the east addition as studio space. And for over thirty years the upper level of the east addition has been the studio of Tony Falcone, a noted Connecticut muralist and portrait painter. Victor remembers how Tony first came looking for space to rent when he was working as a fire-fighter and just beginning to make his way as a mural painter.

Architectural significance:

This barn is significant as a remarkably well-built and intact example of the gambrel-roofed ground level stable barn, and for its history exemplifying the pattern of 20th-century immigrant families from European countries who became the mainstay of the dairy business in Connecticut, providing dairy products to urban residents, in this case of Waterbury.

The elegant masonry work in the fieldstone base and the original sliding pocket doors, along with original windows, interior wood paneling, and the intact hay loft interior, all represent a high quality of workmanship produced by the owners along with craftspeople from their ethnic community.

Particularly interesting in the history of this farm is the way urban factory work enabled financial support for the dairy business as it was being established. The farm then served the urban community in return by providing dairy products. This pattern has recurred in recent years as off-farm jobs in cities are often needed to supplement farm income while the local food movement makes farms in the outer suburbs increasingly viable. The symbiosis of urban and rural communities in Connecticut in the early- to mid-20th century is well illustrated by this farmstead.

Also a significant trend here is the ability of the barn building to be adapted to new uses as warehouse and art studio without changing its exterior appearance. The location of Prospect relatively close to urban centers – Waterbury and New Haven – makes this feasible. In some municipalities, residential zoning regulations would prevent these alternate uses.

• Sources (continuation):

Photographs and field notes by Charlotte Hitchcock, 4/217/2012.

Interview with Victor Visockis, Sr. on 4/17/2012, at the site; with Victor Visockis, Jr. via email.

Map resources:

Town of Prospect Assessor’s Records http://www.prophecyone.us/
    Parcel ID: Map 116/Lot 96 177

Town of Prospect GIS Viewer: http://www.mapgeo.com/ProspectCT/

Aerial views from:

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

Print and internet resources:


2. Parcel map of 177 New Haven Road, Prospect CT – from Town of Prospect GIS Viewer: http://www.mapgeo.com/ProspectCT/

4. Southwest view of House I, camera facing northeast.
5. Southeast view of House I, camera facing northwest.

6. Northwest view of House II, camera facing southeast. Garage at left is the former small barn, projecting wing is 1979 infill, right is the garage/shed; main barn at right rear.
7. Page from 1979 scrapbook by Gwen Fischer, then the tenant in the converted garage; showing small barn (left) and garage (right). The scrapbook documents conversion of the two structures into a house.

8. Southeast view of House II, camera facing northwest, showing hip roof of original garage, basement with doors matching the barn.
9. North view of barn and House II, camera facing south. Left to right: east barn addition, main barn, house with former small barn at far right.

10. Southwest view of barn, camera facing northeast.
11. View of north foundation, manure basement doors, retaining wall at right, camera facing southwest.

12. Northeast view of east addition with main barn at right rear, camera facing southwest.
13. Southwest view of east addition with main barn at left rear, camera facing northwest.

14. Detail view of feed room wing, camera facing northwest.
15. Southwest view of barn, camera facing northeast.

16. Detail view of barn west gable-end showing sliding doors which open into a pocket in the stone masonry, stone base, typical window; camera facing east.
17. Interior detail view showing pocket door, interior finishes, opening to loft above; camera facing southwest.

18. Interior view of barn east addition, ground floor studio, camera facing southeast.
19. Interior view of barn loft showing hay fork, opening to roof ventilator.

20. Interior view of upper part of framing.

21. Interior view lower part of framing.
22. Interior view of loft level, camera facing east.

23. Interior view of Falcone Studio with Victor Visockis Sr., camera facing west, showing main barn exterior siding exposed inside the east addition.
24. Interior view of Falcone Studio with “Neau Leaf,” acrylic on canvas; camera facing east.