**HISTORIC RESOURCES**

<table>
<thead>
<tr>
<th>Building Name (Common)</th>
<th>Patterson / Seidel / Double D Ranch</th>
<th>Record No. 45491</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Historic)</td>
<td>Patterson, Charles, Farmstead / Seidel, August, Farmstead</td>
<td></td>
</tr>
<tr>
<td>Street Address or Location</td>
<td>13 Painter Ridge Road</td>
<td></td>
</tr>
<tr>
<td>Town/City</td>
<td>Roxbury</td>
<td></td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Diebold, Dudley G. &amp; Honoria H., 102 Painter Hill Road, Roxbury CT 06793</td>
<td></td>
</tr>
</tbody>
</table>

**PROPERTY INFORMATION**

Present Use: Agricultural/Subsistence: agricultural outbuilding; Domestic: single dwelling

Historic Use: Agricultural/Subsistence: agricultural outbuilding; Domestic: single dwelling

Accessibility to public: Exterior visible from public road? Yes No

Interior accessible? Yes No If yes, explain 

Style of building: Extended English bank barn; vernacular style

Date of Construction: 19th c.

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

<table>
<thead>
<tr>
<th>Clapboard</th>
<th>Asbestos Siding</th>
<th>Brick</th>
<th>Wood Shingle</th>
<th>Asphalt Siding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fieldstone</td>
<td>Board &amp; Batten</td>
<td>Stucco</td>
<td>Cobblestone</td>
<td>Aluminum Siding</td>
</tr>
<tr>
<td>Concrete (Type)</td>
<td>Cut Stone (Type)</td>
<td>Other</td>
<td>Vertical wood board siding</td>
<td></td>
</tr>
</tbody>
</table>

Structural System

<table>
<thead>
<tr>
<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>Other</td>
<td>Square rule framing</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Roof (Type):

<table>
<thead>
<tr>
<th>Gable</th>
<th>Flat</th>
<th>Mansard</th>
<th>Monitor</th>
<th>Sawtooth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gambrel</td>
<td>Shed</td>
<td>Hip</td>
<td>Round</td>
<td>Other</td>
</tr>
</tbody>
</table>

Roof (Material):

<table>
<thead>
<tr>
<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>
</tr>
</tbody>
</table>

Number of Stories: 1 1/2, B

Approximate Dimensions: 70 x 24 feet

Structural Condition: Excellent Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When?

Alterations? Yes No If yes, explain: Shoring of west foundation

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: House, open fields, stone walls

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 10/06/2011

View Multiple Views ___________________________ Negative on File CTHP

Name Charlotte Hitchcock ___________________________ Date 12/07/2011

Organization The Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

- Subsequent field evaluations:

Latitude, Longitude: 41.589176, -73.292209

Threats to the building or site:
- None known
- Highways
- Vandalism
- Developers
- Renewal
- Private
- Deterioration
- Zoning
- Other ___________________________ Explanation ___________________________
• Interrelationship of building and surroundings:

This parcel of slightly less than 19 acres is located on the west side of Painter Ridge Road, north of its junction with Painter Hill Road. The farmhouse is a 2 ½-story gable-roofed building with its ridge-line oriented east-west. A 1-story ell is attached at the southwest corner, extending southward.

[The farmhouse at] 13 Painter Ridge Road is a c. 1820 gable-to-street house with a side-hall plan, and a recessed kitchen wing on the left elevation. The house is simply detailed; the only architectural features are the rectangular Greek Revival gable window in the facade and the cornice returns. The main entrance is located on the left of the three-bay facade, and there is another door at the juncture of the wing and main block. Most of the windows have [19th c.] replacement 2-over-2, double-hung sash (Cunningham, p. 135).

Siding is replacement vinyl simulated clapboard siding and the roof is covered in pressed tin with a scalloped pattern.

The house is set back behind a narrow lawn. A fieldstone wall runs west from the road along the north side of a drive that enters the site north wall of the house. To the rear, west of the house, is a yard framed by three outbuildings: a garage to the south, a workshop shed (Barn II) to the north, and a long extended bank barn (Barn I) to the west. Traces of the foundation of a silo can be seen near the southeast corner of Barn I. A fenced pasture slopes down westward to a marshy stream which runs north to south. Additional acreage west and north belongs to the same owner, Toplands Farm (see nomination form for 102 Painter Hill Road).

• 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>Contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>c. 1820</td>
<td>C</td>
</tr>
<tr>
<td>Barn I</td>
<td>19th c.</td>
<td>C</td>
</tr>
<tr>
<td>Barn II – Workshop</td>
<td>c. 1930</td>
<td>C</td>
</tr>
<tr>
<td>Garage</td>
<td>20th c.</td>
<td>NC</td>
</tr>
</tbody>
</table>

Barn I – Extended English Bank Barn:

Exterior:

This is a 24- x 70-foot 1 ½-story gable-roofed banked structure with its ridge-line oriented north-south. The east eave-side, parallel to the road, is six bays long with two pairs of exterior sliding barn doors in the second and fifth bays. The six bays are thus organized in the form of two traditional three-bay English barn frames joined at a common bent, with the central bay of each portion slightly wider than the flanking bays. The northern three bays are without a basement while the southern three bays have a full basement level accessible at a lower grade on the south gable-end.

The east eave-side opens to the upper level grade. At the southeast corner, a concrete foundation wall is exposed on the south gable-end. A fieldstone retaining wall runs east from this corner, forming the grade transition to the lower basement level.

The south gable-end has no openings at the main level or attic, and the fully exposed basement level has a doorway opening in the left (west) half. The basement floor level opens to grade.

The west eave-side exhibits a tall fieldstone foundation wall below the three northernmost bays of the frame. The stone wall is almost fully exposed as the grade declines along the north part and then levels out below the elevation of the basement floor. The southern three bays have a timber-framed basement wall visible on the west side, over a fieldstone foundation. There are two six-pane stable windows in this west wall, one exposed and one boarded up. The wall shows deformation as the toe has begun to kick out, and this has been shored up by four diagonal braces made from telephone poles and located on the exterior west side.
The north gable-end has no openings and grade declines slightly from east to west along a fieldstone foundation wall. The fieldstone projects beyond the wall plane along the north and west sides of the barn.

Siding is vertical wood boards painted red, showing evidence of patching and partial replacement in numerous areas. Roofing is asphalt shingles; deformation of the timber frame is revealed in the roof line. There are slight overhangs on the eave sides and none on the gable-ends where a rake edge trim board is directly over the siding.

**Interior:**

The main level interior is a square rule timber frame with a mix of hewn and sawn members. Dropped girts in the southernmost bents show splitting at the upper ends from the plates to the dropped girts. These have been repaired with sistered planks and additional posts in some locations. A single bent forms the union of the two three-bay modules, with the location forming a visible high-point in the roof profile, perhaps due to the joining of two separate plates at the eave line, and to the more stable lateral foundation wall marking the north end of the banked section. Roof framing is common rafters without a ridge board.

The lower level south half is framed with round log timbers and joists augmented by some dimension lumber. A longitudinal girder runs north-south at the center of the span, supporting lateral joists.

The lower area is used as an open shelter for a pair of horses and the main level for hay storage.

**Barn II – Workshop**

The 1-story garage or workshop building stands to the northwest of the house, forming the north side of the barnyard. The west, north, and east walls are concrete block masonry, painted red. The south wall, slightly taller than the rear north wall, supports a low-pitch shed roof. Two wide sliding doors, the right (east) at the interior and the left (west) at the exterior, provide vehicular access to the interior. The remainder of the south wall is sheathed with horizontal lap siding. The east wall has two pass-through door openings and an exterior chimney abutting the north corner. The north wall appears to have several window openings, boarded over. The west wall has no openings. The roof is built-up or membrane roofing.

**Historical or Architectural importance:**

**Historical background:**

The property was owned by the Patterson family in the 19th century and they may have built the barn. The farm was bought by August Seidel, a German immigrant, in 1889; it remained in that family until the 1930s, after which it was owned by C.A. Herring. Later the property was purchased by the Diebold family, owners of Toplands Farm (see form for 102 Painter Hill Road), for use as housing for their workers. The barn is currently used to store hay.

This bank barn appears to have been built in two sections, each being a standard three-bay English barn frame. The plates that support the rafters have a joint over the center of the seven bents, indicating the phased construction. Deformation around this point is clearly visible from the exterior.

The north section, built on grade over a fieldstone foundation, remains in generally stable condition with the exception of the posts on either side of its door opening which have been reinforced. The remaining timber joints are intact including the dropped girt connections. The foundation wall is visible on the exterior of the west side and on its south side in the basement of the southern section, where it is in fairly good condition and has been partially mortared.

Some bents in the south section exhibit failure of the posts through splitting at the dropped girt connection; these have been crudely repaired by splicing of additional material. In addition, the foundation and basement level of the south portion are exhibiting failure as the toe of the lower wall slides out westward.

The north three-bay block appears to exhibit somewhat better quality construction than the south, as it is in more stable condition. The presence of a poured concrete retaining wall, along the east foundation of the southern portion, also may indicate a later date of construction or a repair in the 20th century.
Architectural significance:
This barn is significant as a typical example of its type, the extended English bank barn, with integrity of much original material and of the rural setting. It represents the sequence of construction in regional agricultural practice by the extension of a common barn type to enlarge its capacity and to begin providing basement space as that became common practice. In addition, the site has a place in the historical pattern of ownership first by subsistence farmers of English ethnicity, then by a European immigrant family, and finally by the gentleman farmer who assembled a large acreage for commercial farming (see form for 102 Painter Hill Road). This pattern is exhibited locally in a number of properties where purchases were made at various times from the late 1800s to the 1940s, to consolidate smaller farms into large working farms and later country estates.

• Sources (continuation):
Parcel ID: 30-028  13 Painter Ridge Rd., 18.79 acres, 2 story house c. 1900,
  Garage | Frame 1150 S.F.
  Barn 1 Story | Frame 1632 S.F.
Aerial views from:
  http://maps.google.com/
UTM coordinates: http://itouchmap.com/latlong.html


3. Southwest view of Barn I at left, Barn II center, garage to right, and house at right rear, camera facing northeast.
4. Sketch plan of barn, main level.


7. West side view of barn, camera facing east. Note fieldstone foundation of left (north) half, shored foundation of right (south) half.

10. Interior of ground floor, camera facing northwest. Toe of wall at left is deforming westward. Stone wall at right rear is the south foundation wall of the northern three-bay unit of the barn.
11. Interior northeast corner of main level, camera facing northeast.

12. Interior main level, north bent at north door, camera facing northeast.

13. Interior main level, northwest corner, camera facing northwest.

15. Interior main level, west end of bent at south jamb of south door, camera facing northwest. Note repairs at failed mortise and tenon joint.

16. Interior main level, southwest corner, camera facing southwest. Note repairs at failed mortise and tenon joint.