## Historic Resources

<table>
<thead>
<tr>
<th>Building Name (Common)</th>
<th>Glover Farmstead / Larson Farm</th>
<th>Record No. 8402</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Historic)</td>
<td>Glover, Charles, Farmstead</td>
<td></td>
</tr>
<tr>
<td>Street Address or Location</td>
<td>27 Wakelee Road</td>
<td></td>
</tr>
<tr>
<td>Town/City</td>
<td>Roxbury</td>
<td>Village Litchfield</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Elizabeth Lacy, 27 Wakelee Road, Roxbury CT 06783</td>
<td>Private</td>
</tr>
</tbody>
</table>

### Property Information

Present Use: Domestic: secondary structure; Domestic: single dwelling

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

Style of building: Extended English bank barn; Vernacular style

Date of Construction: c. 1815

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

- **Clapboard**
- **Asbestos Siding**
- **Brick**
- **Wood Shingle**
- **Asphalt Siding**
- **Fieldstone**
- **Board & Batten**
- **Stucco**
- **Cobblestone**
- **Aluminum Siding**
- **Concrete (Type)**
- **Cut Stone (Type)**
- **Other Vertical wood siding**

### Structural System

- **Wood Frame**
- **Post & Beam**
- **Balloon**
- **Load bearing masonry**
- **Structural iron or steel**
- **Scribe rule framing**

### Roof (Type)

- **Gable**
- **Flat**
- **Mansard**
- **Monitor**
- **Sawtooth**
- **Gambrel**
- **Shed**
- **Hip**
- **Round**
- **Other (Material)**

### Number of Stories: 1 1/2, B

Approximate Dimensions: Barn: 28 x 48 feet, 16 x 30 feet

### Structural Condition: Excellent

Exterior Condition: Excellent

Location Integrity: On original site

Alterations? Yes No If yes, explain: West bay, basement, east stable addition - 20th c.
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:
- [ ] Barn
- [x] Shed
- [ ] Garage
- [ ] Carriage House
- [ ] Shop
- [x] Garden
- Other landscape features or buildings: Privy, stone walls, lawns, house, pool & tennis court

Surrounding Environment:
- [x] Open land
- [x] Woodland
- [x] Residential
- [ ] Commercial
- [ ] 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 _________________

View Multiple Views Negative on File CTHP

Name Charlotte Hitchcock Date 1/17/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

- Subsequent field evaluations:

Latitude, Longitude:
41.589918, -73.325897

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

The 8-acre property is located at the southwest corner of Wakelee Road and Battle Swamp Road in the northern part of Roxbury near the town line with Washington. Wakelee Road runs northward a short distance from its intersection with North Street to its junction with Battle Swamp Road, which runs west from North Street to Judds Bridge Road at the Shepaug River.

The property includes in addition to the major barn (Barn I), a 19th-century residence, an in-ground pool, a tennis court, and two other smaller sheds. Barn II, a 14- x 14-foot gable-roofed 1-story structure, is located on the north side of Battle Swamp Road, and is now under a separate ownership but was originally part of the farmstead. The outhouse (8 x 10 feet) is located southeast of Barn I and is in a deteriorated condition.

The farmhouse is located to the southeast of the barns, close to Wakelee Road, and is a 2 ½-story Greek Revival-style center-chimney building with its ridge-line oriented north-south parallel to the road and its main entrance in the center of the east eave-side façade. A 1-story gable-roofed ell extends west from the southwest corner and a 1-story shed-roofed addition spans across the remainder of the west side.

27 Wakelee Road utilizes a five-bay colonial form and a center-chimney plan as the basis for a fully-executed Greek Revival-style house. Style elements include, most notably, the prominent doorway. Its typical surround frames a door . . . detailed with sidelights, reeded pilasters, and corner blocks. The flush boarded end gables are fully pedimented and display large multi-paned windows with shallow pediments. Broad corner pilasters and a wide frieze board under the boxed cornices of the house complete the design. All the 6-over-6 sash windows have projecting caps, including those below the main frieze (Cunningham, p. 197).

To the south of Barn I a paddock area is defined by a fieldstone wall and beyond this to the south is an expanse of lawn, a pool, and along the west side of the lawn a tennis court. West and south of the lawn area are several acres of mowed hay fields. The west and south borders of the property are marked by two streams running south and southwest in belts of woodland, and a small pond near the confluence.

• 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</td>
<td>c. 1840</td>
<td>C</td>
</tr>
<tr>
<td>Barn I</td>
<td>c. 1815</td>
<td>C</td>
</tr>
<tr>
<td>Outhouse (privy)</td>
<td>20th c.</td>
<td>C</td>
</tr>
<tr>
<td>Barn II</td>
<td>20th c.</td>
<td>C</td>
</tr>
</tbody>
</table>

Barn I:

This is a 1 ½-story four-bay English bank barn with its northern eave-side facing Battle Swamp Road. The barn has a shorter 1 ½ story gable-roofed addition on its eastern gable-end with the ridgelines of both the barn and the gable-roofed addition running east-west, parallel to the Battle Swamp Road.

Exterior:

The main entrance to the barn is on the upper level in the northern eave-side through a pair of double-height exterior-hung sliding doors in the second bay from the east. These are reached by an earthen ramp bermed up along the north side. A four-pane horizontal basement-type window can be seen to the right (west) of the door opening just above the grade level, beyond which the grade gradually drops towards the west, exposing the fieldstone foundation wall. Two eight-pane basement windows are in masonry openings in the fieldstone foundation of the rightmost (west) bay.
The grade level along the western gable-end is at the basement level, which continues around the southern eave-side. The western gable-end of the barn has two pairs of exterior-hung sliding doors accessing the basement level, flanking a six-pane stable window with trim at the center. The doors have shallow hoods protecting the tracks and hardware. The gable attic has another six-pane window just below the apex of the roof.

The southern eave-side of the barn has four bays. The left (west) bay has two six-pane stable windows with trim. The west bay is separated from the three eastern bays by a massive fieldstone buttress wall which extends out beyond the plane of the wall, has a vertical face for its lower four feet, and slopes back to meet the wall plane at the level of the main floor plate. To the right (east) of this, there is a sliding stable door in the second bay, with a six-pane stable window to the right under a hood for the door track. The next bay to the right has two pairs of six-pane stable windows. The rightmost (east) bay has a window and door mirroring those to the left. The south wall of the main level has a small six-pane window high up in the second bay from the right (east) and an eight-over-eight double-hung window in the rightmost bay.

The eastern gable-end of the barn has a single six-pane window in the attic. The eastern addition abuts the right (north) half of the east gable-end and has a fieldstone foundation visible at grade. The addition has three bays, each with a six-pane stable window with trim in the ground level and a three-pane attic window below the eave. A fourth bay at the right (east) has a saltbox extension toward the south. This projecting area has a panel of three six-pane windows with trim. A single six-pane window is in the west side of the projection.

The west gable-end of the addition has a sliding exterior-mounted door at grade and a hay door above. The north eave-side of the addition has no openings. Grade inclines gradually to the main level barn doors.

There is a short hip-roofed cupola with louvered openings in all four sides, located at the center of the roof of the main barn. It has a horse weather vane mounted on the peak.

Siding is vertical boards painted red with white trim. Roofing is asphalt shingles.

**Interior:**

The frame which forms the core of the main barn consists of three bays (Bents A-D) including the main doorway into the center threshing bay and the two flanking bays to the east and west. This portion of the frame exhibits extant scribe rule framing at the eastern two bents A and B, hewn beams, and major hewn common rafters. The end girts and lateral ties are slightly dropped below the plates. The interior Bent B east of the main doorway has a cross beam approximately five feet above floor level, possibly intended to separate the hay mow or the animal pens from the center bay. Bent C west of the threshing bay exhibits marriage marks of scribe rule framing but also the characteristic notching of square rule framing in the south wall post.

The extreme western bay appears to have been a later extension, as indicated by un-matching frame members and sawn common rafters framed with a ridge board. The west end girt line is also higher than the rest of the barn, as evidenced by the girt line siding divide on the west gable-end.

A hay track with an extant horse fork is suspended from the rafters below the ridge. As there is no hay door in the gable-ends, the fork would have been used to move loose hay from a horse-drawn hay wagon in the center threshing bay into the western bay for storage. The fork was operated by a pulley system.

The main floor framing is supported at the basement level by a longitudinal girder at the center and lateral joists of partially-hewn log members, mortised into the floor plates. The north wall of the basement is a fieldstone foundation wall while the other walls are wood-framed. The underside of the floor framing, visible in the basement, shows remnants of white paint or whitewash; along with remains of wood stanchions, indications of its past use as a ground level barn for dairy cows.

Some repairs, including cables at the eaves, have been previously installed. A major campaign of restoration occurred in 2011, including stonework at the south foundation, replacement of some wood members with recycled barn timber, steel reinforcing plates, and reconstruction of the south exterior wall.
• Historical or Architectural importance:

Applicable Connecticut State Register Criterion:

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

The property as a whole is significant as an example of the type of subsistence farm that was characteristic of Roxbury and much of Connecticut in the early 19th century. The English bank barn was constructed with scribe rule timber framing, marking it as an example of the earliest technique of barn construction. The farmstead gains additional significance as the home of Swedish immigrant farmers in the late 19th and early 20th century, representing the trend of a transition from English to northern European ethnic groups as farmers in Connecticut.

Historical background:

The house was probably built around 1840 by Charles Glover (b. 1798). A farmer, he married Minerva about 1825 and they had at least four children. By 1859, the farm was occupied by James Wakelee, namesake of the road. In the 1890s it became home to the Larsons, who were Swedish immigrants. Harry Larson (b. 1861) and his wife Selma, were natives of Sweden. They arrived in the U.S. in 1882 and became naturalized citizens in 1888. In 1920 they lived here with their son Henry, then 25, and his Swedish-born wife (Cunningham). Selma Larson Grant lived here with her parents and siblings through the Great Depression and sold the property to the present owner.

Cunningham attributes a date of 1840 to the construction of the house but it may have been built closer to 1815 and later remodeled (Lacy). This would be consistent with the colonial massing and Greek Revival details.

Barn I is a beautiful example of a 19th-century English bank barn, extended to the east in the 1900s. The barn could date to as early as c. 1815. As of 1934 Harry Larson was living here, and it was he who probably enlarged the barn and added the lower level milking room for his dairy operation. The upper level of the main barn is especially well preserved, with a floor-to-ceiling hay storage area in the west bay and a half-loft in the east bay. The little barn (Barn II) is notable for its wide-board interior sheathing and probably dates from the ownership of the Larson family. The privy [also] probably dates from the ownership of the Larson family (Carley, p. 172).

Architectural significance:

The property as a whole is significant as a nearly-intact example of the type of subsistence farm that was characteristic of Roxbury and much of Connecticut in the early 19th century. The coastal and Central Valley areas were fully settled and expansion was taking place into the more hilly and rocky parts of the state. This farm site is a small level plain, at the confluence of Battle Swamp Brook and another small stream. Hills rise up on all sides around this patch of arable land. The Greek Revival detailing of the house indicates a level of prosperity of the owner at the time of construction in the mid-1800s.

The barn is particularly significant as an extant example of scribe rule framing, making it an example of the earliest type of barn construction in Connecticut. Scribe rule framing generally indicates a date before 1820. Alterations over time have been made to adapt the original three-bay English barn to later functions – it may have been raised over a higher basement to accommodate early 20th-century dairy farming. Additions to the west and east were made to enlarge the barn. The horse fork was a labor-saving device in use in the second half of the 19th century, later made obsolete by the introduction of baled hay.

The property illustrates the evolution of dairy farming practice in the early 20th century, when the basement level was converted to a ground level stable barn for dairy cows. The eastern addition or the small barn to the north may possibly have housed the milk room. This was one of the smaller dairy farms in the area (see 102 North Street, an example of a larger-scale operation). As a dairy facility, it incorporated some of the improvements in scientific dairy farming of its time in locating the cows at the ground level, but apparently did
not accommodate the larger herd or the hygienic finishes, purpose-built milk room, and sophisticated feed storage methods of the larger farms in Roxbury.

During the late 1900s the house was in use as a second home, typical of many properties in Roxbury, but at present it is the owner’s primary residence.

• Sources (continuation):


Parcel ID: Map 11/Lot 002

Aerial views from:

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


Neff, Brian E., Conditions Assessment for 27 Wakelee Road, Roxbury, 2011.


3. South view of house and barn, camera facing north. Wakelee Road is at right.

4. East view of house, camera facing west. Wakelee Road is at front, barn at right rear behind trees.
5. Plan Sketch, prepared by Brian E. Neff, P.E. for conditions assessment, 2011. Bents are identified by letters A-E.

6. South view of Barn I prior to 2011 restoration work, camera facing north.
7. North view of Barn I, camera facing south; prior to 2011 restoration work.

8. Battle Swamp Road, camera facing west. Barn I is at left, Barn II at right.
9. North view of Barn I from Battle Swamp Road, camera facing southwest; after 2011 restoration work.

10. Northwest view of Barn I, camera facing southeast. Note cupola at roof ridge-line, fieldstone foundation, girt line siding divide at eave line; prior to 2011 restoration.
11. Southwest corner, south side of Barn I, showing stone buttress south of Bent D, camera facing northwest.

12. South view of Barn I prior to 2011 restoration, camera facing northwest. Compare attic siding divide with west end.
13. South view of Barn I during restoration, camera facing north.

14. View of Bent C dropped girt at south wall, camera facing west. Note: marriage marks (V) at brace joint with tie girt, square rule type joint at wall post, dropped girt below the plate, cable tie from earlier repair; steel plates are 2011 repairs.
15. West interior view of Barn I, camera facing northeast. Bent B is in foreground, Bent A at rear forming east gable-end. Note dropped tie girts, full-span beam below.
16. Bent C north end of tie girt joint with brace, camera facing west. Note marriage marks (VI).


18. Interior view up to roof showing major rafters, hay track and horse fork; note change in rafters at fourth (western) bay.
19. Interior view of Bent D and E (west gable-end wall) showing major rafters in original barn; change in rafters at fourth (western) bay.
20. Basement level, center bays showing stanchions, camera facing west; after 2011 restoration work.