## GENERAL INFORMATION

**Building Name (Common):** Johnson Barn  
**Record No.:** 14031

**Street Address or Location:** 42 Highland Terrace

**Town/City:** Stafford  
**Village:** Stafford Springs  
**County:** Tolland

**Owner(s):** Johnson, Joan, 42 Highland Terrace, Stafford CT 06076

**Access to public:** Exterior visible from public road?  Yes ☐  No ☐

**Interior accessible?**  Yes ☐  No ☐  If yes, explain ________________

**Style of building:** Carriage Barn; Stick/Eastlake style  
**Date of Construction:** 1885-95

**Material(s):**  
- ☑ Clapboard  
- ☑ Asbestos Siding  
- ☐ Brick  
- ☑ Wood Shingle  
- ☐ Asphalt Siding  
- ☐ Fieldstone  
- ☐ Board & Batten  
- ☐ Stucco  
- ☐ Cobblestone  
- ☐ Aluminum Siding  
- ☑ Concrete (Type ____________)  
- ☐ Cut Stone (Type ____________)  
- ☐ Other ____________

**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 ____________

**Roof (Material):**  
- ☑ Wood Shingle  
- ☐ Roll Asphalt  
- ☐ Tin  
- ☐ Slate  
- ☑ Asphalt Shingle  
- ☐ Built up  
- ☐ Tile  
- ☐ Other ____________

**Number of Stories:** 1 1/2  
**Approximate Dimensions:** 26’ - 2” x 32’ - 4”

**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: **Window replacement ongoing, foundation repairs**

## PROPERTY INFORMATION

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

**Historic Use:** Domestic: secondary structure/agricultural outbuilding; Domestic: single dwelling

**Accessibility to public:**

**Interior accessible?**  Yes ☐  No ☐  If yes, explain ________________

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

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<thead>
<tr>
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<th>Sawtooth</th>
<th>Gambrel</th>
<th>Shed</th>
<th>Hip</th>
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## FOR OFFICE USE:

**Town #:** ______  
**Site #:** ______  
**UTM #:** ______  

**District:**  
- ☑ S  
- ☐ NR  
- If NR, Specify:  
  - ☑ Actual  
  - ☐ Potential

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*Agricultural Heritage Multiple Property Submission - State Register*

*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.*
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- [ ] Barn
- [ ] Shed
- [ ] Garage
- [ ] Carriage House
- [ ] Shop
- [✓] Garden
- [✓] Other landscape features or buildings: Single-family house, asphalt paved driveway, concrete apron at doors

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 8/24/2011

View _______ Multiple Views _______ Negative on File CTHP

Name _______ Charlotte Hitchcock _______ Date 9/25/2011

Organization _______ The Connecticut Trust for Historic Preservation _______  

Address _______ 940 Whitney Avenue, Hamden CT 06517 _______

• Subsequent field evaluations:

Latitude, Longitude:

41.950642, -72.305856

Threats to the building or site:

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

The carriage barn is to the southeast of the associated house, a late 1920s structure which replaced the original following its destruction by fire. The ridgeline of the carriage house is oriented roughly north-south, parallel to Highland Terrace. The .74-acre site is on the east side of Highland Terrace, a residential street on a high ridge with a view toward the north and west overlooking Stafford Springs, the mills along the Middle River, and Hyde Park – formerly the Julius Converse estate of Woodlawn and later site of the town high school. This property is flanked on the north and south by a row of homes developed from the 1860s to 1900, with the street gradually filling in over time and the architectural styles reflecting the fashions of the late 19th century. The house is a 2 ½ -story gable-roofed structure in an early 20th-century Tudor revival style. To the east over a small rise, the grade drops sharply to the Willimantic River where a railroad line and Route 32 parallel the river. To the south is an expanse of woodland, the Nye Holman State Forest.

• 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>Status</th>
</tr>
</thead>
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<tr>
<td>House</td>
<td>c. 1925</td>
<td>C</td>
</tr>
<tr>
<td>Carriage Barn</td>
<td>ca. 1890</td>
<td>C</td>
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This is a 1 ½ -story three-bay gable-roofed carriage house in an Eastlake/Stick style with a wall dormer centered in the front (west) eave-side facing Highland Terrace, which runs roughly north-south.

Exterior:

The west eave-side has a six-over-six double hung window in the center of the three bays. Each of the flanking bays has an interior sliding barn door with four four-pane windows in the upper part above two large panels with x-braces. The stile and rail members are chamfered throughout both doors. The right (south) doorway has the original iron bumpers protecting the jambs from vehicle damage. Beneath the apex of the wall dormer is a pair of hay doors each with a four-pane window above a panel with diagonal tongue-and-groove infill and chamfered frame members. The west facade has wood siding in bands outlined by wider trim courses and vertical trim boards. The peak of the dormer has shingle siding, and below are panels of diamond-pointed shingle siding and of diagonal clapboard alternating with areas of horizontal clapboard. The structure is set into a rising slope, with the rear foundation wall rising to approximately three feet above the floor elevation. The north gable-end has a six-over-six double hung window near the right (east) corner and a pass-through door, with a six-over-six double hung window at the upper loft level. The north pass-through door, with two small panels above a lower panel with x-braces, exhibits the same type of chamfered stiles and rails as the doors on the front façade. The south gable-end has three six-over-six double hung windows at grade and one above. The rear (east) wall has a six-over-six double hung window off-center toward the left (south).

The roof has overhangs at the eaves and rake, with wood-trimmed soffits, and asphalt shingle roofing. The structure is painted cream with brown trim, replicating a color scheme documented back to the 1950s. A concrete foundation is 8 inches high at the front and approximately 36 inches high at the rear (east) wall and portions of the north and south sides.

Interior:

The interior is constructed of sawn dimension lumber, with full 3 x 4 inch studs and full 2 x 6 inch rafters. It is laid out in three bays. The south bay is divided from the remainder by a bearing partition with horizontal wood sheathing on one side, and forms the carriage barn, as evidenced by the iron bumpers on the door jambs. The center and north bays have a timber girder running east-west between the bays, supported at mid-span by a wood post which appears to be a replacement. This space would have been the horse barn. No stall partitions are extant; however a water trough in the yard outside the pass-through door remains. Floors are concrete and the walls are
predominantly unfinished, with exposed studs. The interior face of the sliding doors is the reverse face of the vertical tongue-and-groove paneling. The doors slide open, stopping at the jambs of the center window; the south door slides open through a narrow gap in the dividing partition.

A wood stair located along the south wall has a door at the bottom and leads in a straight run up to the attic loft level. At the attic a 48-inch high knee wall supports the rafters. A set of collar ties is located approximately 9 feet above the floor. Framing including the dormer framing and hay door opening is exposed. There are several small trap doors in the floor above the north side of the ground level.

• Historical or Architectural importance:

Applicable Connecticut Register Criterion:
  2. Embodying the distinctive characteristics of a type, period or method of construction.

Historical background:

Stafford Springs in the post-Civil War period was a thriving factory town, with water powering its mills and rail transportation from Worcester, Massachusetts to Norwich, Connecticut connecting it with supplies and markets. Highland Terrace was laid out on a narrow high ridge between the north-south course of the Willimantic River to the east and a wide valley of the Middle River to the northwest. The building lots were on the east side of the road, with the west side sloping down abruptly to the valley below and providing views of the estate grounds of Julius Converse’s Woodlawn, which later became Hyde Park, a town open space. The earliest remaining homes were built in the 1860s, including No. 28, the W.P. Bidwell House, No. 38, the J.J. Ellis House, and No. 52, all in Italianate style. Development was slowed by the flood of 1877, caused by a catastrophic dam failure upstream, but in the 1890s additional homes were constructed filling in the street to the relatively dense streetscape that remains. 42 Highland Terrace and its barn were contemporary with the adjacent two-family house to the south, No. 46-48. Subsequently the house at No. 42 burned and was replaced in the 1920s by the present Tudor revival style structure while the original carriage barn remains.

Architectural significance:

This carriage barn is significant because of the integrity of the exterior and interior including the original barn doors. It is an excellent and well-preserved example of a typical residential carriage barn from the late 19th century period just prior to the replacement of horses and barns by the automobile and garage. The setting of Highland Terrace is a nearly-intact streetscape illustrating the development of the upper middle class homes of mill owners, managers, and other professionals in a prosperous industrial town at the end of the 19th century. Although the associated house has been replaced, the barn is in its original location and setting, and the replacement house adheres to consistent scale and siting of the streetscape. Adjacent houses to the north and south are intact examples of the original development in the late 19th century, reflecting a pattern of development of prosperous homes in the suburban developments then gaining popularity on the outskirts of an industrial city.
• Sources (continuation):


Aerial views and mapping from:
http://maps.google.com/ and

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


Gibbs, James, Town of Stafford Historic and Architectural Resources Survey Report, 1993 (copy available at Stafford Public Library Local History Collection).


Stafford, Connecticut 250th Anniversary, 1969 (copy available at Stafford Public Library Local History Collection).


Young, William, Stafford Illustrated: a descriptive and historical sketch of Stafford Connecticut, Young & Cady, 1895 (copy available at Stafford Public Library Local History Collection).

   Note: the barn is red in this view prior to recent painting.
3. Plan sketch.

4. Southwest view of house with barn at rear right, camera facing northeast.

5. Northwest view of 46-48 Highland Terrace, barn at rear left, camera facing southeast.

7. West view of carriage barn, camera facing east.
8. Right (south) door in west eave-side of carriage barn, camera facing southeast.

9. Detail of bumper, camera facing northeast.

10. Detail of barn door glazing, camera facing east.
11. Interior of ground floor south door, camera facing east.

12. South side of interior partition ground floor, camera facing northeast.

13. Interior of attic at dormer and hay door, camera facing west.