

*Agricultural Heritage Multiple Property Submission - State Register*

**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) Hallmark Hill Condominium Barn Record No. 52421  
 Building Name (Historic) \_\_\_\_\_  
 Street Address or Location 35 Hallmark Hill Drive  
 Town/City Wallingford Village \_\_\_\_\_ County New Haven  
 Owner(s) Prime Property Management, PO Box 6208, Hamden, CT 06517  Public  Private

**PROPERTY INFORMATION**

Present Use: Domestic: secondary structure/agricultural outbuilding  
 Historic Use: Agriculture/Subsistence: agricultural outbuilding  
 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 Mid-19th c.

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

- |  |   |   |                                       |  |
|--|---|---|---------------------------------------|--|
| <input type="checkbox"/> Clapboard             | <input type="checkbox"/> Asbestos Siding        | <input checked="" 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 Barn with Addition I: 30' x 80'

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: \_\_\_\_\_

**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: Roads and driveways, parking areas, recreation facilities

**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:

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 Todd Levine Date 10/03/2012

View Multiple Views Negative on File CTHP

Name Todd Levine Date 12/18/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:  
41.451815, -72.85652

**Threats to the building or site:**

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

• **Interrelationship of building and surroundings:**

The barn and its additions are the extant remnants of a larger farm property. The barn is located on the south side of Hallmark Hill Drive, which runs south and east, from its intersection with Cook Hill Road. The site is home to Hallmark Hill Community, a 133-unit condominium complex. To the west of the barn is the administrative building, clubhouse, tennis courts and pool. Condominium homes are sited to the south and east of the barn, while a second phase of the community is located to the west along Colonial Hill Drive. Further south is a large tract of open space belonging to the complex. An asphalt driveway accesses the east side of the barn while continuing on to the homes to the east and south.

The site is located a short distance west of the Wilbur Cross Highway (Route 15) in the western part of Wallingford. Cook Hill Road runs westward into neighboring Cheshire. The area surrounding the site is residential, and has been fully developed as predominantly mid- to late-20<sup>th</sup>-century single-family homes on curving suburban-style streets and cul-de-sacs. To the southwest, Blue Hills Orchard is a major agricultural business and a reminder that fruit-growing was formerly a dominant land use in the area. To the east, the Wallingford Center Historic District is a National Register-listed district recognizing the core of the town center, built during the 18<sup>th</sup>-19<sup>th</sup> centuries along a north-south ridge, now North and South Main Streets.

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

**Architectural description:**

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

Barn	Mid-19 <sup>th</sup> century	C
Condominium units	1973/1986	NC

**Barn:**

This 1 ½ story three-bay English bank barn with a three bay barn addition (Addition I) and a ground-level stable addition (Addition II). Addition I is nearly identical to the main block of the barn and has the same ridge-line and width, resulting in a six-bay extended barn. The ridge-lines of the barn and Addition I run north-south, perpendicular to the road. Addition II extends east from the north bay of the barn. The main entry elevation of the barn faces west. The barn, Addition I and Addition II are covered with vertical wood siding painted red with white trim. The roofs have projecting overhangs with soffits and are covered with asphalt shingles. Atop the roof of the Barn and Addition I are three equally-spaced metal ventilators. Atop the roof of Addition II are two smaller metal ventilators. The foundations are mortared fieldstone. The six bays are referred to as Bays 1 - 6, starting from the north.

**Exterior:**

The main entry into the barn is in the west eave-side, a pair of full-height exterior sliding doors in the center of the three original bays of the barn (Bay 2). The doors have x-braces and a weather door in the south leaf. A nearly identical pair of exterior sliding doors are found in Bay 5. The other bays are blank. Concrete ramps lead to the two door openings. The date “Jan, 18, 32” is inscribed in the concrete in front of the Bay 5 entry. The grade declines at the south corner of the structure from west to east, resulting in an exposed mortared fieldstone foundation and banked basement level. A set of concrete stairs built into the hill descends from main grade to the basement level along the south gable-end.

The south gable-end of Addition I has modern replacement windows of different sizes at the basement level. In the gable attic are two modern replacement windows widely spaced just above the dropped girt line siding divide.

At east eave-side of Addition I the basement wall is fully exposed. There is an exterior sliding door in the southernmost bay (Bay 6) of the basement level. Bay 4 has a modern overhead door. The southernmost bay of the original structure (Bay 3) has an exterior sliding door. On the main level of the east eave-side in Bay 5 is an exterior

sliding hay door. Encompassing the two northernmost bays (Bay 1 and 2) and extending west is a 1 ½-story gable-roofed structure, Addition II, which has its floor elevation flush with the basement level.

The south eave-side of Addition II has a centered exterior sliding door with a hay door above, just beneath the eave. A pass-through door is found at the east (right) corner. The grade at the east gable-end of Addition II is at the lower level, revealing several courses of the mortared fieldstone foundation. The east gable-end of Addition II has two modern windows in the main level and a third centered in the gable attic above the dropped girt line siding divide. The north eave-side of Addition II has a series of four small single-pane stable windows with trim. A vent is at the east corner of Addition II. A pass-through door is at the corner of the addition where it meets the main barn.

The north gable-end of the barn is flush with the north eave-side of Addition II. Although the grade inclines from east to west, the mortared fieldstone foundation and part of the basement level on the barn are exposed. There are three windows in the basement level. There is a modern replacement window in the gable attic.

**Interior:**

The main entry opens into a three-bay wide space, measuring 30' by 40'. The widths of the bays vary (from north to south: 16', 13', 11'). The barn is built using square rule mortise and tenon timber frame joinery, with four lateral bents comprised of hand-hewn beams and sawn diagonals. The posts and beams measure 7" by 8" and 6" by 7" with 3.5" diagonals. The roof framing is hand-hewn common rafters with birdsmouth cuts. The floor is wood planking showing circular saw marks.

At the gable-ends of Barn I are wood vent shafts that lead from the basement to the metal ventilators atop the ridge of the roof. There is a step up from the middle bay to the northernmost bay of the original barn. From the east end of the middle bay is a sliding hay door used as egress into the attic level of Addition II. Just through this door to the left is a five riser stairway to a landing at the northwest corner of the addition where it meets the main barn. A pass-through door leads to the exterior. The stairway continues to the west with another five risers which lead to the basement level of the barn and the main level of Addition II.

The main level of Addition II is at the same elevation as the basement of the main barn and appears to have been a dairy stable. There is a concrete floor with manure gutters and remnants of white-wash on the walls. The north wall is white-washed and made of mortared fieldstone. The west wall is the original vertical exterior siding of the main barn, painted grey. The south wall appears to be balloon framing and is unpainted. A sliding door which extends to the north is centered on the west gable-end of Addition II, and leads into the basement level of the main barn. The basement level of the main barn has 7" x 7" hand-hewn posts and beams. Along the west wall there are horse stalls.

Addition I is accessed either through its main full-height doors in the west eave-side or through the basement level entries on the east eave-side of the structure. The main entry of Addition I opens into the middle of a three bay wide space, measuring 30' by 40'. The widths of the bays vary (from north to south: 11.5', 12.5', 16'). The barn is built using square rule mortise and tenon timber frame joinery, with three lateral bents and a partial fourth comprised of circular sawn posts and beams with sawn diagonals. The posts and beams measure 5.5" by 5.5" with 3.5" diagonals and girts. The floor is wood planking. The roof framing is sawn common rafters with a ridge-board. Just beneath the ridge is a hay track which extends the length of the addition. The roof structure has purlin plates carrying the common rafters. Attached at the north wall are queen posts which terminate at the girt line siding divide and are supported by L-brackets. The north wall of the addition is actually the original exterior wall of the main barn. An attached wood ladder is centered on this wall. Centered behind the ladder in the gable attic is a boarded opening, probably from a hay door. Centered in the middle bay in the west eave-side of Addition I is a sliding hay door. Off-center to the west on the south gable-end of the addition is a wood vent shaft that leads from the basement to the metal ventilators atop the ridge of the roof.

• **Historical or Architectural importance:**

Applicable Connecticut State Register Criterion:

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

This barn is significant as an outstanding example of its type, the extended English bank barn, with much original material extant. The additions reflect the history of the place, showing the change of use for 20th-century dairy. The barn has lost some significance due to the alteration of the landscape setting by residential condominium development. However, the preserved open space and nearby orchards to the south, are reminders of the cultural landscape of the area's orchard history.

**Historical background:**

The barn appears to have been a part of a larger farm in the mid- to late 19<sup>th</sup> century. According to a Beers, Ellis & Soule map of the area from 1868, the area adjacent to this site was home to several families of Halls and Cooks. Members of the Hall family were among the first proprietors of Wallingford in the 1670s and there were numerous branches of the family in the following 200 years. Hall family members were involved in inventing metal alloys and manufacturing table flatware of various metals, the business for which Wallingford became well known. Henry B. Hall was a land developer in the 1890s, while others were shop owners. According to census records, an H. Hall was born in 1840 and was a farmer until 1880. The original block of the barn appears to have been built between 1840 and 1880, and could have been Hall's, although this has not yet been fully researched.

Additions I and II appear to have been built after the main block, with the inscribed date suggesting 1932 as a year of some construction or remodeling work. Aerial photographs from 1934 through the 1950s show the area as a mix of open pastures or hay fields and extensive orchards. Two smaller house lots now front on Cook Hill Road, reserved out of the acreage that has become Hallmark Hill Community. One of these appears possibly to be the house visible in a 1951 aerial photograph, associated with the farm. Further research might reveal more of the history of this farm. Wallingford in the early- to mid-20<sup>th</sup> century was a major center for fruit production, primarily apples. Remaining orchards in Wallingford, Southington, and Cheshire carry on this tradition to the present time, including Blue Hill Orchards just southwest of this site.

The property was acquired for development and the first phase of the condominium constructed in 1973. Today the barn is used for storage. The community is planning to re-establish some agriculture, possibly as a CSA (Community-supported Agriculture) arrangement using some of the open space on the property.

**Architectural significance:**

The barn is an outstanding example of a square rule extended English bank barn. The wood in the main barn block appears to be hand-hewn chestnut. Much of the original material is intact, including the siding. The barn has probably evolved from a hay barn to a structure that included dairy production and horses. Particularly important here is that the barn does still stand although much of its agricultural context has been lost. The other outbuildings associated with this site were demolished to make way for development. The fact that the barn remains is a testament to the developer's and Home-Owner Association's recognition of the importance of their agricultural heritage.

• **Sources (continuation):**

Photographs and field notes by Todd Levine 8/20/2012.

Interview with Gil Belaval, 8/20/2012, 35 Hallmark Hill Drive, Wallingford, CT.

**Map resources:**

Aerial views from:

<http://maps.google.com/> and <http://www.bing.com/maps/> accessed 12/20/2012.

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/mash\\_up/1951\\_aerial\\_index.html](http://magic.lib.uconn.edu/mash_up/1951_aerial_index.html) ,

1951 aerial view of Cook Hill Road: adimg\_37831\_09\_CNG2H179\_1951\_s8\_pma\_1\_p.pdf

Beers, Ellis & Soule map, Wallingford, New Haven County, 1868.

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

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

**Print and internet resources:**

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,

<http://www.connecticutbarns.org/52421>

Davis, Charles Henry Stanley, History of Wallingford Conn., self-published, 1870, accessed from Google Books.

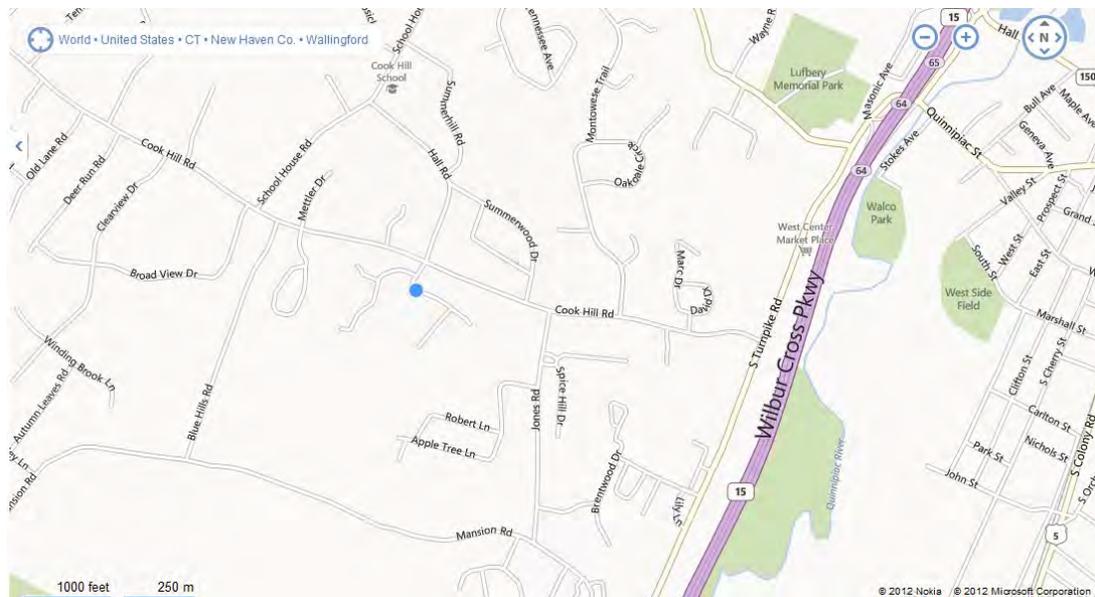
Rockey, J. L. (John L.), History of New Haven County, Connecticut, New York : W. W. Preston, 1892, accessed 8/20/2012 from <http://archive.org/details/historyofnewhave01rock>.

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/hqoweb/library/do/census/search/basic> .

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

Wallingford Historical Society, Images of America: Wallingford, Arcadia Publishing, Charleston, 1999.



1. Location map of 35 Hallmark Hill Drive, Wallingford CT – from <http://www.bing.com/maps> accessed 8/20/2012.



2. Parcel map of 35 Hallmark Hill Drive, Wallingford, CT – base image from <http://maps.google.com/> accessed 3/06/2013.



3. South view – aerial “bird’s-eye” map of 35 Hallmark Hill Drive, Wallingford, CT – <http://www.bing.com/maps> accessed 8/20/2012. The red barn is to the right (east) of the tennis courts.



4. South view – aerial “bird’s-eye” map of 35 Hallmark Hill Drive, Wallingford, CT, with resources indicated – base image from <http://www.bing.com/maps> accessed 8/20/2012.



5. Northwest view of Barn, Addition I (to the right), and Addition II (behind to the left). Condominium units are to the right.



6. West eave-side view of Barn and Addition I, camera facing east.



7. South gable-end view of Addition I and south eave-side of Addition II, camera facing north.



8. East eave-side view of Addition I, main Barn, and Addition II (to right), camera facing west.



9. South eave-side view of Addition II and east eave-side of Barn, camera facing north.



10. East gable-end and north view of Addition II with main Barn at rear, camera facing west.



11. North view of main Barn (right) and north eave-side of Addition II (left), camera facing south.



12. Detail of the interior of main Barn, showing hand-hewn post and beam frame with dropped tie-girt, camera facing west.



13. Detail of the interior of main Barn, showing hand-hewn purlin plate and queen post, camera facing north.



14. Detail of the interior of main Barn from the loft of Addition II, showing a hay door originally on the exterior of Barn I, camera facing west.



15. Detail of the interior of main Barn from Addition I, south gable-end showing the original exterior wall, camera facing north. Note the L-bracket supports posts in place of a lateral tie-girt which appears to have been removed.



16. Detail of the interior of Addition II showing infilled manure gutter, camera facing north.



17. Aerial photograph of the site taken in 1951, UConn MAGIC archive. Note the extensive complex of outbuildings surrounding the subject barn including what appears to be a farmhouse to the north near Cook Hill Road. Much of the surrounding area was planted in orchard trees.