### GENERAL INFORMATION

**Building Name (Common):** Baldwin-Black Farmstead  
**Record No.:** 52583

**Building Name (Historic):** Baldwin, Hiram / Black, John, Farmstead

- **Street Address or Location:** 110 Blackville Road
- **Town/City:** Washington  
**Village:** Blackville  
**County:** Litchfield

- **Owner(s):** Nina Teicholz & Gregory Maniatis, 139 West 82nd St. 7F, New York NY 10024  
  - Public ☐  
  - Private ☐

### PROPERTY INFORMATION

- **Present Use:** Domestic: secondary structure; Domestic: single dwelling
- **Historic Use:** Domestic: secondary structure; Domestic: single dwelling
- **Accessibility to public:** Exterior visible from public road? ☑ Yes ☐ No
- **Interior accessible?** ☑ Yes ☐ No  If yes, explain _______________________
- **Style of building:** New England/English hybrid bank barn, Vernacular style  
  - **Date of Construction:** Mid-19th c.

### 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: **poured, block**):  
- ☑ Cut Stone (Type: _____________):  
- ☑ Other: **vertical wood siding**

### 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: **2 1/2, B**  
**Approximate Dimensions:** 30' x 70'

### 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: Stream, ponds, pool

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 ____________________________ Date 1/26/2013

View Multiple Views Negative on File CTHP

Name ____________________________ Date 1/29/2013

Organization The Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:

41.649828, -73.30165

Threats to the building or site:

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

This barn is located on a 12.8-acre site on the north side of Blackville Road (Rte. 109). The property is located at the corner of Sabbaday Lane (to the west) and Blackville Road (Rte. 109). Blackville Road (Rte. 109) extends to the northeast off Bee Brook Road (Rte. 47), which runs south through the center of Washington through the Washington Green National Register Historic District. The village of Washington Depot is located roughly 1.3 miles west of the site where Green Hill Road crosses the Shepaug River. To the east of the site, Sprain Brook runs southward, paralleled by Nettleton Hollow Road, where are found a complex of designated historic sites, the Gideon Hollister Homestead (National Register) and Gideon Hollister/Sprain Brook Sawmill (State Register). Other local sites included in the current thematic nomination of Agricultural Resources to the State Register of Historic Places are: the Smith Homestead/Waldingfield Farm at 24 East Street, and the Nathaniel Shelton Wheaton Farmstead at 68 Wheaton Road.

At 110 Blackville Road, a driveway extends to the north off the road and forms a circle to the east of the house. There are two barns, a garage, and a farmhouse on the property. The buildings are located in the south portion of the parcel. Barn I is to the west of the Farmhouse, and Barn II is to the north. The garage is to the east of the Farmhouse. Two small ponds are found on the property, to the north and south of Barn I. An inground pool is north of the Farmhouse. The parcel has wooded land surrounding the buildings, and an open field in the east corner.

The Farmhouse on the property is a large 1 ½-story Cape-style house with numerous additions obscuring the oldest structure. The oldest portion was originally built c. 1790, but the building was remodeled several times in the 20th century. In 1959, when “Homes of Old Woodbury,” which includes houses in Washington, was produced by the Old Woodbury Historical Society, the house still resembled the original building.

At the time this story and a half house was remodeled and modernized, 1943-1946, architects and builders agreed that it was built prior to 1790. The present dining room, kitchen, bathroom and one bedroom have been added, together with a fireplace and bake oven, originally in the cellar. A former extension was removed. Many of the early characteristics of the house remain including the 16 pane windows with early glass (The Old Woodbury Historical Society).

The main entry was originally located on the south eave-side of the house. However, the main entry is now found on the east gable-end. The addition along the north eave-side of the house was added before 1959. During the 1970s, the large gable-roofed wing attached to the west gable-end of the house was added.

The Shepaug River is to the west, meandering north-south through Washington. Directly to the south of the property, located on the south side of Blackville Road (Rte. 109) is Washington Golf Course. To the southwest is Glenholme School, and to the northeast of the property is Mt. Tom State Park. The areas surrounding the property are woodland and residential properties.

• 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>Description</th>
<th>Date</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmhouse</td>
<td>c. 1790</td>
<td>C</td>
</tr>
<tr>
<td>Barn I</td>
<td>Mid-19th c.</td>
<td>C</td>
</tr>
<tr>
<td>Barn II</td>
<td>Late-20th c.</td>
<td>NC</td>
</tr>
<tr>
<td>Garage</td>
<td>Late 20th c.</td>
<td>NC</td>
</tr>
</tbody>
</table>

Barn I:

This is a 30’ x 70’, 2 ½-story with basement, gable-roofed, five-bay hybrid New England/English style bank barn. The ridge-line runs approximately east-west, parallel with this portion of Blackville Road (Rte. 109). The barn is clad in vertical board siding painted red with white trim. It has a fieldstone and concrete masonry foundation and asphalt shingles cover the roof. Cornice returns are found in each of the gable-ends along with overhangs at the rake and
eave edges with boxed soffits at the eaves. The three western bays have the form of a three-bay English barn. It is possible that two additional bays and gable-end doors were added subsequently at the east end, forming the hybrid structure. The bays are identified, for descriptive purposes, from east to west as bays 1-5.

**Exterior:**

The east gable-end of Barn I consists of a pair of exterior-hung sliding doors reached by a ramp. To the north is a six-over-six double-hung window with trim, and just below this are two six-pane stable windows close to ground level. Directly above the entry is a side-hinged hay door. In the gable attic, just above the dropped girt line siding divide, is a six-over-six double-hung window with trim. To the south of this is a small arched opening for carrier pigeons.

Near the east corner of the north eave-side of Barn I is a panel of five tall four-over-four double-hung windows with trim, creating a well-lit interior space in the main level of the eastern bay (bay 1). In bay 2 is a six-over-six double-hung windows with trim. In each of bays 1 and 2 at the upper floor level there is a six-over-six double-hung window with trim.

In bay 3 is a six-over-six double-hung window, set high in the main level wall, with a four-pane stable type window offset higher in the wall. In bay 4 is a full-width opening which may have been the primary doorway of the central drive bay if the block of bays 3-5 was built originally as an English barn. This has been divided by an upper level floor added in the interior, and now a pair of shorter side-hinged doors with original iron strap hinges is at the main ground level. Above, a line of flashing indicates the head of the former tall opening, and a side-hinged hay door with original iron strap hinges is at the right (west) corner while the rest of the opening is filled in with vertical wood siding. In bay 5 there is a four-pane stable-type window high in the wall and to the right (west) a twelve-over-eight double-hung window with trim.

The grade declines at the north eave-side of the barn, exposing a full basement. A pair of exterior-hung sliding doors with a three-pane window with trim in each leaf is found near the south corner of the basement opening to the lower grade. Above are four nine-pane windows with trim. Just above those are two twelve-over-eight double-hung windows with trim. In the gable attic is a twelve-over-eight double-hung window with trim. The presence of these twelve-over-eight sash may possibly indicate re-use of old 18th-century sash from the Farmhouse during one of its remodelings. The girt line siding divide at the west gable-end is lower than that of the east gable-end.

Running along the basement level of the south eave-side of Barn I are five four-pane stable windows with trim, one in each bay. A side-hinged hay door with original iron strap hinges is found west of center above a four-pane window in Bay 4 (the central drive bay if bays 3-5 were originally an English barn). Just above are five double-hung windows; some are six-over-eight and others are six-over-six. Located below the eaves, near the east corner, are three small arched openings for carrier pigeons. A projecting ledge or perch with support brackets is found just below the openings. The grade rises towards the east gable-end of the barn, near the east corner of the south eave-side, with a retaining wall extending south from the southeast corner.

**Interior:**

The interior of the barn, with a square rule post and beam frame, is accessed by the entries found on the east gable-end and north eave-side. A wood plank wall separates the east (bays 1-2) and west (bays 3-5) sections of the barn, with an opening to pass through to each side. It is unclear whether this was the exterior wall of an original three-bay English barn. The western gable-end of the barn was recently repaired and it has newer timbers for the flooring and walls. A grain chute protruding from the ceiling is found in the bay 2 of the barn. An upper floor in bays 1-2 is supported by partially milled log joists running laterally across a central girder. The elevation of this loft floor is offset in bays 3-5 where a lower second floor level framed with sawn lumber has been inserted just above the row of five nine-pane windows, and cutting across the lower sash of the upper windows.

A stair in bay 2 leads to the floor above. Here, the square rule post-and-beam frame and mortise and tenon joints with tree nails are visible. The tie-girts are dropped, lower in the west gable-end than the east. Hand hewn marks found on the framing timbers throughout the barn indicate construction of this barn in the mid-19th century. Queen
posts support purlin plates at the mid-span of the rafters. Common rafters meet at the ridge with no ridge-board, and roof decking is random-width wide boards overlain with modern plywood. Truncated upper tie-girts and empty mortises indicate that upper tie-girts were removed (commonly done in the later part of the 19th century to install a hay track).

The basement is accessed by a stair located in the east half of the barn, or by the sliding doors in the west gable-end. The basement is a large open area with concrete floors, a mortared fieldstone and concrete block wall on the north and part of the east, and wood plank walls on the south (with concrete block masonry piers at the bent lines), west and part of the east sides. Saw marks are found on the timbers throughout the basement level of the barn. Whitewash is still extant, indicating use for dairy. Manure gutters are still visible, running along both the north and south walls. Stanchions were probably located throughout the basement, making the cows face a middle aisle. A large sink with faucets is located on the east gable-end wall.

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:

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

This is an outstanding example of a New England hybrid bank barn from the mid-19th century. The immediate setting has not been developed, and a field in the southeast corner of the parcel is still open. The property gains significance due to its association with John M. Black, a prominent citizen in the Town of Washington and an immigrant from Ireland.

Historical background:

An 1859 map of Washington shows the owner of the property to be an H. Baldwin. Hiram Baldwin was listed in the 1870 census records as a farmer living in Washington with his wife and two children. The ownership of the property passed to John M. Black sometime before 1874, as an atlas of Litchfield County of that year shows J. Black as the owner. The district of Blackville (where this property is located) was named after John Black. According to the census records of 1880 and 1900, John M. Black was born in Ireland and lived on the property with his wife and son. Sometime during the early 1900s, Daniel McIlray purchased the property. After World War I, McIlray sold the property to his son Andrew McIlray who then sold it to Mr. and Mrs. Paul F. Kennedy in 1941. The Cook family owned the property after the Kennedys, and the Pring family followed the Cooks. In 1993, Jessica Wang purchased the property and owned it for approximately 20 years. Recently, the property was purchased by Nina Teicholz and Gregory Maniatis.

The property is now 12.8 acres, but originally was hundreds of acres, encompassing land to the north along Sabbaday Road. The barn was built to house animals, and at some point was used for dairy purposes. Carrier pigeons were kept on the second floor of the barn, in an enclosed area found in the east half of the barn. Currently, the barn is vacant.

Architectural significance:

This is an outstanding example of a hybrid bank barn from the mid-19th century. The post-and-beam frame is still intact in its original location. Evidence in the structure suggests that an earlier English barn may have been extended with a gable entrance at the east end. Various windows and additional floor levels appear to have been added over time, adapting the barn to late-19th-century uses and to 20th-century dairy practices.

The immediate setting remains un-developed, and a field in the southeast corner of the parcel is still open.

Furthermore, the property gains significance due to its association with John M. Black. John Black was a prominent citizen in the Town of Washington and an immigrant from Ireland in the mid-19th century. The area of Blackville was named after John Black, and was a small industrial community. A machine shop and foundry were located in this area, and owned by the Black family.
• Sources (continuation):

Photographs and field notes by Kristen Young - 1/26/2013.

Interview with Nina Teicholz & Gregory Maniatis- 1/26/2013, 110 Blackville Rd, Washington, CT.

Map resources:


Parcel ID: 03-08-23

Aerial views from:


Historical aerial photography and maps accessed 1/29/2013 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/historical_maps_connecticut_towns.html](http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html)

Beers, F. W., Map of Litchfield County Connecticut, F. W. Beers & Co., 1874,


Print and internet resources:


5. Northeast context view of the house (on the left) and Barn I (on the right). Camera facing southwest.

6. Northeast context view of the house (on left), Barn I (in the distance), and Barn II (on right). Camera facing southwest.
7. Southwest context view of Barn I (on left) and the house (on right). Camera facing northeast.


11. East gable-end of Barn I. Camera facing west.


15. West gable-end of Barn I. Camera facing east.

17. Interior view of the first floor of Barn I. Note the wall separating the east and west sections of the barn. Camera facing west.

18. Interior view of the northeast corner of the second floor of Barn I. Note the post-and-beam frame with mortise and tenon joints pegged together with tree nails. Camera facing northeast.
19. Interior view of the east gable-end of the second floor of Barn I. Camera facing east.

20. Interior view of the west gable-end of the second floor of Barn I. Camera facing west. Note the loft floor level cutting across the eight-over-six windows.
21. Interior view of the partition wall at the second floor of Barn I. Camera facing east. Note the iron strap connecting the plate where bays 1-2 are joined to bays 3-5.

22. Interior view of the north wall of the basement of Barn I. Note the newer concrete block masonry and older mortared fieldstone construction. Camera facing north.
23. Interior view of the west end of the basement of Barn I. Note the manure gutter in the concrete floor on the left side. The manure gutter has been filled in, but is still visible. Camera facing west. Newer concrete masonry and siding support original whitewashed girders and joists.

24. Interior view of the east end of the basement of Barn I. Camera facing east. Note the sink along the wall. Old doors have been re-purposed as interior wall finish.