**South Windham**
c. 1780

**Agriculture/Subsistence:** agricultural outbuilding; **Domestic:** single dwelling

- **30' x 40'**

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**Bartizek Farmstead**

**Record No. 50485**

**Bidlake, Jonathan / Abbe, Shubael / Bartizek, Albert and Phyllis, Farmstead**

- **Windham**
- **South Windham**
- **Windham**

**59 Bush Hill Road**

**Brian & Ronald Bartizek, 87 Bush Hill Road, Windham CT 06226**

**PUBLIC**

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**PROPERTY INFORMATION**

**Present Use:** Agriculture/Subsistence: agricultural outbuilding; 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**  **English barn, Vernacular style**  **Date of Construction**  **c. 1780**

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

- ☑Clapboard
- ☑Fieldstone
- ☑Wood Frame
- ☑Wood Shingle
- ☑Vertical wood siding
- ☑Other: **Scribe rule framing**

**Structural System**

- ☑Wood Frame
- ☑Post & Beam
- ☑Other: **Scribe rule framing**

**Roof (Type)**

- ☑Gable
- ☑Shed
- ☑Other: **Gambrel**

**Material**

- ☑Wood Shingle
- ☑Built up
- ☑Other: **Roll Asphalt**

**Number of Stories:**  **1 1/2**  **Approximate Dimensions:**  **30' x 40'**

**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: __________________________________________________

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**FOR OFFICE USE:**

**Town #_____**  **Site #_____**  **UTM_____**

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

Related outbuildings or landscape features:

- ✔ Barn
- ✔ Shed
- ✔ Garage
- ✔ Carriage House
- ❑ Shop
- ❑ Garden

Other landscape features or buildings: Brooks, pond, 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 10/09/2012

View Multiple Views _______________________________  Negative on File CTHP

Name Charlotte Hitchcock _______________________________  Date 10/19/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

- • Subsequent field evaluations:

  Latitude, Longitude:
  41.691103, -72.188129

Threats to the building or site:

- ✔ None known
- ❑ Highways
- ❑ Vandalism
- ❑ Developers
- ❑ Renewal
- ❑ Private

- ❑ Deterioration
- ❑ Zoning
- ❑ Other ____________________

- ❑ Explanation ____________________
The site is a 50-acre property located on the south side of Bush Hill Road, which runs east-west at this point. Bush Hill Road is on the west side of the Shetucket River south of the Borough of Willimantic and north of the village of South Windham. The property consists of two parcels: 48 acres associated with the farmstead and a 2-acre parcel subdivided from the original site, on which Brian and Cora Bartizek have erected a Colonial-period house moved from another site, as their home. Two streams run through the property. Jordan Brook comes from the hills to the west, runs southeast, and joins Obwebetuck Brook which comes from the hills to the southwest and runs down into the Shetucket. The farmstead buildings are sited on a knoll overlooking the two streams. A farm pond is located on Jordan Brook northeast of the building group. An unpaved driveway enters the site from Bush Hill Road, leads south, crosses Jordan Brook on a small bridge, and heads uphill through a grove of evergreen trees to arrive at a level yard area between the houses and barns.

The earlier original farmhouse of the property is said to have been located up-slope to the southwest. The current house is a c. 1865 1 ½-story gable-roofed cape-style building set at the crest of the knoll with its ridge-line oriented east-west. The front eave-side faces south, which looks away from the current driveway entrance and pond. A 1-story ell extends north. To the north of the house is a second building, also oriented to face south, incorporating living space and a garage. Both are wood-framed with clapboard siding painted dark red, and asphalt shingle roofs. A well stands close to the house to the southwest.

The main barn is located southwest of the house. South of the house there is a 14’ x 36’ 1-story gable-roofed shed formerly a chicken coop (Shed II). Further to the south downslope near the Obwebetuck Brook is a long 1-story gable-roofed shed, 20’ x 120’, which formerly housed rabbits (Shed I), and is oriented with its ridge-line roughly east-west. It has a concrete foundation, vertical board siding, and its roof is partially corrugated metal panels and the remainder asphalt shingles. The remains of a small structure (Shed III) is south of the house and north of Shed II; this was used for cooling milk. The driveway continues as a dirt track south past these buildings to a ford over the brook. There are remnants of an old bridge. A stone wall lines the way along its west side. West of the building group is an open hay field, and east of the buildings grade slopes down across a mostly open field to the two brooks.

The immediate area is rural, with a few houses located along Bush Hill Road including a historic school house building at the corner of Bush Hill and Old Bush Hill Roads, abutting the property at its western boundary. The town line with Lebanon is a half-mile to the southwest. The Borough of Willimantic is 2.5 miles northwest and the Main Street Historic District includes the central core of the city, focusing on its 19th-century commercial buildings.

Architectural description:

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

- House I  c. 1865  C
- House II/garage  19th c.  C
- Barn  c. 1800  C
- Shed I – Rabbit coop  c. 1955  C
- Shed II – Chicken coop  20th c.  C
- Shed III – Milk cooling  20th c.  C

Barn:

The barn is a 1 ½-story eave-entry three-bay English barn, 30’ x 40’, with its gable roof having the ridge-line oriented approximately north-south. Siding is board and batten at the walls except in the attic level where the siding is flush-boards. The roof hasno overhang at the rakes and a minimal overhand at the eaves, and is covered in corrugated metal panels. The foundation of un-mortared fieldstone is visible only along the west side, as the barn sits on a fairly level area at the edge of a field that slopes down toward the south and west.
Exterior:
The west eave-side faces the large hay field and has a pair of tall hinged barn doors in the center bay. The left (north) bay is wider than the right (south) bay, and has a pair of short hinged doors near the left corner, opening into a low-ceilinged area below a loft floor. There are no other openings on the west side. The south gable-end exhibits a girt-line siding divide at the eave-line, a clue to the frame layout within. In the lower part of the gable-end a row of four six-pane stable windows is evenly distributed. The east eave-side, facing toward the farmhouse, has a short hinged door at the left (south) corner, leading into a low-ceilinged space below a loft, similar to the north end. At the center bay a pair of short hinged doors gives access to the interior, across from the western doors but not as wide or as tall. The siding has been replaced along the east and north sides, with a line of flashing about three feet from the sill edge. The north gable-end has no openings, but has a similar siding divide to the south end.

Interior:
The interior is a scribe rule hand-hewn post and beam frame of four bents; each has one interior post, tie girts in the plane of the plates, hewn common rafters half-lapped and pegged at the ridge, and no truss posts in the attic level. The corners have gunstock posts carrying the plates and tie girts. Scribe rule marriage marks can be seen along the inside face of the interior bents, though the current use of the barn for storage (of an entire 18th c. house awaiting reconstruction) makes interior details difficult to see. The layout consists of three unequal bays. The south bay, 11’ wide, is the narrowest, the center bay is 12’ wide, and the north bay is 16’ wide. The center bay has a wood plank floor, currently raised slightly above grade, and is open full height, with joists spanning across north-south at the tie girt level to carry a loft floor. The end bays have slightly lower floor elevations with lofts framed at approximately five feet above the main floor elevation. The south bay has a concrete floor slab, whitewashed ceiling, and remains of wood and metal stanchions, signaling its former use for dairy cows. This is consistent with the row of stable windows in the south gable-end. The loft joists are partially hewn and partially left round; the partition wall separating this area from the center bay has an access door near the east wall. The north bay has a loft above the western half which was formerly a calf pen, while the eastern part has a plank floor and is open to the upper level loft. A hinged door in the west side near the corner provides access from outside.

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:
1. Associated with the lives of persons significant in our past (immigrant farmers)
2. Embodying the distinctive characteristics of a type, period, or method of construction.

The barn at 59 Bush Hill Road is highly significant as an outstanding example of a scribe rule post and beam frame English barn dating from the earliest period of timber frame construction in Connecticut, remaining in its original location. The setting retains the integrity of a farmstead layout, with a farmhouse, other farm outbuildings, and farm pond completing the authentic agricultural landscape. The ownership by the Bartizek family since the mid-20th century, gives added significance, as the family represents the story of immigration from Eastern Europe (Poland) to the farms of rural Connecticut.

Historical background:
The farmstead at this site dates at least to the early 1700s, as evidenced by the owner’s title search. In 1771 Stephen Tracy sold land and a house to Jonathan Spaulding. The property was quickly sold to Jonathan Bidlake a year later. Bidlake sold the property, with a barn mentioned in the deed along with the “mantion,” [sic] to Shubael Abbe in 1783. The barn, a scribe-rule post and beam structure which has been little altered, thus dates to before 1783.

The 19th-century mapping including the Gray Map of 1869 and USGS map surveyed in 1890, show a building that may represent this farm. The owner, Brian Bartizek, sees evidence of an earlier farmhouse in foundation remains along Obwebetuck Brook; if true, this barn would have been located at a distance from the farmhouse, and may have been primarily a hay barn.
The current farmhouse is built with balloon framing and has a date of 1868 carved into the cellar stairs. Its lack of a center chimney stack supports a mid-19th-century date. Some older timbers are incorporated into the structure.

The barn shows evidence of use for a small dairy herd in the 20th century, as the northern and southern bays each have a lower level stable area and stanchions remain in the south bay. The owner in the 1930s and 1940s was reported to be a Willimantic police officer, who delivered produce seasonally to the nearby Willimantic Camp Meeting.

The Bartizek family immigrated from Poland in the early 1900s. Brian’s father, Albert, was born in Lebanon CT. Brian’s maternal grandfather worked as a herdsman at the Osborne prison farm, which had formerly been the Enfield Shakers’ community (now a group of state-owned correctional facilities). Brian grew up visiting his grandparents in a Shaker-built house there in Enfield.

Albert and Phyllis Hoxie Bartizek moved here in 1950 and raised two sons, Brian and Ronald, in the farmhouse. Albert Bartizek worked as a state dairy inspector. Through his connections he became interested in the campaign to develop a new strain of chestnut trees following the devastation of the American chestnut. He planted a large number of hybrid cultivars of Chinese and American chestnuts along the southern border of the fields; these are still growing and fruiting. The family kept a cow and the sons raised 4-H project animals. For a time they raised rabbits commercially in the long Shed I that is still standing south of the houses and barn.

As an adult, Brian has remained nearby, erecting and restoring a relocated 18th-century house on a lot sub-divided from the farmstead, at 87 Bush Hill Road. The larger parcel at 59 Bush Hill Road now belongs to Brian and his brother Ronald, who inherited it from their father.

**Architectural significance:**

The barn at 59 Bush Hill Road is significant as an outstanding example of a scribe rule post and beam frame English barn dating from the earliest period of timber frame construction in Connecticut, remaining in its original location. The frame retains the integrity of its original materials with very little alteration. The siding, although replaced with board and batten siding later in the 19th century, retains the original appearance with few openings except at the cow stable area in the south bay. The setting retains the integrity of a farmstead layout, with a farmhouse dating to the mid-19th century, and a grouping of other farm outbuildings and farm pond completing the authentic agricultural landscape. Although no longer a subsistence farm, haying continues, keeping the adjacent hay field open and productive.

The ownership by one family, the Bartizeks, since the mid-20th century, gives added significance, as the family exemplifies the story of 20th-century immigration from Eastern Europe (Poland) to the farms of rural Connecticut.

**Sources (continuation):**

Photographs and field notes by Charlotte Hitchcock 10/09/2012. Interview with Brian Bartizek 10/09/2012, at the site; title search by Brian Bartizek.

**Map resources:**


Historical aerial photography and maps accessed at UConn MAGIC:

http://magic.lib.uconn.edu/mash_up/1934.html
http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html .


Print and internet resources:
Connecticut State Library online: iconn.org or http://www.cslib.org/iconnsitemap/staff/SiteIndex.aspx#directories


4. Detail Site Plan Sketch identifying contributing resources; base image from Windham Council of Governments GIS Viewer [http://www.wincog-gis.org/].
5a-b. West view of House II (left) and House I (right), camera facing east.

6. South view of House I (right) with House II at left rear, camera facing north.
7. South view of chicken coop at left rear, Shed II – milk cooler at right; houses at rear to north, camera facing north. Note the drive lined with maple trees in left foreground; this continues the farm driveway southward, possibly an old road.


10. Northeast view of barn from the driveway, camera facing southwest. The corner of House II is at left.
11. Northeast view of barn from the driveway, camera facing southwest.

12. Southwest view of barn from the hay field, camera facing northeast.
13. Southeast view of barn, camera facing northeast. Note the lower floor elevation of the foreground door to the south bay, as compared to the door at rear which enters the center threshing bay.

14. Northwest view of west gable-end doors, camera facing southeast. Note lower elevation of the doors to the north bay, as compared with the doors to the center bay.
15. Interior view of barn showing interior bent south of center bay, camera facing southeast. Note tie girts intersecting the plate and hewn common rafters.

16. Interior view of barn showing interior bent north of center bay, camera facing northwest. Note tie girts intersecting the plate, hewn common rafters, and wide roof deck planking.
17. Interior view of barn showing northeast corner, camera facing northeast.

18. Interior view of barn showing north gable-end and roof framing, camera facing north. Note rafters half-lapped and pegged, with no ridge-pole.
19. Interior view of barn showing interior bent north of center bay, camera facing north. Scribe rule marriage mark is seen on the vertical post. While most timbers are hand hewn, the angle brace here has the straight kerf marks of a sash saw.

20. Interior view of south bay of barn showing stable windows in south gable-end, camera facing west.
21. Interior view of south bay of barn showing metal stanchions, camera facing northwest.

22. Northeast view of barn across the pond, camera facing southwest from Bush Hill Road.