

HISTORIC RESOURCES INVENTORY - 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) Botsford-Minor Farmstead Record No. 46821
 Building Name (Historic) Botsford-Minor Farmstead
 Street Address or Location 88 Old Roxbury Road
 Town/City Roxbury Village _____ County Litchfield
 Owner(s) Adams Office LLC, 88 Old Roxbury Road, Roxbury CT 06783 Public Private

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 barn; Vernacular style Date of Construction 18th-20th c.

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

- | | | | | |
|--|---|--|---------------------------------------|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input 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</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, 2 Approximate Dimensions 76 x 20 feet, 2 wings 18 x 78 feet

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: See continuation sheet.

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: smokehouse, well, stone walls, paths

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 10/09/2011

View Multiple Views Negative on File CTHP

Name Charlotte Hitchcock Date 11/15/2011

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:

41.548484, -73.279801

Threats to the building or site:

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

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• Interrelationship of building and surroundings:

The three-building complex stands on the north side of Old Roxbury Road, on a 24-acre site extending from Jacks Brook on the west to Bacon Road on the east. Located to the west of the c. 1800 house on this property is a former smokehouse, now an office/study, and further to the west is the barn, a U-shaped structure framing a central yard which opens to the south. A fieldstone wall begins east of the house and parallels the road running east. Open fields and paddocks spread out to the north, with the brook running southward along the west boundary and woodlands to the northeast. The surrounding area is lightly developed, a mix of old farms and newer residential construction on large lots. Now a rather secluded area, the setting is a well-preserved rural landscape.

The house has its gable roof oriented with the ridgeline east-west, parallel to the road.

88 Old Roxbury Road is composed of a two-story Colonial-Federal-style house and a one-story gabled rear ell, probably original construction, which may have been the kitchen wing. It has small attic windows under the eaves. There is also a series of stepped additions on the north side of the main block. It seems possible that the present south elevation was the original three-bay facade, which has maintained its original fenestration pattern only at the second floor. There are also gabled roof dormers on this slope of the roof. At some point, the main entrance was relocated to the east end elevation that now faces Bacon Road (not laid out until the 1840s), where there is a Federal-style doorway on the left. There may have been a “coffin door” at this location, which later was elaborated by adding narrow double sash as sidelights and a simple surround with a shallow frieze. Most of the rest of the windows have 12-over-12 sash, and two typical smaller 6-over-6 windows are found in the present facade gable (Cunningham, p. 121).

The smokehouse is a 12- x 26-foot 1 ½-story gable-roofed structure with its ridge-line oriented east-west, and is set between the house and barn. Local tradition is that this building was a smokehouse, possibly substantiated by the presence of a brick fireplace inside (Carley, p. 134). The western section is 1-story while the eastern portion is slightly taller. A central door is present on each gable-end, flanked by small four-pane windows; an attic window is above the door (six-pane on the west, nine-pane on the east). The eave-side elevations each have an eight-pane window in the lower part and a six-over-six double-hung window in the higher section. Roofing is wood shingles and there is a brick chimney projecting from the ridge at the west end of the higher section. Construction is post-and-beam framing with a fieldstone foundation.

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

Architectural description:

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

House	1800	C
Barn	19 th c.	C
Smokehouse	19 th c.	C

Barn

The U-shaped barn is formed by three wings attached with connecting in-fill structures. The exterior has a unified appearance, although an interior inspection reveals considerable remodeling and reconstruction. The central block is a 1 ½-story gable-roofed four-bay timber-framed structure with its ridge-line oriented east-west. It forms the north side of the yard. Extensions to the west and east add an additional bay at each end, continuing the same roof pitches.

The west and east wings are long narrow 2-story gable-roofed structures pieced together from a combination of timber and balloon framing. The ridge-lines run north-south and the wings butt into the extension bays of the central block. Foundations are primarily fieldstone but some sections are concrete.

Exterior:

The central block, an extended English barn, has its current entrances via four overhead garage doors in the south eave-side, facing the former barnyard, now an entry court for vehicles. Three are of equal width, while the westernmost (left) opening is narrower.

The east wing has its west eave-side facing the yard; this is a 2-story façade with its eave line higher than that of the central block. The structure has four bays – the northern (left) two have overhead garage doors inserted into openings with curved heads, likely formerly wagon shed openings. The southern (right) two bays have a sliding exterior door flanked by six-pane stable windows. The south gable-end of the east wing has a sliding door left of center, a six-pane stable window right of center, a hinged hay door above, and a six-pane attic window. The east eave-side has a 2-story elevation, with the wall flush with the east gable-end wall of the northern block. There is a stable window in each of the two south (left) bays and two six-pane windows in the upper level at the north (right) end near the connection to the northern block.

The gable-end wall of the northern block (the east extension bay) has at the ground level a wood plank pass-through door and two six-pane stable windows. Above in the upper loft level is a row of four six-pane windows. The rake of the roof has a slight projection and rake trim which extends across the overlapping wall of the east wing. The foundation is exposed above grade on the east side and steps down from a short concrete portion near the left corner, to a fieldstone portion for the remainder of the east wing, and again to the fieldstone of the north block.

The north eave-side of the north block is one flush surface with a series of six-pane stable windows: two in the east extension bay, four in the central block, and one in the west (right) extension bay.

The west side consists of at the north (left) the gable-end of the west extension bay, and flush with it to the south (right) the west eave-side of the 2-story west wing. The gable-end roof, with simple rake trim, extends into the wall of the west wing as on the east side. The gable-end has two doors on the ground level. The left-most is a Dutch stall door set into the left side of a slight recess which may have formerly been open. To the right is an interior sliding door. Above is a centered hay door flanked by six-pane attic windows. Above at the peak is a shuttered opening. To the right the wall of the west wing has five two-pane stable windows in the ground floor and four windows in the upper level, of which one is boarded up and the rest are six-pane. The foundation of the west wing is stepped up from that of the north block; is fieldstone though an area at the south end is concrete. The south gable-end has a square hopper stable window at the center of the ground floor with a hinged door to the right (east). Above is a hay door and in the attic is a six-pane window. The east eave-side of the west wing has six two-pane hopper windows and a centered sliding exterior door at the ground level. There are four six-pane windows in the upper level.

Siding is vertical wood tongue-and-groove boards throughout, painted white. Roofing is wood shingles. A cupola is centered on the ridge of the north central block, it has a cross-gable roof and arched louvered openings in all four sides.

Interior:

The central block has a heavy timber post-and-beam frame. The western bents have gunstock posts and cross girts in the plane of the plates, suggesting possible 18th-century construction. In contrast, the easternmost bent has straight posts and a dropped end girt, suggesting that this could have been a later extension to the more typical previous three-bay structure. The major timbers are hand-hewn square-rule construction; some of the diagonal braces are sawn. A number of the joints appear to have mortises larger than the tenons, and there are open mortises on the inside faces of the interior posts, suggesting alterations to the structural frame such as the removal of interior posts. Recent alterations include steel reinforcement of the braces along the north wall, steel substitute braces at the south wall between the garage door openings, and steel tension cables through the plates. Some of the posts between door openings have been replaced or reinforced with newer lumber. An attic loft floor of dimensional lumber and plywood had been inserted above the lateral girts; the toes of the hewn rafters can be seen along the north wall below the new floor. The floor is a concrete slab.

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To the east of the central block is a one-bay extension framed with sawn post-and-beam timber framing. An upper level has its floor framed with joists of dimensional lumber oriented north-south, supported by one intermediate girder. A wood stair along the east side leads up to the loft level. The floor is concrete; the space appears to be used as a tool or potting shed.

The east wing walls are constructed with wood-pegged post-and-beam framing using sawn timbers, with a dropped girt at the south gable-end eave. The joists and roof framing of the loft level are balloon framing with dimension lumber. A lateral girt at the center is reinforced with a wrought iron tension member. The loft level is open to the upper level of the east extension bay described above. Along with the similar construction detailing, this suggests a contemporary construction date for the two portions of the structure.

To the west of the central block is a one-bay extension framed with balloon framing and finished on the interior with vertical wood paneling. This space is fitted with two horse stalls with sliding doors. The floor is concrete slab.

The west wing's ground floor is constructed with hewn timber framing. Some of the joists supporting the loft above are squared while others are round and uneven; joists are mortised into the girders. Although the structure is narrow, joists run the long direction north-south spanning between lateral girders. Windows are in-tilting hoppers with triangular cheek panels at the sides to support the open sash. Reinforcement has been added in some locations by sistering sawn timbers below the old members. Traces of whitewash suggest use for dairy cows. The foundation has been partially replaced with concrete including a raised curb at the perimeter, and changes of floor slab level are typical of dairy barns in the early 20th century. The loft level is constructed with a hybrid mix of heavy timber at walls and dimension lumber for roof rafters and nailed collar ties.

• Historical or Architectural importance:

Applicable Connecticut Register Criterion:

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

This barn is significant as a typical example of its type, a hybrid structure exhibiting its evolution over time and changes of use and illustrating the agricultural and economic history of its community. The exterior has a unified appearance and a high level of integrity, with the exception of added overhead garage doors. The central core is an extended English barn, the most iconic 19th-century barn structure of the region.

Historical background:

Prior to 1860 this site was the home of David and Emeline Botsford and consisted of 220 acres. The Botsfords mortgaged the property and eventually lost it. It passed to Joel Wheeler of New Milford in about 1855.

The 19th-century farmstead here originally encompassed acreage on both sides of Old Roxbury Road and east of [the present] Bacon Road. During one transaction, a lot to hold the c. 1860 schoolhouse on Bacon Road was carved out of this property. A barn, likely part of this one, is mentioned in an 1866 deed in which Joel Wheeler conveyed the house and 83 acres to John Minor of New Milford. By 1920 William Minor was running a dairy farm here, and it was later the location of the Van Heusen Farm. What is now the west wing of the barn was the milking parlor.

The three distinct sections and varied framing of this barn suggest that it was created by joining separate buildings with new sections at the northeast and northwest corners, which are both framed with milled lumber. The hand-hewn frames, notable for massive beams, of the main, central section and the west wing indicate that these are the oldest parts, probably dating from the mid-1800s. The east wing also has a pegged post-and-beam frame, but the timbers are sawn; it probably dates from the late 1800s or the early 1900s (Carley, p. 133).

The roof framing suggests a renovation that created a unified ensemble from the multiple parts, possibly in conjunction with the addition of the northeast and northwest extension bays, which exhibit similar

workmanship. The Minors were still farming in 1930, so the switch to a gentleman farm with equestrian facilities would have been mid-century; by that time the choice to use partial timber framing rather than balloon framing would be a stylistic decision.

Later residents converted the working farm to an equestrian facility; evidence of stable use remains in the stalls at the northwest corner and southern bays of the east wing. The current use is for garage space. Structural modifications in the central block and north bays of the east wing have allowed for installation of power-operated overhead doors.

Architectural significance:

This barn is significant as a typical example of its type, a hybrid structure exhibiting its evolution over time and changes of use and illustrating the agricultural and economic history of its community. The exterior has a unified appearance and a high level of integrity, with the exception of added overhead garage doors. It is maintained in excellent condition with a wood shingle roof and original window sash; most of its siding is original or carefully repaired to match. The central core is an extended English barn with the earliest portion possibly 18th-century in origin. The west wing appears to have been a small 1-story cow shed accommodating a single aisle of cows. The layout in a U-shape formed a sheltered south-facing barnyard or courtyard in a location close to the road which is typical of 19th-century farms. The assemblage of older structures with modifications to accommodate the change from a dairy farm in the late 19th and early 20th centuries, to an equestrian stable in the mid- to late-20th century, is typical of a number of properties in Roxbury. The integrity of the rural setting on an unpaved road with open pastures, stone walls, the historic farmhouse and a nearby stream, supports the historic qualities of the barn structure. The change in use to garages has been made with minimal disruption to the exterior, although with interior structural modifications.

• Sources (*continuation*):

Roxbury Assessor's Records <http://data.visionappraisal.com/RoxburyCT/search.asp>

Parcel ID: 26-003, 23.94 acres, 2 story house 1790, 1 story studio/home office c. 1800.

BRN1 Barn 1Story | Frame 1944 S.F. BRN3 Barn 1Sty/loft | Frame 1044 S.F. BRN3 Barn 1Sty/loft | Frame 928 S.F.

Roxbury Assessor's Tax Maps.

Aerial views from:

<http://maps.google.com/>

<http://www.bing.com/maps/> accessed 9/14/2011.

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

Carley, Rachel D., Barn Stories From Roxbury Connecticut, Roxbury Historic District Commission and the Connecticut Commission on Culture and Tourism, 2010.

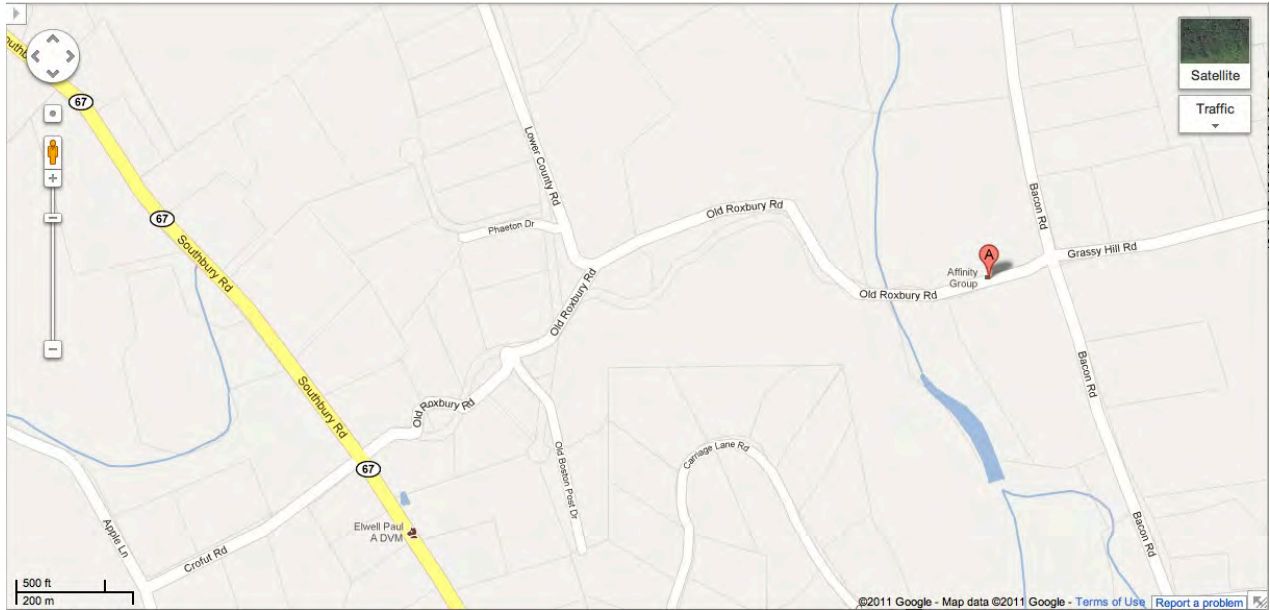
Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010, <http://www.connecticutbarns.org/46821>

Cunningham, Janice, Warner, Elizabeth, Historical and Architectural Resource Survey of the Town of Roxbury CT, 1996-1997, Cunningham Associates, Middletown CT.

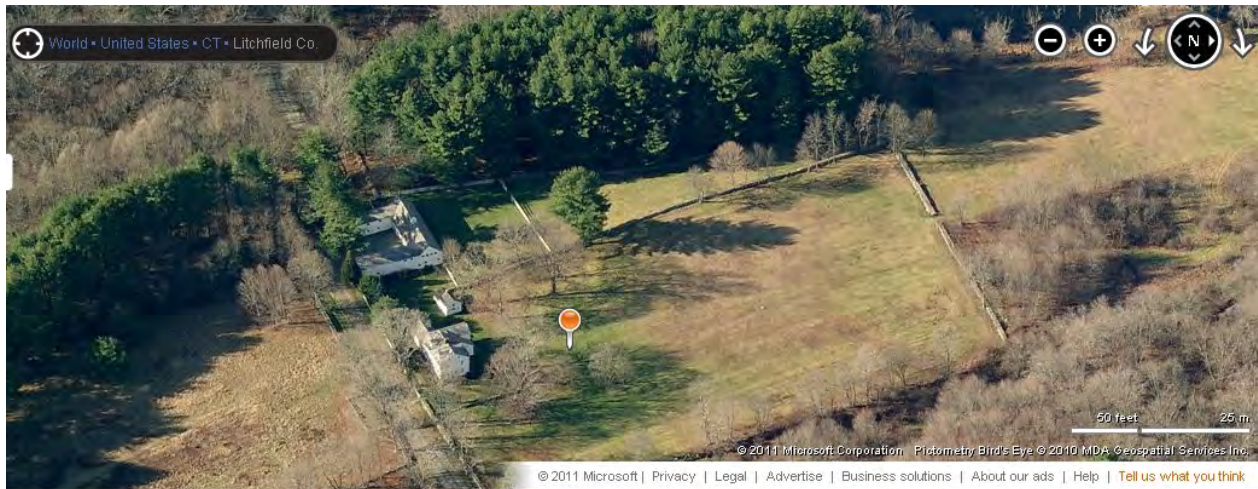
Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation, Hamden, CT, 2005, <http://www.connecticutbarns.org/history>.

The Roxbury Historic District Commission, Roxbury Past & Present: A Survey of the Evolution of Roxbury Center's Historic District and Walking Tour, 2007.

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



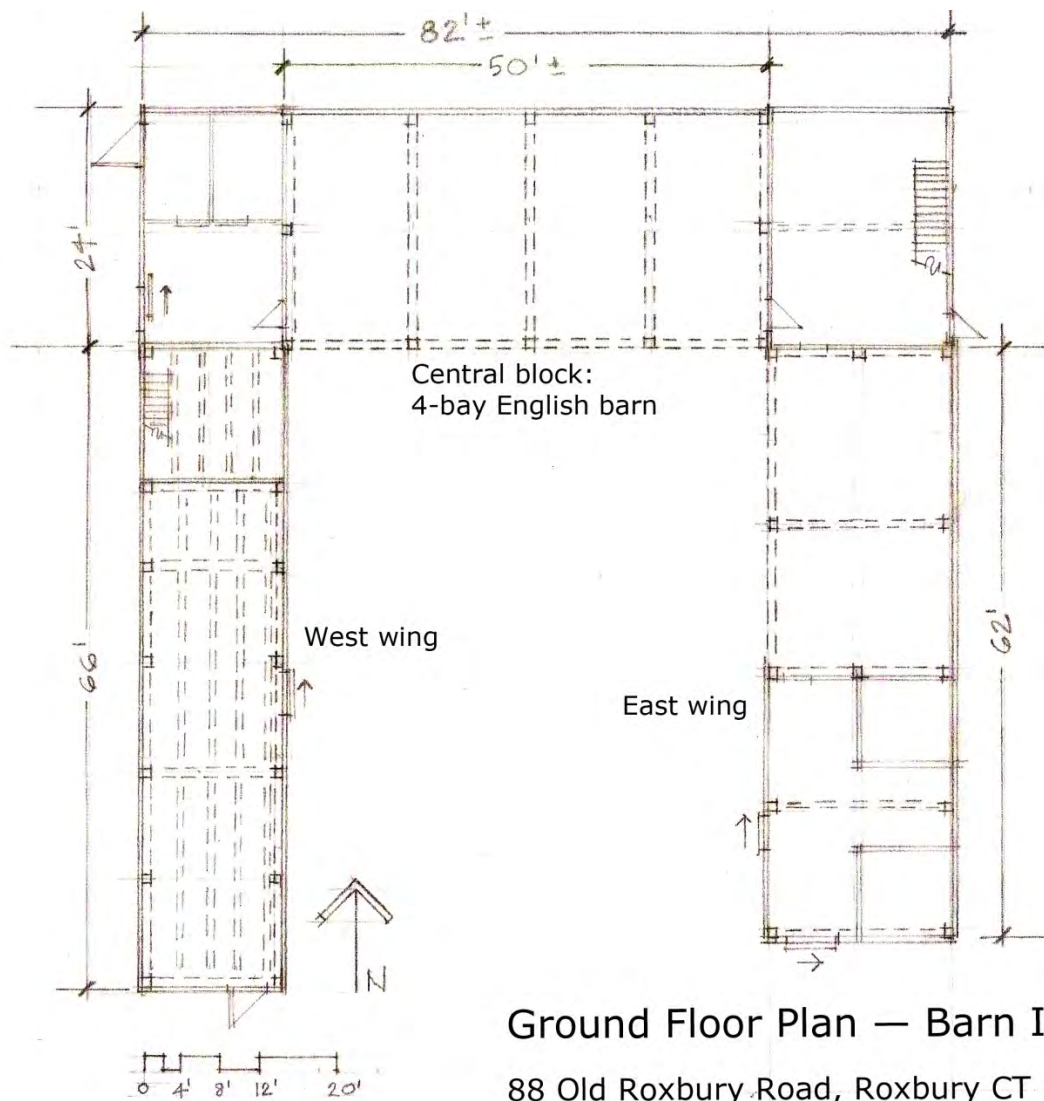
1. Location map of 88 Old Roxbury Road, Roxbury CT, – <http://maps.google.com/> accessed 9/15/2011.



2. East aerial “bird’s-eye” view of 88 Old Roxbury Road, Roxbury CT – from <http://www.bing.com/maps> accessed 9/15/2011.



3. Parcel map of 88 Old Roxbury Road, Roxbury CT. Data from Tax Assessor's Map 26 and Google Maps <http://maps.google.com/> accessed 11/15/2011.



4. Plan sketch of barn — dimensions are approximate.



5. South view of barn, camera facing north.



6. West view of west wing, camera facing northeast.



7. Northwest view, camera facing southeast.



8. Northeast view, camera facing southwest.



9. East view of east wing, camera facing northwest.



10. East view of smokehouse, camera facing west. East side of east wing of the barn is at rear.



11. Southwest view of smokehouse, camera facing northeast. House is at right rear.



12. Southeast view of farmhouse, camera facing northwest.



13a-b. Interior ground floor of east wing. Left: north garage bay, camera facing southeast; right south stall bay, camera facing northeast.



14a-b. Interior upper level of east wing. Left, interior view, camera facing south; right, detail view of tie beam with iron tension tie.



15a-b. Left, interior ground floor of northeast corner, camera facing northeast. Right, interior ground floor stall area of northwest corner, camera facing north.



16a-b. West wing ground floor, east and south view, camera facing southeast; loft level, camera facing southeast.



17. Interior of central block, camera facing northwest. Note gunstock posts and tie-girts at plate elevation.



18a-b. Interior of central block. Left, detail of northwest corner showing gunstock post, camera facing northwest; right, detail of south wall reinforcing at garage door openings, camera facing south.



19. Interior of central block showing the dropped girt and square rule framing of the easternmost bent, camera facing northeast.



20. Southeast view of yard, showing modern overhead doors, camera facing northwest.