

HISTORIC RESOURCES INVENTORY—BUILDINGS AND STRUCTURES

Please send completed form to:

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) _____

Building Name (Historic) Culbro Tobacco Division Farm #4

Street Address or Location 1503 Hopmeadow Street

Town/City: Simsbury Village Hoskins Station County: Hartford

Owner(s) River Bend Associates, Inc. ☐ Public ☐ Private

PROPERTY INFORMATION

Present Use Vacant

Historic Use Tobacco barn

Accessibility to Public: Exterior visible from public road? ☒ Yes ☐ No

Interior accessible? ☐ Yes ☐ No If yes, explain _____

Style of building Vernacular Date of Construction c. 1920s

Materials (Indicate use or location when appropriate):

☐ Clapboard ☐ Asbestos Siding ☐ Brick ☐ Wood Shingle ☐ Asphalt Siding
☐ Fieldstone ☐ Board & Batten ☐ Stucco ☐ Cobblestone ☐ Aluminum Siding
☐ Concrete (Type _____) ☐ Cut Stone (Type _____) ☒ Other: Horizontal barn board

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 Approximate Dimensions n/a

Structural Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Deteriorated

Exterior Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Deteriorated

Alterations? ☐ Yes ☒ No If yes, explain: _____

FOR OFFICE USE Town # _____ Site _____ UTM _____

☐ District ☐ S ☐ NR, Specify: _____ ☐ Actual ☐ Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

☒ Barns ☐ Shed ☐ Garage ☐ Carriage House ☐ Shop ☐ Garden

Other landscape features or buildings: _____

Surrounding Environment:

☒ Open land ☐ Woodland ☐ Residential ☒ Commercial ☐ Industrial ☒ Rural
☐ High building density ☒ Scattered buildings visible from site

• Interrelationship of building and surroundings:

A group of five tobacco sheds, lined up end to end, south to north, on the west side of Route 10. The buildings are on a slight rise, hard on the road, to the northeast of the International Skating Center. The northernmost barn is angled to the southeast. The grouping also includes a small bank barn between barn 3 and barn 4. Small shopping center across the street.

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

These five barns have a similar design: an elongated peak-roofed building with its gable ends to the north and south; wagon entries in the gables. The venting system is the horizontal-board type operated with vertical hinges. Narrow vents cap the roof ridges, running almost the full length of the building but stopping just short of the gables. The north is nearly double the length of its four neighbors. Traces of exterior whitewash.

Architect _____ Builder _____

• Historical or Architectural Importance:

These abandoned tobacco sheds—built between two former towpaths on the Farmington Canal—are noteworthy for their horizontal-board ventilation system, a design typical of the 1920s barns used throughout town when the shade business was booming. This grouping was erected on what were known as the Ketchin Lots by the Ketchin Tobacco Corp, and was then sold or leased to the A.T. Pattison plantation. Sometime around the 1940s, the barns were acquired from the Pattison estate by Cullman Brothers and became part of that company's Farm #4, which also included operations on Wolcott Road.

• Sources:

Town of Simsbury Tax Assessor Records
 Information from Bill Walsh

Photographer: Rachel Carley **Date:** 12/12

View: From the northeast and southwest
 Negative on file

Name: Rachel Carley **Date:** 1/13

Organization: Preservation Consultant
 10 Camp Dutton Road
 Litchfield, CT 06759

• Subsequent field evaluations:



Threats to building or site:

☐ None known ☐ Highways ☐ Vandalism ☐ Commercial ☒ Developers ☐ Renewal ☐ Private
☒ Deterioration ☐ Zoning ☐ Other _____ Explanation _____