

Southbury Training Farm Various Buildings - Adaptive Reuse Study

Project No. BI-2B-444



Submitted To:

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I Executive Summary

The Southbury Training Farm is an approximately 825 acre land parcel located in Southbury Connecticut. Formerly part of the Southbury Training School, the property was placed under a conservation easement in 2013 by the State of Connecticut which restricted its use to farm and farm related activities. The bulk of the acreage, 765 acres, is leased out to local farmers for agricultural purposes. This study investigates the restoration and adaptive reuse of a cluster of historic buildings located within the remaining 60 acres of the conservation easement. Creation of an agriculture themed campus and program is envisioned for the purpose of supporting farmers and preserving farming as a sustainable way of life in Connecticut. The buildings, built circa 1940, are listed as contributing structures within a National Historic District created in 1992. Buildings built after this period of historic significance are listed as non-contributing structures. It is proposed that both classifications would be restored, modernized and adaptively reused as a regional farmers market with administrative offices, a commercial kitchen, research and educational program space, and dormitories for staff, research fellows, faculty and students. The projected cost of implementation in today's dollars is estimated to be \$11,000,000 to \$13,000,000 if the entire complex is renovated and occupied at the same time. A phased approach, however, is recommended in order to allow incremental funding and program development over time. The facility would promote agriculture to preserve and enhance family farming in Connecticut. It would also be a vehicle for research and education and promote sustainability and adaptive reuse of a historic place.



Illustration of Proposed Regional Facility for the Preservation of Farm Life in Connecticut

1 – administrative offices, classrooms & dormitories; 2 – manager's residence; 3 – manager's garage; 4 – administrative offices, commercial kitchen, common dining room, classrooms & dormitories; 5 – outdoor pavilion; 6 – powerhouse; 7 – gift shop; 8 – farmers market building; 9 – farm equipment museum; 10 – hay barn; 12 – state storage building; 13 – storage building
Note that Building Nos. 4, 5, 7, 8, 9 & 10 would be done initially with the remaining buildings renovated in a subsequent phase.

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A summary cost projection with a 3% annual escalator for site infrastructure and rehabilitation of each building is provided below.

Item	Work Scope Item Description	TOTAL COSTS (2019)	2020 (3% escalator)	2021 (3% escalator)	2022 (3% escalator)	2023 (3% escalator)	2024 (3% escalator)
1	SITE INFRASTRUCTURE	754,380	777,011	800,322	824,331	849,061	874,533
8							
9	BUILDING RESTORATION & REHABILITATION						
10	MOTHBALL FOR FUTURE USE Building #1: Farm Cottage #2 (Office/Classrooms/Dormitory)	74,250	76,478	78,772	81,135	83,569	86,076
27							
28	PAINT INTERIOR & REFINISH FLOORS ONLY Building #2 & 3: Foreman's House & Garage (Staff Residence)	26,730	27,532	28,358	29,209	30,085	30,987
43							
44	Building #4: Farm Cottage #1 (Office/Commercial Kitchen/Dining/Classrooms/Dormitory)	4,376,666	4,507,966	4,643,205	4,782,501	4,925,976	5,073,755
61							
62	Building #5: Covered Patio (Potting Shed)	58,338	60,088	61,891	63,748	65,660	67,630
77							
78	Building #7, 8 & 9: Milk House, Dairy & Hay Barns (Gift Shop, Market & Farm Equipment Museum)	5,047,248	5,198,665	5,354,625	5,515,264	5,680,722	5,851,143
92							
93	Building #10: Heifer Barn (Open Storage Barn)	229,217	236,094	243,177	250,472	257,986	265,726
105							
106	Building #11: Bunker Silo (Structure Previously Demolished by State of Connecticut - NIC)						
107							
108	Building #12: Horse Barn (Storage Barn Used by State of Connecticut - NIC)						
109							
110	Building #13: Storage Barn (Storage Barn)	195,485	201,350	207,390	213,612	220,021	226,621
118							
119	Building #14: Water Tower & Pump House (Paint Water Tower & Demolish Pump House)	106,920	110,128	113,431	116,834	120,339	123,950
203							
204	TOTAL PROJECTED COST OF IMPLEMENTATION ALL HARD & SOFT COSTS	10,921,091	11,248,723	11,586,185	11,933,771	12,291,784	12,660,537

A Purpose of Study

The purpose of this analysis is to determine the extent, scope and probable cost of renovation and modernization improvements required to adaptively reuse the existing historic farm buildings as a regional farmers market and farm support facility.

B Methodology

Site inspections were undertaken by a licensed Architect who is a restoration and adaptive reuse specialist. Inspections were conducted of the site and designated buildings with findings noted as to existing conditions. The results of the field work were then incorporated into an overall assessment to determine the probable cost of modernizing and adaptively reusing the complex as a regional farmers market and support facility. Determination of probable costs were made by a licensed Architect with over 30 years of successful construction experience.

C Hazmat

For the purposes of this study, it is assumed that all lead paint and asbestos issues shall be addressed by the State of Connecticut.

D Assumptions

The site was previously served by a water tower and pump station ½ mile away which fed water mains to the buildings for domestic water and fire sprinkler systems in various buildings. Current building codes require that mixed use buildings with a residential component be protected by an automated fire sprinkler system. Repair of the water tower, pump house and installation of new underground distribution piping is estimated to cost \$2,165,000 in 2019 dollars which is prohibitive. This study assumes that mixed use buildings are required to be sprinklered as a precondition for adaptive reuse and that single use buildings are not required to be sprinklered. This is an incremental approach adopted for the purpose of allowing phased restoration and adaptive reuse of the site in phases as funding is available. This study further assumes that where a building has a mixed use with a residential component, a sprinkler system shall be installed and supplied by a well based bladder and pressurized storage system designed to provide the gpm required to adequately pressurize the fire sprinkler system.

II General Property Description

The Southbury Training School Farm may be described as follows:

Location:	2039 Purchase Brook Road, Southbury Training School Farm, Southbury, Connecticut
Land Area:	Approximately 60 Acres (see SITE section)
Date Constructed:	Circa 1940 to 1960
Proposed Improvements:	Historic restoration and modernization for adaptive reuse
# Buildings:	Eleven (11) structures as follows: <ol style="list-style-type: none">1. Farm Cottage #2 - DPW Building No. 576482. Foreman's House - DPW Building No. 565733. Detached Garage - DPW Building No. 564984. Farm Cottage #1 - DPW Building No. 565695. Covered Patio -6. Transformer House - DPW building No. 565617. Milk House - DPW building No. 565668. Dairy Barn #2 -9. Hay Barn - DPW Building 5702410. Heifer Barn - DPW Building No. 5657411. Bunker Silo - NIC12. Horse Barn - NIC13. Storage Barn
Utilities	TBD
Construction:	Varies by structure.
Site Improvements:	None

III Site Land Parcels

A Permanent Conservation Easement

State of Connecticut House Bill No. 5452, Public Act No. 13-90 is an act concerning the preservation of farmland at the Southbury Training School which was approved in June of 2013. The act establishes a permanent conservation easement on the Farm at the Southbury Training School for land described in a property survey prepared for the Commissioner of Agriculture. Under the Act, the Commissioner can lease, permit or license for a period not to exceed 15 years to individuals for the purpose of engaging in agriculture. The conservation easement consists of 825 acres in three tracts as shown in the accompanying illustrations.

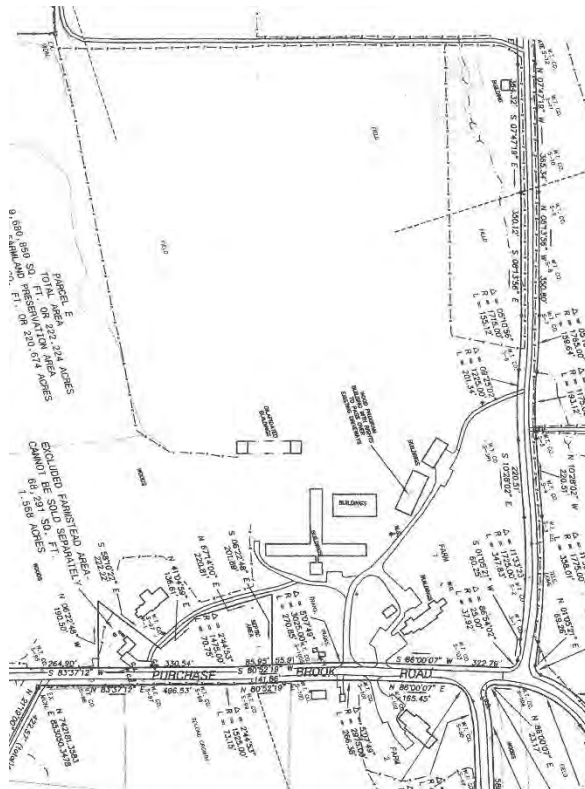


Illustration #2: Conservation Easement Tract #3 Contains A Cluster of Historic Farm Structures Which Are the Focus of This Study.

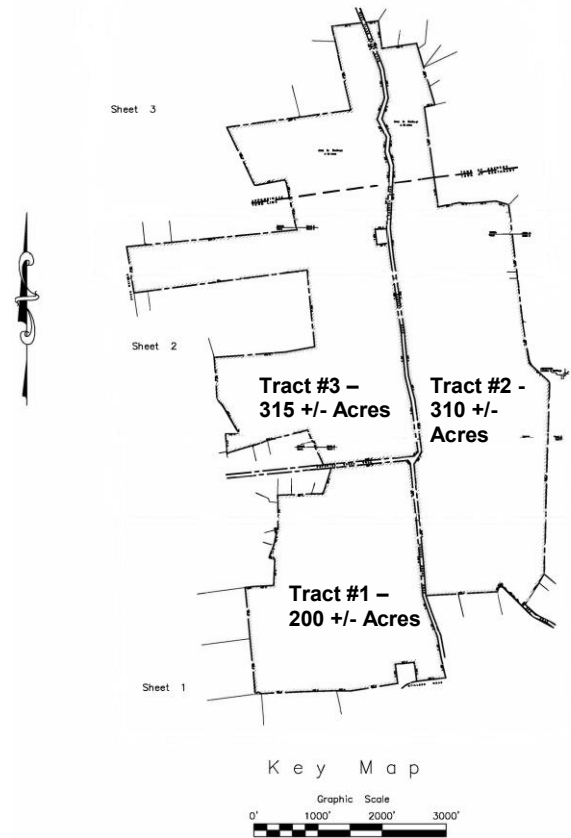
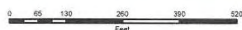
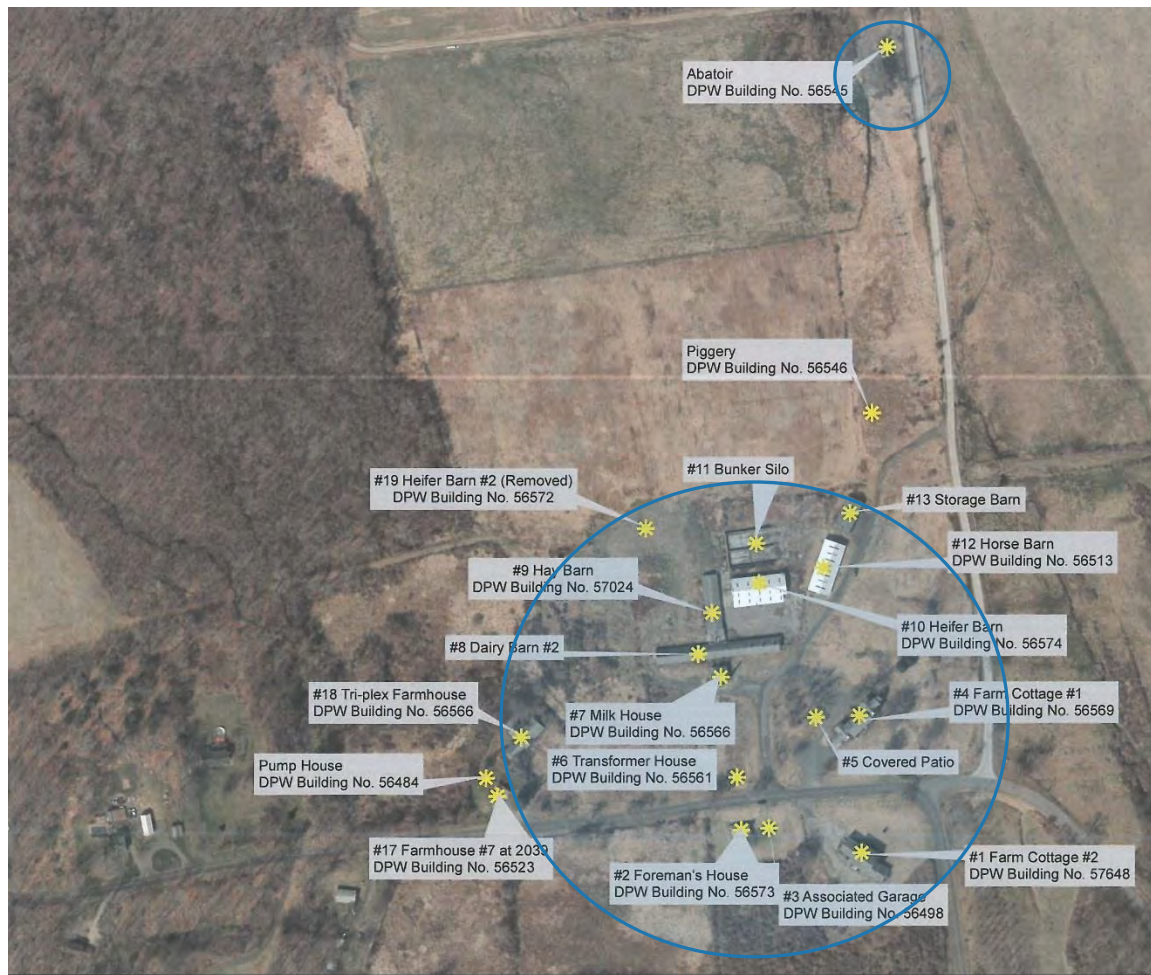


Illustration #1: Conservation Easement Tracts were Created by the State Legislature in 2013 to support Individuals Engaging in Agriculture.

Approximately 5 acres of the northern section of Tract #1 and 55 acres of the southern section of Tract #3, which abuts Purchase Brook Road, are the focus of this study. The entire Southbury Training School was listed in the National Historic Register in 1992. The nomination established a 'period of significance' from 1940 to 1960. Buildings constructed after 1960 are considered 'noncontributing'. Structures listed on the National Register are automatically listed on the State Register. Restoration of the historic buildings are required to comply with the

Secretary of the Interior's Standards for the Treatment of Historic Properties. The National Park Service in consultation with the State Historic Preservation Officer determines whether or not proposed restoration improvements meet the standards. The proposed use of the farm building cluster is to create a regional farmers market with a commercial production and teaching kitchen with supporting administrative and dormitory spaces. The site is an approximately 60 acre portion of adjacent land tracts located at 2039 Purchase Brook Road, Southbury Training School Farm, Southbury, Connecticut. A complex of buildings exists on the site which were formerly used as an active farm component of the Southbury Training School. The Southbury Training School is a large residential facility in the towns of Southbury and Roxbury, Connecticut. It was built in the 1930s as a comprehensive state-funded and state-operated residential and habilitative facility for adults with intellectual disabilities. Starting in approximately 1986, the State Legislature passed legislation restricting new patient admissions and began gradually decommissioning the Southbury Training School and converting it to alternative uses as the existing client population ages out. The cluster of farm buildings which are the subject of this study are indicated in the aerial photo below.



Southbury Farms Building Key



AERIAL VIEW OF SOUTHBURY TRAINING FARM

B Building Use & Square Footage Information

Item	Bldg #	Building Name	# Stories	Gross Area	Total Gross Area
1	1	Farm Cottage #2	3		13,656
2			Basement	4,360	
3			First Floor	4,936	
4			Second Floor	4,360	
5	2	Foreman's House	1		873
6	3	Detached Garage	1		273
7	4	Farm Cottage #1	3		12,450
8			Basement	4,150	
9			First Floor	4,150	
10			Second Floor	4,150	
11	5	Covered Patio Behind Farm Cottage #1	1		747
12	6	Transformer House	1		210
13	7	Milk House	1		1,045
14	8a	Dairy Barn #2a (Original Building)	1		4,827
15	8b	Dairy Barn #2b (1960 Addition)	1		4,500
16	9	Hay Barn	1		3,927
17	10	Heifer Barn	1		4,952
18	11	Bunker Silo (Demo)			
19	12	Horse Barn (Not In Study)	1		5,496
20	13	Storage Barn	1.5		4,020
21			First Floor	2,964	
22			Mezzanine	1,056	
23	14	Water Tower & Pump House (Not Shown)	1		210



IV Historic & Architectural Integrity

An analysis of the existing buildings was undertaken by a historic preservationist to investigate their historic and architectural integrity. Of significance is that restoration and adaptive reuse of the historic structures envisioned in this study shall be subject to review and approval by both the State of Connecticut Historic Preservation Officer (SHPO) and the National Park Service, before the project can be implemented.

A Study Area

The study area for this evaluation of historic integrity includes eleven buildings and one structure in the farm complex of the Southbury Training School near the intersection of Purchase Brook Road and Cassidy Road in Southbury, Connecticut. They are buildings Number 1 –10 as identified on a map titled “Southbury Farms Building Key” prepared by the Department of Administrative Services on March 10, 2018. The water tower and pump house, not shown on this map, are also evaluated because of their possible inclusion in future projects. Buildings will be evaluated based on their retention of character-defining features on both interior and exterior.

B Context

The Southbury Training School was planned in the 1930s as, “... an international model for the progressive care and training of mentally handicapped children in the mid-twentieth century.”¹ The mission of the school was to prepare these children to take a productive role in society through a program of training and occupational therapy in a nurturing environment. The school was built on what had been two large farms, which were purchased by the State of Connecticut in 1937 and combined to form a sprawling campus for the school. The state continued agricultural operations on the property and the farm provided all of the produce, milk and meat for the school from its opening in 1940 through 1973. The barns and the milk house in the study area were part of the farm’s dairy operation. More than 200 boys were housed in the two residential “cottages” in the study area and they were trained in several agricultural occupations as part of the school’s curriculum. Subjects included crop production, poultry and cattle raising, dairy farming and market gardening. This training program was very successful and many boys were able to leave the school and become self-supporting. The buildings in the study area were used as dormitories and in the dairy farm production and training operations of the school.

The school campus was designed by architect Edwin A. Salmon (1902-1965) and landscape architect Arthur F. Brinckerhoff (1880-1959). Salmon chose the Colonial Revival style for the

¹ Jan Cunningham, “Southbury Training School,” National Register of Historic Places nomination, 1992.

new campus buildings. The style was very popular for institutional buildings at that time, but it was also used for many homes. The designs of the dormitories, which the architect called “Cottages,” were intended to help lessen the institutional feel of the school and enhance a residential atmosphere. They were differentiated from the more institutional buildings by the use of multiple roof forms and less imposing entrances. Some residential buildings, the Foreman’s House (Building 2. DPW Building No. 56573) for example, were built in very modest Colonial Revival forms that could have been found in many residential neighborhoods in 1940. Only one of the farm dormitories, Farm Cottage #1 (Figure 1), was photographed for the National Register of Historic Places nomination and its exterior is substantially unchanged since that time.

Even some of the utilitarian farm buildings, such as the milk house, were designed using Colonial Revival forms. Other working farm buildings, including the dairy, hay and heifer barns that were built in the 1960s, used more agro-industrial forms. The dairy barn and milk house complex was photographed from a distance in 1992 (Photo 2, Southbury Training Farm, National Register of Historic Places nomination) and it remains unchanged in 2018.

C **Building 1. Farm Cottage #2 (DPW Building No. 57648)**

This building was constructed in 1951 and was listed as non-contributing the National Register of Historic places nomination because it was built after the end of the 1940 Period of Significance. It is in the same Colonial Revival style as other buildings in the school complex and could have been considered a contributing asset, had it been built at the same time. The exterior of this building retains a substantial amount of architectural integrity, despite the fact that it has become overgrown with vegetation. It retains its massing and form, including the one story section with wood siding on its southeast elevation. Brick masonry surfaces and grout are in good condition, as are the cast stone window lintels and sills. The Georgian entry treatment on its façade (northeast elevation) remains intact, but like the wood-sided section, has peeling paint. It retains its original windows. The only major loss of historic integrity on the exterior is a large rectangular hole that has been made on the second story on the southwest elevation.

Little architectural integrity remains in the interior. It has been gutted during a remediation process which exposed the steel roof trusses and floor joists. Demising walls have been removed on both floors and only bearing walls remain. Some tile walls in former shower room and bathroom remain, but others were removed during remediation. Steel staircases at the east and west ends of the building remain. Demising walls in the basement have also been removed.



Photo 1. Building 1, view northeast showing façade.



Photo 2. Building 1, view northeast showing main entrance.



Photo 3. Building 1, view southeast showing north and west elevations.



Photo 4. Building 1, view north showing south elevation with hole on second floor.



Photo 5. Building 1, view southwest showing east and north elevations.



Photo 6. Building 1, first floor interior view northwest showing exposed trusses for east wing.



Photo 7. Building 1, first floor interior view north showing exposed floor joists and stair enclosure.



Photo 8. Building 1, first floor interior view north showing exposed floor joists and remaining walls.



Photo 9. Building 1, first floor interior view southeast showing exposed rafters and remaining walls.

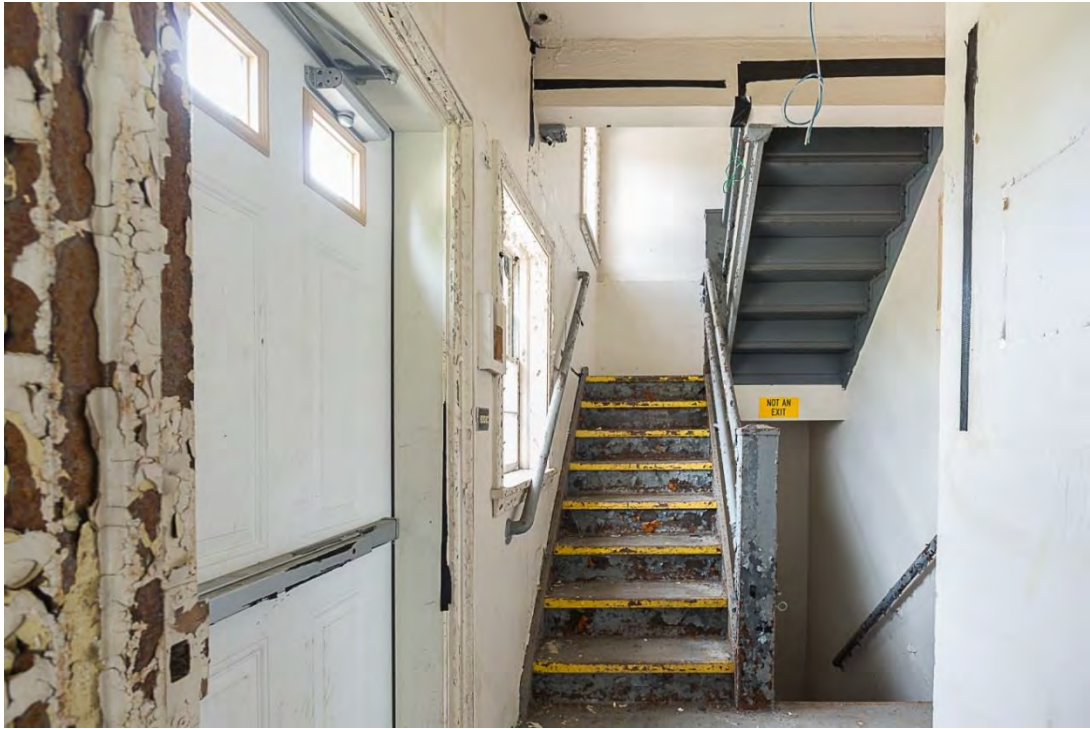


Photo 10. Building 1, first floor interior view northeast showing steel stairs.



Photo 11. Building 1, basement interior view southeast showing exposed floor joists and heating pipes.



Photo 12. Building 1, basement interior view southeast showing tile enclosure.



Photo 13. Building 1, basement interior view southeast.

Building 2 Foreman's House (DPW Building No. 56573)

This building was constructed in 1940 and is listed as a contributing resource in the National Register of Historic places nomination. It is a one story wood frame building in the Cape Cod Cottage form of the Colonial Revival style and is consistent with the overall stylistic theme of the campus. The house retains a high degree of architectural integrity, despite the fact that it has become overgrown with vegetation and is in need of paint. It retains its original form and massing. The wood siding, windows and doors are original to the building. The interior also remains intact from 1940 and it is in good condition.



Photo 14. Building 2, view southwest showing façade and north elevation



Photo 15. Building 2, view west showing façade.



Photo 16. Building 2, view south showing north elevation.



Photo 17. Building 2, view northeast showing west elevation.



Photo 17. Building 2, interior view northeast showing main entrance.



Photo 18. Building 2, interior view southwest showing bedroom.



Photo 19. Building 2, interior view southwest showing kitchen.

Building 3 Foreman's House Garage

The garage associated with this house was built in 1950 and it is listed as non-contributing the National Register of Historic places nomination because it was built after the 1940 Period of Significance for the nomination. It also has a very high degree of architectural integrity and it is less overgrown than the house. It is in its original location and retains its original siding and side door, but they have not been maintained. The garage door may have been replaced. The interior was inaccessible.



Photo 20. Building 3, view southwest showing east elevation, façade and relationship to house.

Building 4. Farm Cottage #1 (DPW Building No. 56569)

This building was constructed c.1940 and was listed as contributing in the National Register of Historic places nomination because it was built during the 1940 Period of Significance for the nomination. It is in the same Colonial Revival style as other buildings in the school complex and it continues the theme of the campus. It was photographed in 1992 as part of the National Register of Historic Places nomination (Figure 1) and the exterior of this building retains a substantial amount of architectural integrity, despite the fact that it has become overgrown with vegetation. It retains its massing and form, including its multiple roof forms and dormers. The brick masonry surfaces and grout are in good condition. The Georgian entry treatment on its façade (south elevation) remains intact, as does a portico on a secondary entrance on its north elevation. It retains its original windows, but many window openings have been bricked-in. The only major loss of historic integrity on the exterior is a large rectangular hole that has been made on the second story on the northwest elevation and a few broken windows. A substantial amount of architectural integrity remains in the interior. The original plan of the building is intact. All corridors and demising walls, as well as some finishes, remain. Paint is failing in some areas and many doors have been removed. Ceilings in some rooms and corridors were removed during remediation. Steel staircases at the east and west ends of the building remain.



Figure 1. Farm Cottage #1, facing north, 1992.
(Photo 26, Southbury Training Farm, National Register of Historic Places nomination)



Photo 21. Building 4, view northwest showing façade.



Photo 22. Building 4, view northwest showing main entrance with Georgian elements.



Photo 23. Building 4, view northeast showing covered patio, west elevation and part of façade.



Photo 24. Building 4, view east showing north elevation with hole on second floor.



Photo 25. Building 4, view southeast showing north elevation, secondary entrance and bricked-in window openings.



Photo 26. Building 4, first floor interior view southwest showing corridor.



Photo 27. Building 4, first floor interior view northwest showing food preparation area.



Photo 28. Building 4, second floor interior view northwest showing corridor.



Photo 29. Building 4, second floor interior view northeast showing therapy room.



Photo 30. Building 4, first floor interior view northwest showing steel stairs.

Building 5. Covered Patio

This covered patio to the northwest of Building 4 is not mentioned in the National Register of Historic places nomination. It appears to be of recent construction, but part of an open shed in this location appears in a 1992 photograph (Figure 2). It has a concrete floor and a wood frame covered with painted wood lattice with a wood framed roof covered with asphalt shingles. A heavy concrete table with a long rectangular opening in its center sits near the southeast corner of the floor. It is in fair to good condition.



Photo 31. Building 5 view northeast showing west and south elevations.



Photo 32. Building 5, interior view southeast showing concrete table.

Building 6. Transformer House (DPW Building No. 56561)

This building was constructed in 1940 and was listed as a contributing resource in the National Register of Historic places nomination because it was built during the 1940 Period of Significance for the nomination. It is a square, brick utilitarian building in a Colonial Revival style consistent with other buildings in the school complex. It is heavily overgrown with vegetation, but it appears to have a high degree of architectural integrity. Its shape and massing, as well as its hipped roof have survived. The sections of its brick walls and mortar that are visible are in good condition. The interior was inaccessible.



Photo 32. Building 6, exterior view north showing facade.

Building 7. Milk House (DPW Building No. 56566)

This building was constructed c.1940 and was listed as a contributing resource in the National Register of Historic places nomination because it was built during the 1940 Period of Significance for the nomination. It is a square, brick utilitarian building in a Colonial Revival style consistent with other buildings in the school complex and it is connected to the dairy barn on its north elevation. The exterior of this building retains a substantial amount of architectural integrity, despite the fact that it has become overgrown with vegetation. It retains its massing and form, including a hipped roof with a tapering wood ventilation spire in its center and a tall, round brick chimney. Brick and mortar are in good condition under the foliage that has grown around it. It has original windows, but some are broken and others boarded-up. The interior retains its original plan and partially tiled walls in one section. Tile is in good condition, but plaster walls and ceilings are in poor condition. The dairy barn and milk house complex was photographed from a distance in 1992 (Figure 2) and it remains unchanged in 2018.



Figure 2. General view at farm facing northeast. (Photo 2, Southbury Training Farm, National Register of Historic Places nomination)



Photo 34. Building 7 view northwest showing milk house and dairy barn.



Photo 35. Building 7, view northwest showing milk house and chimney.



Photo 36. Building 7, interior view south showing east room.



Photo 37. Building 7, interior view north showing west room.

Building 8. Dairy Barn #2

This building was constructed c.1960 and was listed as non-contributing in the National Register of Historic places nomination because it was built after the 1940 Period of Significance for the nomination as a replacement for a 1940 barn that burned. It is described as a “Wisconsin Type with silo, but the silos have been demolished.”² The barn retains a substantial amount of architectural integrity, despite being overgrown with vegetation, some damage to its siding, a partially collapsed section of a connecting roof and loss of its windows. Its interior is entirely intact. It is a milking barn that retains its concrete floor with channels and metal rails for open milking stalls. It connects to the hay barn on its north elevation. The dairy barn and milk house complex was photographed from a distance in 1992 (Figure 2) and it remains unchanged in 2018.



Photo 37. Building 8, view southwest showing east and north elevations of dairy barn, east elevation of hay barn and roof overhang on south elevation of heifer barn.

² Cunningham, *Southbury Training School*, 1992.



Photo 38. Building 8, interior view southeast showing concrete floor and open stalls

Building 9. Hay Barn (DPW Building No. 57024)

The hay barn is not mentioned individually in the National Register of Historic places nomination, but it may have been included as part of the dairy barn. It has a high degree of architectural integrity. Its original siding is in very good condition and it retains its original doors. The interior is mostly open, except for a series of rooms in the corridor connecting it to the milking barn.



Photo 39. Building 9, view northwest showing east elevation.



Photo 40. Building 9, view west showing original door on east elevation



Photo 41. Building 9, interior view north.



Photo 41. Building 9, interior view south showing entrance to corridor to milking barn.

Building 10. Heifer Barn (DPW Building No. 56574)

The heifer barn was built in 1960 and is listed as contributing in the National Register of Historic places nomination, despite the fact that it was built after the 1940 Period of Significance for the nomination. This may have been a typographical error. It has a high degree of architectural integrity and retains its original siding, although it has been damaged on the west elevation. The interior retains its original plan, including metal rails for open stalls.



Photo 42. Building 10, view northwest showing east elevation of milking barn, east elevation of hay barn and south elevation of heifer barn.



Photo 44. Building 10, view northwest showing south and east elevations of heifer barn.



Photo 45. Building 10, interior view northwest showing roof trusses and open stalls.



Photo 46. Building 10 view north of west elevation showing damage to siding.

Building 14a & b - Water Tower and Pump House

The water tower and Pump House were constructed in 1940 and the water tower was listed as a contributing resource in the National Register of Historic places nomination because it was built during the 1940 Period of Significance for the nomination. The pump house is not listed in the nomination but may have been included as part of the water tower. The water tower is a typical structure of its type in 1940 and it has a high degree of architectural integrity. The pump house is a square brick utilitarian building in the Colonial Revival style. Its exterior retains a high degree of architectural integrity. Brick and mortar are in good condition. The interior of this building was inaccessible.



Photo 47. Water tower and pump house, view north.



Photo 48. Water tower and pump house, view north showing façade of pump house.

V Physical Condition of the Site

Beginning in the late 1980's the State ceased operation of the dairy barn and auctioned off the dairy herd. At the same time, operation of the water tower and pump house, power house, milk house, heifer barn, and farm houses were discontinued. Although some of the barn buildings were leased on and off to area farmers, the complex essentially was moth balled. The farmhouse cottages were tested for asbestos and abatement was conducted by the State. The scope of abatement included removal of vinyl asbestos floor tile and asbestos HVAC and plumbing pipe insulation. Extensive interior demolition was required to open up existing masonry walls in order to access and remove asbestos pipe insulation in the two cottages (Building Nos. 1 & 4). Overall, the buildings appear to be structurally sound at the present time. The exterior skin of each building, however, is open to the weather due to missing windows, broken glass, unsecured doors and leaking roofs. Significant work is required to repair the buildings, protect them from the elements, renovate them for adaptive reuse, comply with current codes and meet historic restoration requirements of the Secretary of the Interior. If left unaddressed, the only alternative is eventual condemnation and demolition.

A General Observations

The site is heavily overgrown with ground cover, weeds, vines and poison ivy. Buildings on the site generally appear to be abandoned, partially open to the weather, vandalized and blighted. On-site utilities including power, water, storm and sanitary have been unused for decades and have been abandoned and allowed to fall into disrepair. A completely new utility infrastructure is required for water, storm, sanitary, water, electrical and tele-data service.

B Site Description

1 – Existing Conditions

The site is located approximately five miles or a 15 minute drive from Interstate 84 and points east and west. The land has been active farmland since colonial times and has never been developed for any other use except by the State of Connecticut for the Southbury Training School which built the collection of structures which are the subject of this study. Driveways are either asphalt, gravel or a mix of both. All are in disrepair. Ground cover is predominately grass or hay. Heavy vines and brush have overgrown the buildings and about 70% of the existing farm campus. Existing trees are large and old with impressive canopies. The site is protected as both a Historic District and under a Land Conservation Easement which taken together preserve and protect its use to promote farming and agriculture. The site is relatively level and can support and meet handicapped accessibility requirements.

2 – Infrastructure Improvements Required

Reuse of this site will require careful consideration for the following: domestic water supply, sanitary sewers, potential fire protection and storm water management for addition of impervious areas.

- a Water - The means by which the existing facilities obtained domestic water is not certain but was most likely the water storage tank and pumping station approximately ½ mile away. Test wells, installed by the State in 2017, provided very low yield of water at significant depths. The test wells yielded 1, 1.5 & 5 gpm @ 300 feet which is inadequate to support the proposed facility. Regional water companies are not available to this site. Therefore, each of these buildings will have to be served either by an individual well or a community well. It is unlikely that that a single community well will provide enough water to serve more than one building. The single well approach may require a storage tank to support the specific site need for water. The storage tank (bladder) approach will allow recharging time during periods of low use.
- b Power - There is no on-site electrical infrastructure that is apparent. Total estimated connected load for the proposed uses in all buildings is approximately 455 Kw. A new, 1 phase primary distribution system, sized for this load, should be tapped from Eversource overhead lines on Purchase Brook Rd in the vicinity of the transformer Building #6. This primary service could run underground to the transformer house where utility primary metering would be located. Underground primary cable would then extend East on Purchase Rd, up the main entrance drive to a point East of Building #8. A branch would also cross Purchase Brook Road to serve building #1. Branches would run out of manholes to serve three pad mount transformers; one at Building #4, one at Building #1, and one adjacent to the Building #7,8,9 Complex. The existing single phase secondary services, overhead, to the Foreman's House, Building #2 and to the North Storage barn, Building #11 could remain intact as loads are minimal.
- c Tele-data - There is no on-site tele-data infrastructure that is apparent. A new tele-data system should be tapped from lines on Purchase Brook Rd in the vicinity of the transformer Building #6. This tele-data service could run underground East on Purchase Rd, up the main entrance drive to a point East of Building #8 and across the road to Building #1. Branches would run out of manholes to serve Building #4, Building #1, and the Building #7, 8, 9 Complex. The site Primary power and tele-data wiring can be run in a common duct bank, concrete encased, with one active and one spare conduit for each service (total 4- 5 In conduits).

- d Sanitary - As with the wells, each building will have to be served by its own subsurface sewage disposal system. Based on the USGS information there appears to be enough space to provide subsurface sewage systems on the site and the soil conditions at specific locations will support that type of use.
- e Storm Water – With the addition of driveways and parking locations, the site will be subject to an increase in impervious surfaces. This will require development of a storm water management program to account for this increase in storm water runoff. These measures will include underground storage and infiltration along discharges into the existing water courses associated with the wetlands.
- f Fire Protection - If fire protection is needed for these buildings, then the existing water tower and pump house will need to be placed back into service. If a fire line does not exist in Cassidy Road, then a new ductile iron pipe will have to be installed from the pump house back through the site to serve the existing buildings.

C **Buildings – Barns, Farmhouses & Patios** - A building by building condition survey.

Building #1: Farm Cottage #2

Item	Description	Comments
1	Building Name	Farm Cottage #2
2	Former Use	Residential Care Facility
3	Year Built	1951
4	Gross Building Area	13,656 SF
5	Basement	4,360 SF
6	First Floor	4,936 SF
7	Second Floor	4,360 SF
8	Hazmat	Asbestos finishes and pipe insulation previously performed by State. Interior has been extensively gutted during hazmat remediation.
9	Exterior Envelope	Bulk of building is masonry. Small addition on east end is single story wood frame without basement.
10	Foundation	Concrete foundation in generally good condition with no signs of cracking or settlement.
11	Walls	Brick veneer on CMU in good condition with no signs of cracking or settlement. Approximately 10' X 10' opening in wall created to remove hazmat debris requires repair.
12	Windows	Existing wood double hung and fixed have exceeded design life and require replacement.
13	Roof	Fiberglass asphalt shingle on precast deck supported by steel trusses. Requires replacement.
14	Structure	The building is a two story structure with a full basement level. The gable style roof consists of precast concrete deck panels with metal edge stripping that are supported by steel trusses spaced approximately 8'-0" on center. The trusses bear on the exterior 6-inch thick masonry walls. The second and first floor construction consist of a concrete floor, approximately 3 inches thick, supported by a cast in place concrete joist system. The concrete joists are 12 inches deep spaced at 24 inches on center. A concrete bridging rib is at mid-span of the joists. The second floor joists are supported by the exterior load bearing masonry walls and an interior load bearing brick wall. The first floor joists are supported by the exterior concrete foundation walls and interior concrete girders, approximately 12 inches by 14 inches deep. The girders frame into 12-inch by 12-inch concrete columns. The precast concrete panels appear to be in good condition, with minor localized rusting of the metal stripping. It appears water penetrated the roof in the area at one time, no water was observed on the floor below or on the panels. The steel trusses are painted and are in good condition, no rusting was observed. There are no visible signs of sag in the roof ridges from street level. The concrete floors have minor hair line cracks which is to be expected in a floor system of this nature. The concrete joists appear to be in good condition except at the second floor framing where there are several joists where a portion of the concrete cover has been removed, exposing the bottom reinforcing. These joists should be patched to protect the joist reinforcing. The masonry walls are in good condition except where a large opening was made in the exterior wall during a past renovation. The wall should be replaced in this area. The concrete foundation appeared in good condition, minor cracking was observed.
15	Building Utilities	
16	Sanitary	None. Requires new septic
17	Storm	None. Requires new galley retention system
18	Power & Tele-data	None. Requires new electrical and tele-data service
19	Water	None. Requires new well with bladder retention system
20	Propane or Oil	None. Requires new building storage & distribution system
21	Other	
22	Accessibility	No accessible entry or elevator
23	Record Photos	See Photos No. 1 - 12 in Section IV of this report
24	Historic Status	The building was constructed in 1951 and was listed as NON-CONTRIBUTING to the National Register of Historic place nomination because it was built after the end of the 1940 period of significance.



Reference Photo: North Elevation

Building #2: Foreman's House

Item	Description	Comments
1	Building Name	Foreman's House
2	Former Use	Single Family One Level Two Bedroom Ranch House
3	Year Built	1940+/-
4	Gross Building Area	873 SF Single Level
5	Hazmat	Unknown
6	Exterior Envelope	
7	Foundation	Concrete foundation in good condition with no signs of cracking or settlement. Crawl space.
8	Walls	Wood frame stud wall with exterior wood plank sheathing, wood siding & interior gypsum wallboard. Fair to good condition. Recommend gut renovation to replace building systems and upgrade to current code. Recommend prep, prime & paint exterior wood siding & trim.
9	Windows	Existing wood double hung and fixed have exceeded design life and require replacement.
10	Roof	Asphalt shingles at end of design life. Replacement required. To be insulated to code.
11	Structure	Wood frame, plumb level & square without signs of fracture or settlement. The house is a single story structure with a gable roof. Observation of the roof structure was limited to an opening in the ceiling where an attic stair was removed. The roof sheathing is 1x6 tongue and groove decking supported by 2x6 rafters spaced approximately 16 inches on center. The exterior walls are load bearing. It appears the house was framed over a concrete slab on grade. Although majority of the structure was concealed by wall and ceiling finishes, the structure appeared to be in good condition. The roof decking and framing observed was in good condition. There are no visible signs of sag in the roof ridge from street level. The overall structure is plumb, level and square. There are no indications of settlement.
12	Building Systems	
13	Plumbing	Existing original copper water and steel pipe waste.
14	Heating	Oil fired furnace with forced hot air. New mini-split heat pump required.
15	Air Conditioning	None
16	Power	Existing original with 100A service. New 200A service required.
17	Fire Life Safety	None. New mini-split heat pump required.
18	Security	None
19	Tele-data	None. New required.
20	Building Utilities	
21	Sanitary	Septic original to building.
22	Storm	None
23	Power	Original overhead service to building.
24	Water	Existing well.
25	Propane or Oil	Above ground oil tank. Removal required upon conversion to mini-split HVAC system.
26	Other	
27	Accessibility	No accessible entry
28	Record Photos	See Photos No. 13 - 19 in Section IV of this report
29	Historic Status	The building was constructed in 1940 and was listed as CONTRIBUTING to the National Register of Historic place nomination because it was built within the 1940 period of significance.



North Elevation Showing Building #2 FOREMAN'S HOUSE and Building #3 DETACHED GARAGE

Building #3: Detached Garage @ Foreman's House

Item	Description	Comments
1	Building Name	Detached Garage @ Foreman's House
2	Former Use	One bay garage
3	Year Built	1950+/-
4	Gross Building Area	273 SF Single Level
5	Hazmat	Unknown
6	Exterior Envelope	
7	Foundation	Concrete foundation with slab on grade in fair condition.
8	Walls	Wood frame stud wall with exterior wood plank sheathing & wood siding & no interior finishes. Recommend prep, prime & paint exterior wood siding & trim.
9	Windows	Existing wood double hung and fixed have exceeded design life and require replacement.
10	Roof	Asphalt shingle. Approaching end of design life. Replacement required.
11	Structure	Wood frame, plumb level & square without signs of fracture or settlement. The garage is a single story structure with a gable roof. The sheathing consists of 1x6 tongue and groove decking supported by 2x6 rafters spaced approximately 24 inches on center. The roof framing is supported by load bearing 2x6 stud walls, spaced at 24 inches on center. A portion of the roof framing was concealed by a wood framed ceiling. From the outside of the structure there appears to be a localized area, located above the framed ceiling area, where the roof and decking has been damaged and will need to be replaced. Otherwise the wood structure appears to be in good condition. Overall the structure is plumb, level and square. There are no indications of settlement.
12	Building Systems	None
13	Building Utilities	None. An underground power feed/circuit for lights and a GFI duplex receptacle should be refed from the service panel in the house.
14	Other	
15	Accessibility	N/A
16	Record Photos	See Photos No. 20 in Section IV of this report
17	Historic Status	The building was constructed in 1950 and was listed as NON-CONTRIBUTING to the National Register of Historic place nomination because it was built after the end of the 1940 period of significance.



North Elevation Showing Building #2 FOREMAN'S HOUSE and Building #3 DETACHED GARAGE



Building 3: Photo of interior wood framing.

Building #4: Farm Cottage #1

Item	Description	Comments
1	Building Name	Farm Cottage #1
2	Former Use	Residential Care Facility
3	Year Built	1940+/-
4	Gross Building Area	12,450 SF
5	Basement	4,150 SF – Note standing water was observed in basement after heavy rains
6	First Floor	4,150 SF
7	Second Floor	4,150 SF
8	Hazmat	Asbestos abatement previously by State. Interior lead paint. 100 SF hole was made in exterior wall to remove bulk material debris from selective demolition. Paint assumed to contain lead given date of construction of building.
9	Exterior Envelope	
10	Foundation	Concrete foundation in good condition with no signs of cracking or settlement.
11	Walls	Brick veneer on CMU in good condition with no signs of cracking or settlement.
12	Windows	Existing wood double hung and fixed have exceeded design life and require replacement.
13	Roof	Fiberglass asphalt shingle on wood sheathing and stick framing.
14	Structure	CMU with brick walls with brick veneer and wood framed gable roof. The building is a two story structure with a full walk out basement level. The gable style roof consists of 1x6 tongue and groove wood decking and 2x10 rafters spaced approximately 16 inches on center. The rafters bear on the exterior 12- inch thick brick walls. The ceiling joists at the roof level vary from 2x10 to 2x8 framing. The first and second floors consist of a concrete slab, approximately 3-inch thick, supported by steel open web bar joists. The steel joists are 10 inches deep and are spaced approximately 2'-0" on center. The basement foundation walls were concrete in areas where the earth was back filled against the structure. Water was present on the basement floor at the time of our site visit. Observations of the floor and roof structures were limited to areas where ceilings have been removed. The roof decking and rafters appeared in good condition in the exposed areas. There are no visible signs of sag in the roof ridges from street level. There is an opening cut into the second floor slab, no slab reinforcing was observed. The steel joists appeared to be in good condition in the one area they were exposed. The exterior masonry walls are in good condition except where a large opening was placed in wall at the second floor level. The wall in this area should be replaced. The concrete foundation appeared in good condition, minor cracking was observed. Additional investigation and remediation is required to determine the source of the water infiltration in the basement. Overall the structure is plumb, level and square. There are no indications of settlement. Overall the structure appeared to be in good condition.
15	Building Systems	Interior has been extensively gutted during hazmat remediation
16	Plumbing	None. New required.
17	Heating	None. New required.
18	Air Conditioning	None. New required.
19	Power	None. New required.
20	Fire Life Safety	None. New required.
21	Security	None. New required.
22	Tele-data	None. New required.
23	Building Utilities	
24	Sanitary	Original septic. New required.
25	Storm	None. New stormwater galley system required for roof and parking drainage.
26	Power	Original overhead power service. New required.
27	Water	Original well. New required.
28	Propane or Oil	Unknown. None exists, new required.
29	Other	
30	Accessibility	Accessible entry and has elevator shaft and car. Car is not in operation, is hydraulic and requires ADA upgrade/replacement.
31	Record Photos	See Photos No. 21 – 30 in Section IV of this report
32	Historic Status	The building was constructed in c. 1940 and was listed as CONTRIBUTING to the National Register of Historic place nomination because it was built within the 1940 period of significance.



Reference Photo: East Elevation

Building #5: Covered Patio Behind Farm Cottage #1

Item	Description	Comments
1	Building Name	Covered Patio Behind Farm Cottage #1
2	Former Use	Exterior Potting Shed
3	Year Built	1950+/-
4	Gross Building Area	747 SF Single Level
5	Hazmat	Unabated lead paint
6	Exterior Envelope	
7	Foundation	Slab on grade with concrete support piers at columns in good condition with no signs of cracking or settlement. Good condition.
8	Walls	Painted wood lattice. Good condition. Requires repainting. Observe requirements for dealing with lead paint.
9	Windows	None
10	Roof	Fiberglass asphalt shingle on wood sheathing and stick framing. Requires replacement given age.
11	Structure	Wood columns, framing and gable roof profile. The patio is a one story structure with a gable style roof. The roof is timber framed and concealed by a ceiling. The roof is supported by eight steel pipe columns that are exposed. The structure is braced by exposed steel angle (L3x3x1/4) knee braces in both directions. The steel columns are bolted to the foundation. The patio floor is an exposed concrete slab on grade. Although the roof structure was not observed, it appears to be in good condition as the structure is plumb, level and square. There are no visible signs of sag in the roof ridge from street level. The steel superstructure appears to be in good condition. The slab of grade has significant cracking and has been previously patched.
12	Building Systems	None. An underground GFI circuit for power and lighting should be provided from the main building.
13	Building Utilities	None. A water hose bib should be provided from the main building.
14	Other	
15	Accessibility	Yes
16	Record Photos	See Photos No. 31 – 32 in Section IV of this report
17	Historic Status	The building is not mentioned in the National Register of Historic place nomination and is therefore NON-CONTRIBUTING because it was built after the end of the 1940 period of significance.



View of Covered Patio Looking North



Interior View of Patio & Concrete Plant Potting Table

Building #6: Transformer House

Item	Description	Comments
1	Building Name	Transformer House
2	Former Use	Power transformer
3	Year Built	1940+/-
4	Gross Building Area	210 SF Single Level
5	Hazmat	Unknown, hazmat assessment and remediation being conducted by State
6	Exterior Envelope	
7	Foundation	Assumed concrete foundation wall with spread footings.
8	Walls	Exterior brick on CMU (block). Requires repointing.
9	Windows	None
10	Roof	Fiberglass asphalt shingle on wood sheathing and stick framing. Requires replacement.
11	Structure	Load bearing masonry, wood roof framing and sheathing with asphalt shingle roof. The building is a one story structure with a hip style roof. The building appears to have a wood framed roof supported by masonry bearing walls. Observations were limited to the exterior of the building as the interior was inaccessible. There are no visible signs of sag in the roof ridge from street level. The brick exterior walls are in good condition, there are no signs of settlement.
12	Building Systems	None operable. New required.
13	Building Utilities	None operable. New required.
14	Other	
15	Accessibility	Not required.
16	Record Photos	See Photo No. 33 in Section IV of this report
17	Historic Status	The building was constructed in 1940 and was listed as CONTRIBUTING to the National Register of Historic place nomination because it was built within the 1940 period of significance.



View Looking North from Road



View Looking West from Barn Access Road

Building #7: Milk House

Item	Description	Comments
1	Building Name	Milk House
2	Former Use	Milk Storage and Distribution Building
3	Year Built	1940+/-
4	Gross Building Area	1,045 SF Single Level
5	Hazmat	Asbestos abatement previously by State. Interior paint lead.
6	Exterior Envelope	
7	Foundation	Concrete foundation in good condition with no signs of cracking or settlement.
8	Walls	Brick veneer on CMU in good condition with no signs of cracking or settlement. Requires repointing. Interior wall finishes are glazed block and tile.
9	Windows	Existing wood double hung and fixed have exceeded design life and require replacement.
10	Roof	Fiberglass asphalt shingle on wood sheathing and stick framing. Roof requires replacement.
11	Structure	CMU with brick walls with brick veneer and wood framed gable roof. The building is a one story structure with a hip style roof and a basement. The roof sheathing is wood decking supported by wood trusses. The roof is supported by load bearing masonry walls. The sub-surface basement walls are concrete. During the observations, the basement was flooded with several feet of water. Although the majority of the structure is concealed by wall and ceiling finishes, the structure appeared to be in good condition. The roof decking and framing that was observed through an opening in the ceiling appeared to be in good condition. There are no visible signs of sag in the roof ridge from street level. The masonry walls are also in good condition; no cracking was observed. The masonry steel lintels are deteriorated and should be replaced. The overall structure is plumb, level and square. There are no indications of settlement. Additional investigation and remediation is required to determine the source of the water infiltration in the basement.
12	Building Systems	Obsolete and non-functioning.
13	Plumbing	None. New required.
14	Heating	None. New required.
15	Air Conditioning	None. New required.
16	Power	None. New required.
17	Fire Life Safety	None. New required.
18	Security	None. New required.
19	Tele-data	None. New required.
20	Building Utilities	
21	Sanitary	Original septic. New required.
22	Storm	None. New required for building and parking.
23	Power	Original overhead power service. New required.
24	Water	Original well. New required.
25	Propane or Oil	Unknown. None. New source required.
26	Other	
27	Accessibility	None.
28	Record Photos	See Figure 2 & Photos No. 34 - 37 in Section IV of this report
29	Historic Status	The building was constructed c. 1940 and was listed as CONTRIBUTING to the National Register of Historic place nomination because it was built within the 1940 period of significance.



Reference Photo: South Elevation



Reference Photo: West Elevation with Milk Storage Tank

Building #8: Dairy Barn #2

Item	Description	Comments
1	Building Name	Dairy Barn #2
2	Former Use	Dairy Barn
3	Year Built	1960+/-
4	Gross Building Area	9,827 Single Level
5	Hazmat	Asbestos abatement previously by State. Interior lead paint requires abatement or encapsulation.
6	Exterior Envelope	
7	Foundation	Concrete foundation in fair condition with limited signs of cracking or settlement.
8	Walls	Concrete 24" AFF with wood frame and clapboard inside and out on East Wing and wood frame with exterior clapboard and interior plaster on West Wing. Requires reconditioning and repainting. Existing lead paint can be encapsulated with new.
9	Windows	Existing wood double hung and fixed have exceeded design life and require replacement.
10	Ceilings/Roof	West wing has plywood ceiling. East wing has beadboard ceiling. Roof is fiberglass asphalt shingle on wood sheathing and stick framing with metal ventilators. Lead paint requires abatement or encapsulation.
11	Structure	The building is a one story structure with a gable roof style. The building roof consists of 1x6 wood decking and wood trusses spaced approximately at 2'-0" on center. The trusses are supported at four locations, at the perimeter walls and two interior beam support locations, approximately at third points of the width of the building. The perimeter walls are timber framed and bear on a concrete foundation knee wall. The knee wall extends approximately 32 inches above the floor slab. The two interior beam lines are supported by steel pipe columns filled with concrete spaced approximately 10'-0" on center at the east side of the building and by 6x6 timber posts on the west side of the building. At the center of the building there is a lower one-story wood framed connector that links Building 8 with the north side of Building 7. The connector link is wood framed and has major moisture damage. Although majority of the structure is concealed by a wood ceiling, the overall structure appeared to be in good condition. The roof decking and framing that was observed through a small opening in the ceiling appeared to be in good condition. There are no visible signs of sag in the roof ridge from street level and the walls appear to be plumb. The steel pipe column bases are completely deteriorated and the concrete fill is exposed at most of the pipe column locations. These columns should be replaced. Towards the west end of the building, the interior bearing supports were removed and replaced with two shoring jacks. The 6x6 timber posts appear to be in good condition. The concrete floors are in good condition; minor cracking was observed. The wood framing for the connector link to Building 7 has been exposed to moisture and is deteriorated. The connector link should be demolished and replaced.
12	Building Systems	Existing steel animal stanchion system remains in place. Parts of existing pneumatic milk pumping system/piping remains in place.
13	Plumbing	Automatic animal water distribution system piping and drink basins remain but are obsolete and not functional.
14	Heating	None. Requires replacement.
15	Air Conditioning	None. Requires replacement.
16	Power	None. Requires replacement.
17	Fire Life Safety	None. Requires replacement.
18	Security	None. Requires replacement.
19	IT	None. Requires replacement.
20	Other Systems	Manure removal concrete trench remains but conveyor has been removed.
21	Building Utilities	
22	Sanitary	None
23	Storm	None
24	Power	Original overhead power service.
25	Water	Original well. No longer functional.
26	Propane or Oil	None
28	Accessibility	Main aisle only full accessible.
29	Record Photos	See Figure 2 & Photos No. 38 - 39 in Section IV of this report
30	Historic Status	The building was constructed in c.1960 and was listed as NON-CONTRIBUTING to the National Register of Historic place nomination because it was built after the end of the 1940 period of significance to replace the original barn which burned down.



Reference Photo: West End of Dairy Barn Looking Southeast



Reference Photo: East End of Dairy Barn Looking West

Building #9: Hay Barn

Item	Description	Comments
1	Building Name	Hay Barn
2	Former Use	Hay Storage
3	Year Built	1960+/-
4	Gross Building Area	3,927 SF Single Level
5	Hazmat	N/A
6	Exterior Envelope	
7	Foundation	Concrete foundation in good condition with no signs of cracking or settlement.
8	Floor	Broken, frost heaved concrete requires replacement
9	Walls	Conventional wood framing with Texture 111 exterior sheathing. Requires painting.
10	Windows	None
11	Doors	3'-0" x 6'-8" exterior door. Rolling barn door on North End.
12	Roof	Fiberglas asphalt shingle on wood sheathing and manufactured wood trusses. Requires replacement.
13	Structure	Concrete foundation with wood frame walls and manufactured wood trusses. The building is a one story structure with a gable roof style. The building roof consists of plywood sheathing supported by pre-fabricated metal plate wood trusses spaced approximately at 2'-0" on center. The trusses are supported by the exterior wall that consist of 1/2 inch thick plywood sheathing and 2x6 studs spaced at 2'-0" on center. The wood framed walls bear on a concrete foundation knee wall which extends approximately 32 inches above the floor slab. At the south end of the building there is a connector link to Building 8. The connector roof is made up of two elevations, the higher roof construction consists of a tectum deck supported by 6x12 wood beams spaced approximately 8'-0" on center. The lower roof consists of wood decking supported by timber framing. The structure was fully exposed to view. There are localized areas of the roof and wall sheathing that have water damage. In those areas the sheathing should be replaced. The sill plate and double top plate appears to be in good condition except at localized areas where the sheathing is missing. Minor cracking in the concrete knee wall was observed. The bottom sill plate is anchored to the knee wall with 1/2-inch diameter bolts spaced approximately 8'-0" on center however nuts are missing at each anchor location. The concrete floor slab is in poor condition. The connector link has suffered from water infiltration causing it to deteriorate and partially collapse. The remaining structure of the connector link is in poor condition and should be demolished.
14	Building Systems	Interior has been extensively gutted during hazmat remediation.
15	Plumbing	None.
16	Heating	None
17	Air Conditioning	None
18	Power	None. New lighting required.
19	Fire Life Safety	None
20	Security	None
21	Tele-data	None
22	Building Utilities	
23	Sanitary	None
24	Storm	None
25	Power	None. New service required.
26	Water	None
27	Propane or Oil	None
29	Accessibility	Accessible from side or rear yard except for broken concrete floor which blocks passage.
30	Record Photos	See Figure 2 & Photos No. 40 - 43 in Section IV of this report
31	Historic Status	The building is not mentioned individually in the National Register of Historic Places nomination but may have been included as part of the dairy barn. The building was constructed in c.1960 and is most likely NON-CONTRIBUTING to the National Register of Historic place nomination because it was built after the end of the 1940 period of significance.



Reference View of North Elevation



Reference View of Interior Looking North

Building #10: Heifer Barn

Item	Description	Comments
1	Building Name	Heifer Barn
2	Former Use	Heifer Barn
3	Year Built	1960+/-
4	Gross Building Area	4,592 SF Single Level
5	Hazmat	None
6	Exterior Envelope	
7	Foundation	Concrete foundation in good condition with no signs of cracking or settlement.
8	Walls	Heavy timber posts with diagonal bracing and beams and aluminum vertical siding on wood frame.
9	Windows	None, but open horizontal band in wall area on North Elevation for daylight.
10	Roof	Metal on manufactured wood trusses. Portions of metal roof blown off during Spring 2018 tornado and require repair.
11	Structure	Concrete foundations and slab with heavy timber wall and manufactured wood trusses.
12	Building Systems	
13	Plumbing	None
14	Heating	None
15	Air Conditioning	None
16	Power	None
17	Fire Life Safety	None
18	Security	None
19	IT	None
20	Building Utilities	
21	Sanitary	None
22	Storm	None
23	Power	None
24	Water	None
25	Propane or Oil	None.
26	Other	
27	Animal Stanchions	Steel pipe stall stanchions and aisle fences remain.
28	Accessibility	Accessible entry from barn yard.
29	Historic Status	The building is not mentioned individually in the National Register of Historic Places nomination but may have been included as part of the dairy barn. The building was constructed in c.1960 and is most likely NON-CONTRIBUTING to the National Register of Historic place nomination because it was built after the end of the 1940 period of significance.



South Elevation of Heifer Barn Looking North from Barn Yard



Interior #1 Looking East

Building #13: Storage Barn

Item	Description	Comments
1	Building Name	Equipment Storage Barn
2	Former Use	Equipment Storage Barn
3	Year Built	1960+/-
4	Gross Building Area	5,076 SF
5	Level 1	4,020 SF
6	Partial Level 2	1,056 SF (Attic)
7	Hazmat	None
8	Exterior Envelope	
9	Foundation	Concrete foundation in good condition with no signs of cracking or settlement.
10	Walls	2x6 wood framing 24" O.C.(H) with Texture 111 sheathing.
11	Windows	Some covered with wood sheathing, others double hung and non-operable.
12	Doors	Wood 3'-0" x 6'-8" half-light, wood garage doors, wood slider barn door.
13	Roof	Field built 2x6 wood trusses with 3/4" wood sheathing and fiberglass asphalt roofing.
14	Structure	Concrete foundations and slab steel pipe support columns with wood frame exterior walls and 2x10 carrying beams supporting a field built wood truss system. Deformation of structural bay at southwestern corner of building consisting of uplift caused by hydraulic equipment is being repaired under a separate initiative by the State with completion anticipated in December of 2018.
15	Building Systems	
16	Plumbing	None
17	Heating	None
18	Air Conditioning	None
19	Power	None evident. Lighting and power should be installed in all interior spaces & attic. Exterior power outlets should be installed in the open equipment bays.
20	Fire Life Safety	None
21	Security	None
22	IT	None
23	Building Utilities	
24	Sanitary	None
25	Storm	None
26	Power	None. A new 200 amp service should be installed to the building.
27	Water	None
28	Propane or Oil	None.
29	Other	
30	Accessibility	Accessible entry from barn yard driveway. Second floor attic not accessible.
31	Historic Status	The building is not mentioned individually in the National Register of Historic Places nomination. The building was constructed in c.1960 and is most likely NON-CONTRIBUTING to the National Register of Historic place nomination because it was built after the end of the 1940 period of significance.



View Looking Northwest



View Looking Northeast - Hydraulic Equipment Lifted Roof

Building #14a: Pump House (Building #12 Horse Barn & #13 Bunker Silo Not Included in Study)

Item	Description	Comments
1	Building Name	Pump House
2	Former Use	Pump House
3	Year Built	1952+/-
4	Gross Building Area	210 SF Single Level (Pump House)
5	Hazmat	Unknown
6	Exterior Envelope	
7	Foundation	Concrete foundation.
8	Floor	Concrete, condition unknown.
9	Walls	Heavy masonry with brick veneer.
10	Windows	Overgrown, unknown.
11	Doors	3'-0" x 6'-8" exterior door. Overgrown. Condition unknown.
12	Roof	Fiberglass asphalt shingle on wood sheathing and wood framing.
13	Structure	Concrete foundation with load bearing masonry walls and & framed wood roof structure.
14	Building Systems	Interior has been extensively gutted during hazmat remediation.
15	Plumbing	Unknown. Assume complete replacement required.
16	Heating	Unknown. Assume complete replacement required.
17	Air Conditioning	Not required.
18	Power	Unknown. Assume complete replacement required.
19	Fire Life Safety	Not required.
20	Security	Unknown. Assume complete replacement required.
21	IT	Unknown. Assume complete replacement required.
22	Building Utilities	
23	Sanitary	Not required.
24	Storm	None
25	Power	Unknown. Assume complete replacement required.
26	Water	Unknown. Assume complete replacement required.
27	Propane or Oil	Unknown. Assume complete replacement required.
28	Other	
29	Accessibility	Not required
30	Historic Status	The water tower and Pump House were constructed in 1940 and the water tower was listed as a contributing resource in the National Register of Historic places nomination because it was built during the 1940 Period of Significance for the nomination. The pump house is not listed in the nomination but may have been included as part of the water tower. The pump house is a square brick utilitarian building in the Colonial Revival style. Its exterior retains a high degree of architectural integrity. Brick and mortar are in good condition.

Building #14b: Water Tower

Item	Description	Comments
1	Building Name	Water Tower
2	Former Use	Water Tower
3	Year Built	1950's
4	Material	Steel sheet
5	Condition	Unknown. Taken out of service in mid to late 1980's rather than repair leaking seams.
6	Historic Status	See above.



Existing Water Tower



Existing Pump House

VI Use Concept & Program

A Concept

This study investigates a proposed adaptive reuse of the approximately 60 acre cluster of structures and yards known as the Southbury Training Farm. The use assumed, for the purpose of this study, is a regional farmers market with commercial and residential support facilities. The goal is to provide a functional and economic support mechanism to area farmers which fosters sustained use of the property for agriculture and related activities.

B Use & Facility Program Assumed for Purpose Of Study

- 1) A non-profit entity shall be formed to manage and operate a proposed regional commercial, research and educational agriculture initiative called the 'Southbury Regional Farm Market'.
- 2) Program components for year round activities shall consist of a:
 - a) Retail gift shop
 - b) Indoor farmers market
 - c) Farm museum
 - d) Hay and equipment barn storage space for lease by area farmers
 - e) Commercial kitchen
 - f) Administrative office space
 - g) Educational Program office space
 - h) Residential apartments for staff, student interns and volunteers
- 3) These program components shall be incorporated into the existing buildings as follows:
 - a) Retail Gift Shop (Building #7) – the Milk House shall be converted into an information center and gift shop for the Southbury Farm Market. The shop will feature site and theme specific memorabilia as well as books and literature on agriculture, farming and local history.
 - b) Indoor Farmer's Market (Buildings #8 & #9) – The existing Dairy Barn is configured as a long dairy barn with a perpendicular Hay Storage Barn in the middle in a 'T' configuration. At the juncture of the dairy barn and hay barn are a cluster of utility and storage rooms. One half of the dairy barn would be converted into a year round, indoor, heated farmer's market with built-in vendor stalls. The other half of the dairy barn would be converted into a seasonal, unheated farmer's market with built-in vendor stalls. The former Hay Barn would become a farm museum. The cluster of utility and storage rooms would be converted into public lavatories, a janitor's closet, electrical closet and mechanical room.

- c) Leased Storage Barn (Building #10)- The former Heifer Barn is currently being leased for hay storage to a local farmer. This use is recommended to continue.
- d) Work Yard (Courtyard between Buildings #8, #9 & #10) - The work yard between the Dairy Barn, Hay Storage Barn & Heifer Barn is recommended to be restricted to farm market vendors and farmers leasing space for storage. Assuming the proposed Farmer's Market is open only on weekends, the yard would be open during the week for use by Farmers leasing space in the Heifer Barn.
- e) Horse Barn (Building #12) – The existing horse barn shall continue to be leased to farmers for equipment storage.
- f) Storage Barn (Building #13) - The existing storage barn shall continue to be leased to farmers for equipment storage.
- g) Farm Cottage 1 (Building #4) – The existing three story building shall be converted into commercial and administrative space and residential apartments for staff. A handicapped access ramp shall be installed at the main entry. A new elevator shall be installed in the existing elevator shaft. The Basement shall be used for storage. The First Floor will be used for a commercial kitchen, walk-in coolers, staff dining room, truck loading dock, administrative offices and conference room. The Second Floor will be converted into residential apartments for staff.
- h) Farm Cottage 1 Covered Patio (Building #5) – The patio pavilion shall be restored for use as an exterior seminar and classroom space.
- i) Farm Cottage 2 (Building #1) – The existing three story building shall be converted into administrative offices, classrooms, library and residential apartments. A handicapped access ramp shall be installed at the main entry. An elevator and shaft shall be installed. The basement shall be used for classrooms and lavatories. The first floor shall be used for administrative offices and classrooms, and tThe second floor shall be used for residential apartments.
- j) Foreman's House (Building #2) – The existing two bedroom ranch house shall be rehabilitated and used as a staff residence.

VII Schematic Visualization – Entire Campus

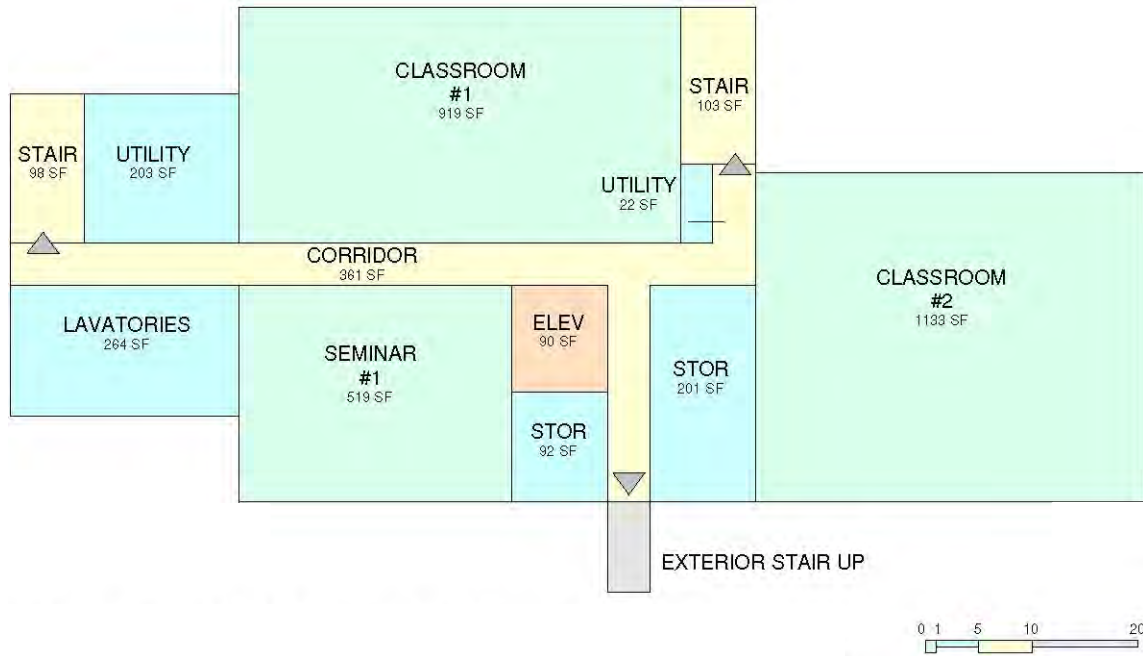
A schematic visualization is illustrated below. Key features are as follows:

- A. Vehicular circulation for Public and Farm Use is separated. Visitors and Staff enter from Purchase Brook Road. Farm and produce delivery vehicles enter only from Cassidy Road.
- B. Vehicular circulation and parking is located convenient to each of the campus buildings.
- C. Pedestrian sidewalks and plazas connect all structures on the site and reinforce the idea of an mixed use agriculture themed campus.

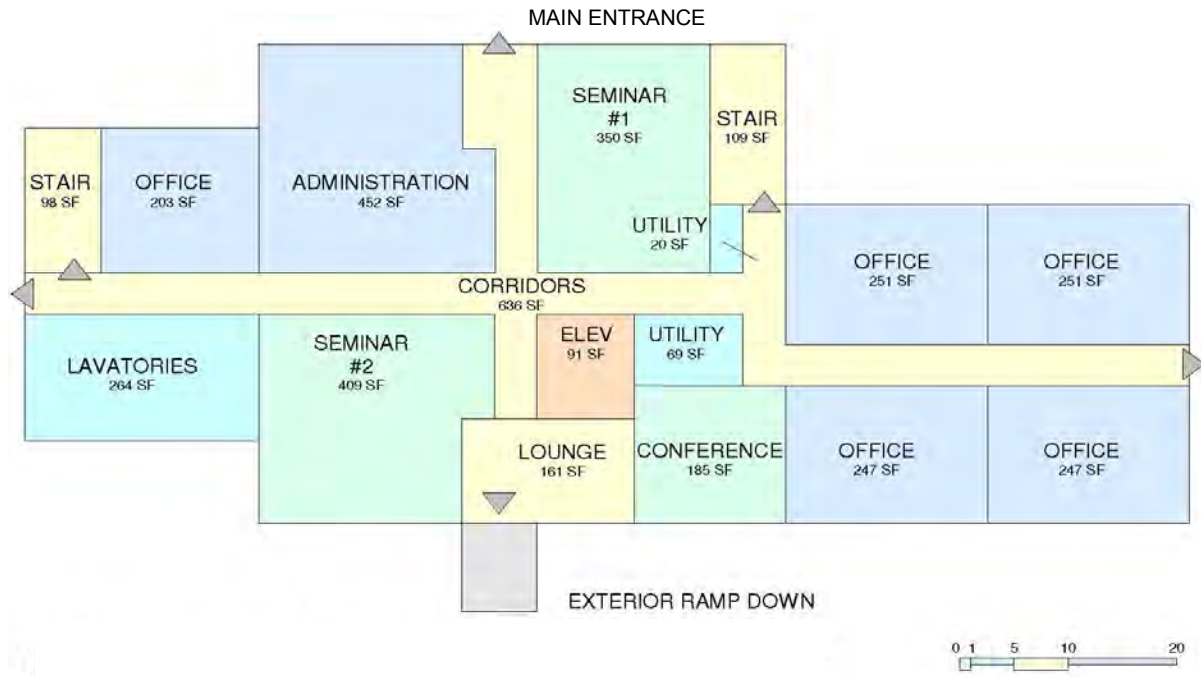


VIII Proposed Use & Fit Analysis for Existing Buildings

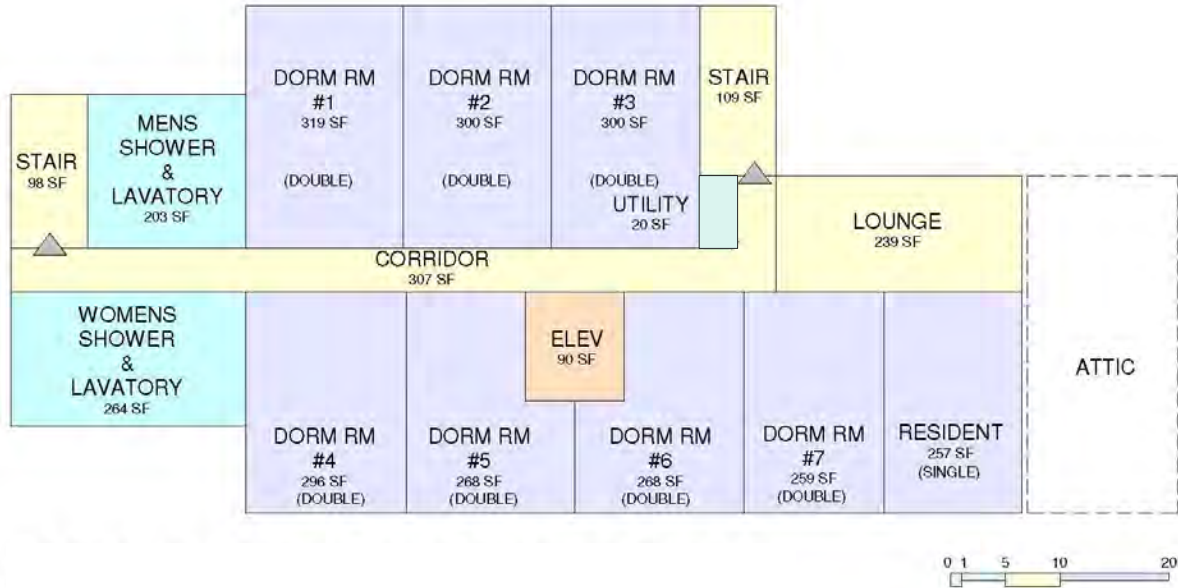
BUILDING #1: ADMINISTRATIVE OFFICES & RESIDENTIAL DORMITORY



Level 0 contains classroom and seminar space with supporting utility, lavatory and storage, all served by an ADA compliant elevator.

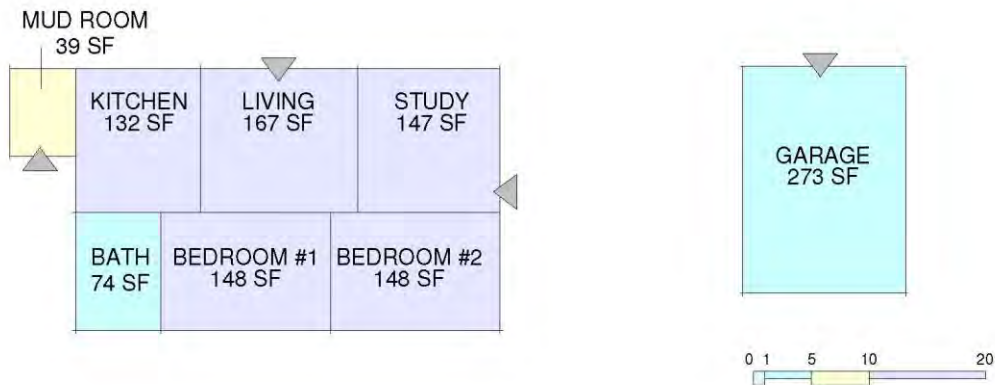


Level 1 contains office and seminar space and student lounge with supporting utility, lavatory and storage space. All levels are served by an ADA compliant elevator.



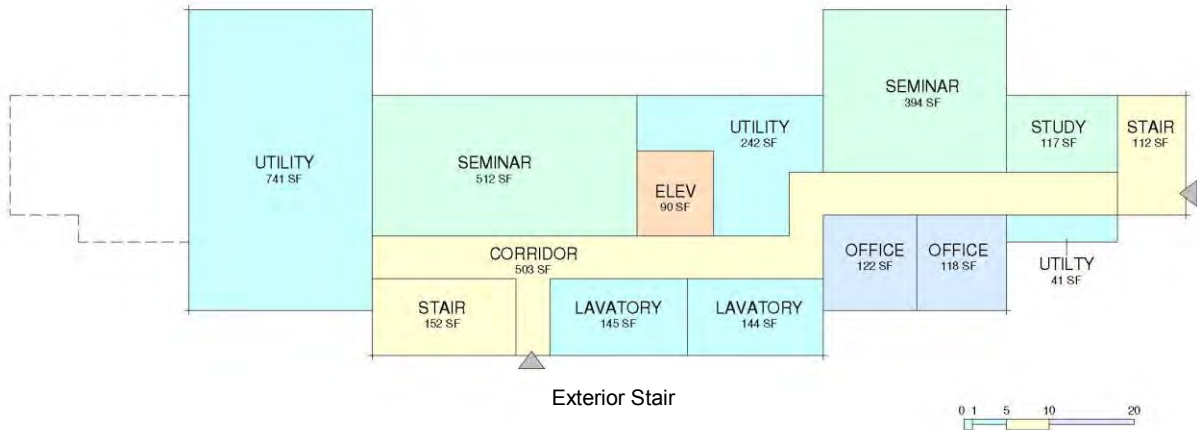
Level 2 contains dormitory rooms, a lounge and men’s & women’s showers. All levels are served by an ADA compliant elevator.

BUILDING #2 & #3: FOREMAN’S HOUSE & GARAGE

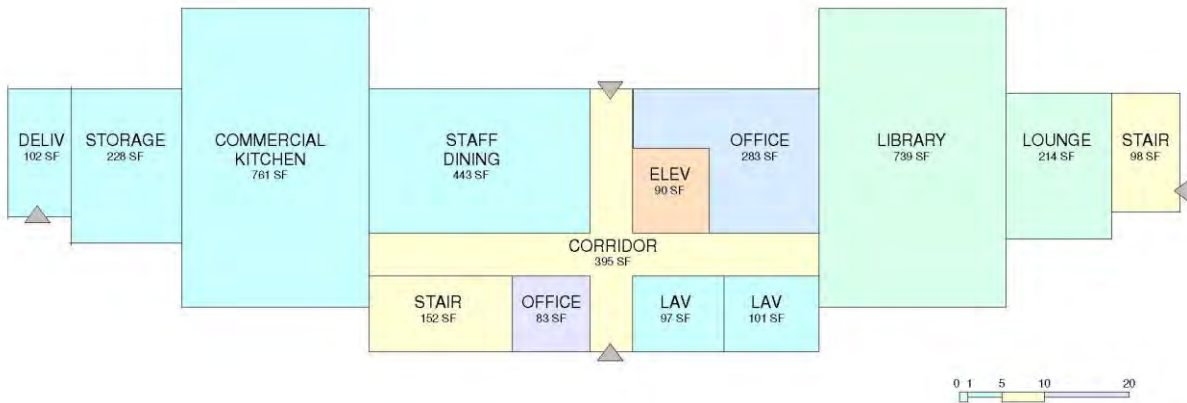


Level 1 of Foreman’s House (left) contains two bedrooms, one bath and a kitchen, living room and study. A second entrance is through a mud room off the kitchen. The stand-alone single bay garage is opposite the side entry into the study. This building would be rehabilitated and restored as an on-site residence for a staff member.

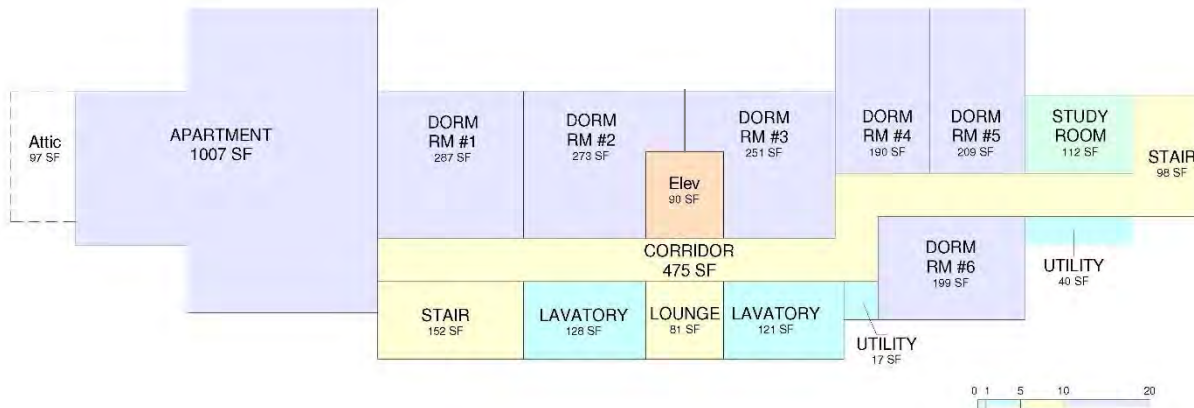
BUILDING #4: OFFICES, COMMERCIAL KITCHEN & DORMITORIES



Level 0 provides staff offices, seminar and study rooms, lavatories, and boiler room & utility space.

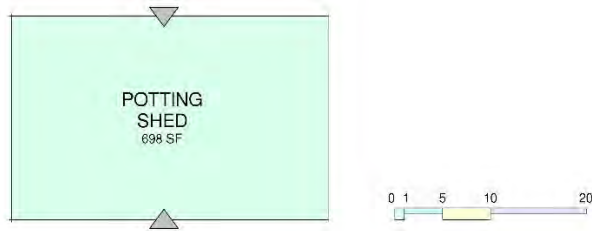


Level 1 is converted into a commercial kitchen with staff dining area, administrative offices, a research library, staff lounge and lavatories.



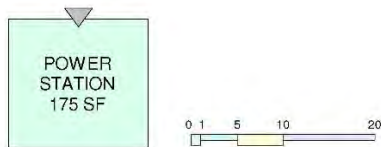
Level 2 is converted into a manager's apartment with six double occupancy dorm rooms, a study room and lavatories. All levels are accessible via a new elevator car within an existing elevator shaft.

BUILDING #5: COVERED PATIO (POTTING SHED)



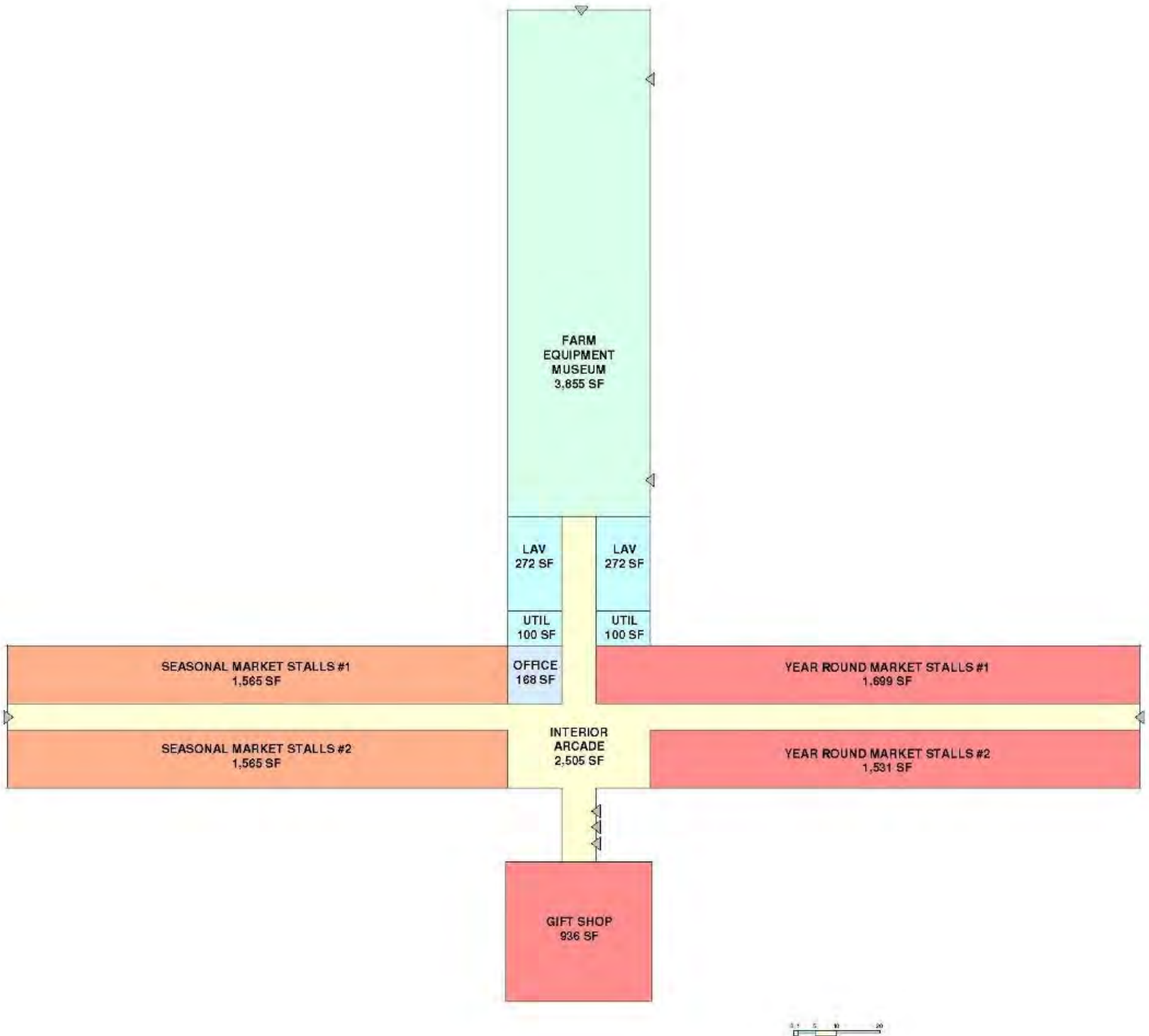
Level 1 is restored as a covered and screened-in potting shed suitable for small scale outdoor (8 – 20) work or seminar groups. An existing concrete potting table which is in excellent condition will remain.

BUILDING #6: POWER STATION BUILDING



Level 1 is the existing power distribution station for the farm buildings. It will be restored and reserviced as the demarcation point for new electrical transformers installed to service each building on the campus.

BUILDINGS #7: MILK HOUSE, #8: MILK BARN & #9: HAY BARN



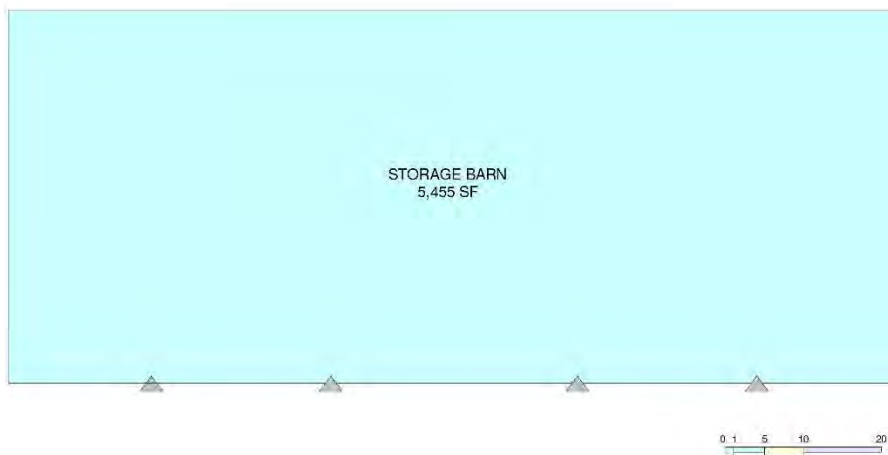
REGIONAL MARKET - The building configuration is that of a cross. At the center of the cross is an entry lobby, manager's office, lavatories and utility space. Below is the existing milk house (#7) which is converted into a **GIFT SHOP**. One half of the barn (#8 left) is converted into a **SEASONAL FARMER'S MARKET** while the other half (#8 right) is converted into a **YEAR ROUND FARMERS MARKET**. The top of the cross (#9) is converted into a **FARM EQUIPMENT MUSEUM**.

BUILDING #10: OPEN STORAGE BARN



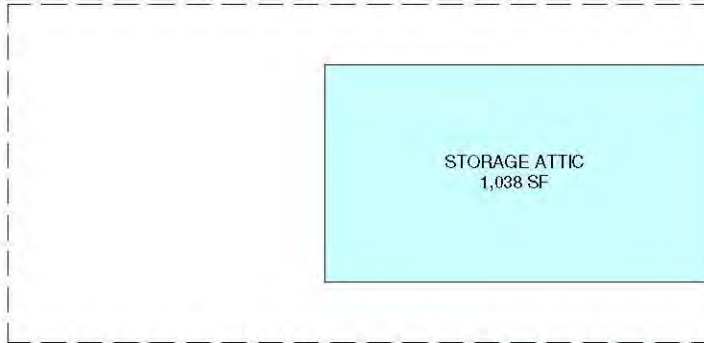
Level 1 is an existing hay storage barn which will be rehabilitated and continue to be leased to area farmers. It is covered shed storage for hay and equipment.

BUILDING #12: STATE STORAGE BARN

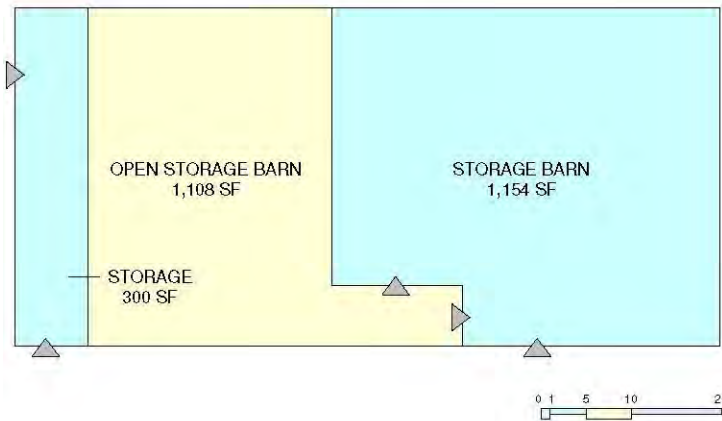


Level 1 is an existing storage barn is currently utilized by the State of Connecticut for vehicle storage.

BUILDING #13: STORAGE BARN



LEVEL 2: STORAGE ATTIC



LEVEL 1: STORAGE BARN Strategic structural repairs were made to this building in the Winter of 2018 / 2019. This building has recently been leased to area farmers for equipment storage. The building requires restoration and is currently underutilized.

Southbury Training Farm
Various Buildings - Adaptive Reuse Study
 Project No. BI-2B-444

Item	Work Scope Item Description	Lump Sum	SF	\$PSF	Subtotal	Subtotal	Total Projected Hard Cost	10% Hard Cost Contingency	35% Burden All Soft Costs	TOTAL
93	Building #10: Heifer Barn (Open Storage Barn)						154,355	15,436	59,427	229,217
94	Site - Pervious Gravel Yard to Remain (Sitework performed as part of Building #7, 8 & 9 Restoration)									
95	Building Restoration & Rehabilitation									
96	Exterior									
97	Repair Blown Off Roof & Siding Sections		4,952	25	123,800					
98	Interior (Power, Lighting, Video Security System)									
99	Level 1 Renovation		873	35	30,555	154,355				
100										
101	Building #11: Bunker Silo (Structure Previously Demolished by State of Connecticut - NIC)									
102										
103	Building #12: Horse Barn (Storage Barn Used by State of Connecticut - NIC)									
104										
105	Building #13: Storage Barn (Storage Barn)						131,640	13,164	50,681	195,485
106	Site - Pervious Gravel Yard to Remain (Sitework performed as part of Building #7, 8 & 9 Restoration)									
107	Building Restoration & Rehabilitation									
108	Exterior									
109	Structural Remediation Project Completed Spring 2019									
110	Partial Siding Replacement, Window Replacement, Painting		2,964	20	59,280					
111	Interior (Power, Lighting, Video Security System)									
112	Level 1 Renovation		4,020	18	72,360	131,640				
113										
114	Building #14: Water Tower & Pump House (Paint Water Tower & Demolish Pump House)						57,000	5,700	21,945	84,645
115	Sitework Overgrown Vegetation Grubbed, New Gravel Driveway & Fence Installed	12,000				12,000				
116	Pump House									
117	Demolition	15,000				15,000				
118	Water Tower									
119	Painting	45,000				45,000				
120										
121	TOTAL PROJECTED COST OF IMPLEMENTATION ALL HARD & SOFT COSTS									10,921,091

X **References**

1. Nomination to the National Register of Historic Places, National Park Service, Southbury Training School, March 11, 1992.
2. House Bill 6542 Public Act 13-90 The Preservation of Farmland at Southbury Training School 2013.
3. What Happened to the Southbury Training School, Connecticut Senate Republicans 2014, from the office of State Senator Kevin Witkos, Legislative Office Building, Room 3400, Hartford, CT 06106, July 23, 2014.
4. Comprehensive Campus Study, Existing Site and Building Conditions, Prepared by Milone & MacBroom and Silver/Petrucci Associates for the Southbury Training School Task Force, Town of Southbury, Office of the First Selectman, 501 South main Street, Southbury, CT 06488, 2014.
5. Southbury Training School Future Use Study, Public Workshop Slide Series, Milone & MacBroom, June 13, 2017.