

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) Henry's Trees LLC Record No. 18120
 Building Name (Historic) Sanford, Jesse, Farmstead / Oakwood Farm
 Street Address or Location 613 Lovely Street
 Town/City Avon Village West Avon County Hartford
 Owner(s) Becker, Henry J., III and Elizabeth D., 613 Lovely Street, Avon CT 06001 Public Private

PROPERTY INFORMATION

Present Use: Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling

Historic Use: Agriculture/Subsistence: agricultural outbuildings

Accessibility to public: Exterior visible from public road? Yes No

Interior accessible? Yes No If yes, explain _____

Style of building New England bank/Tobacco barns, Italianate vernacular Date of Construction 19th 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 checked="" type="checkbox"/> Cut Stone (Type <u>Random ashlar</u>) | <input checked="" type="checkbox"/> Other <u>Vertical wood siding, aluminum</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: 2 1/2 Approximate Dimensions Barn I: 42' x 80', Barn II: 24' x 48', House: 20' x 30'

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: Cupola removed by wind, milk house conversion to residence

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: Stone walls

Surrounding Environment:

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

• Interrelationship of building and surroundings:

See continuation sheet.

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

See continuation sheet.

Architect _____ Builder _____

• Historical or Architectural importance:

See continuation sheet.

• Sources:

See continuation sheet.

Photographer Liz Becker, 12/12/2010; Charlotte Hitchcock, 5/14/2012 Date 5/14/2012

View Multiple Views Negative on File CTHP

Name Charlotte Hitchcock Date 5/16/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.77424, -72.891262

Threats to the building or site:

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

• **Interrelationship of building and surroundings:**

This is a rare remaining farm complex in an area of 20th-century residential subdivisions. The original associated house (now under separate ownership) is located to the south of the barn grouping and is a c. 1830 Greek Revival-style farmhouse, its ridge-line oriented east-west and its entry façade facing east to the street. The barn complex includes three buildings which form a U-shaped barnyard: the main barn (Barn I) to the north flanked by Barn II on the west and Barn III-House, the former milk pasteurizing plant, now a residence, on the east. Lovely Street (Route 177) runs in a north-south direction and connects Canton to the north with the Unionville section of Farmington to the south. On the east side of Lovely Street a large late-20th-century gated community, Farmington Woods, includes ponds along Roaring Brook, a golf course, and clustered housing. To the west is Huckleberry Hill, which has been developed in the second half of the 20th century with single-family housing. The current owners live in the small house (Barn III) and operate a tree-cutting and land-clearing business out of the property, using the barns to store and repair equipment and to store firewood.

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

Architectural description:

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

Barn I	Late 19 th c.	C
Barn II	19 th c.	C
Barn III - Milk processing/house	Residence c. 1950	C

Barn I:

The main structure is a large seven-bay 2 ½-story gable-roofed New England bank barn with its ridge-line oriented east-west. The barn is 42' wide by 80' long. Entrances in both gable-ends are reached by ramps edged by granite block retaining walls, creating the banked type of barn on a flat site.

Exterior:

The main entrance is a tall opening in the east gable-end. A historic photograph c. 1900 shows the original pair of interior-mounted six-paneled doors with a three-part multi-paned transom light and beveled lintel trim above. These doors opened by sliding vertically, with a system of pulleys and counterweights. Currently a pair of hinged doors opens outward in a smaller opening framed into the original and the transom is boarded over, with just a trace outline of the trim visible on the siding. To the left (south) a pass-through door has the original diagonal board infill panels and beveled head trim. A pair of one-over-one double-hung windows is centered in the attic gable and has finished surround trim with tapered head casings. The originals appear to have been four-over-four.

The north eave-side has a foundation of massive granite random ashlar with a series of window openings in the topmost course. The basement is exposed on this side and a pass-through door is located off-center toward the right (west). Above at the main level there are eleven stable-window openings, ten filled with six-pane windows and one boarded up; these are irregularly distributed. At the second floor level there are eight six-pane stable-type windows irregularly placed. Above the second-level windows is a siding divide. The upper part, sheltered by the eave overhang, has traces of a pinkish-tan paint color which can also be seen elsewhere.

The west gable-end appears to have had doors similar to the east, now replaced by a pair of hinged doors. The original transom frame is visible but boarded up. Two stable windows flank the main doorway on each side. A pair of double-hung windows in the attic matches the east end but has six-over-six sash. A siding divide on both gable-ends is lower than that along the eave-sides.

The south eave-side opens at the basement level to a barnyard enclosed by Barn II at the west end and by Barn III-House at the east. The basement level is supported by posts corresponding to the seven structural bays. Three bays at the center and one at the far left (west) have been partially filled in with cobblestone masonry up to a four-foot sill

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height, above which are stable-type windows. A pass-through door opening is in the right side of the center bay, and the remaining bays are open. The main level has an irregular series of six-pane stable windows, some likely not original. Two vertically-oriented four-panel doors which may have been hay doors appear to be original, as their diagonal board paneling is of a late 19th-century style. Near the right (east) corner is a single double-hung window with beveled head casing matching the gable attic windows. The second floor level has a series of irregularly-placed six-pane windows and a siding divide similar to the north side.

The deep roof overhang has a series of scroll-sawn brackets on the rake as well as at the eaves, and a wide trim board at the head of the wall surfaces. The brackets are mounted below every second rafter tail along the eaves and on alternate projecting outriggers on the rakes. The brackets are intact and appear in fairly good condition; they are an unusual and distinctive feature. Siding is vertical tongue-and-groove flush-boards, originally painted a light color with dark trim, per the historic photograph, but now unpainted. The base of a cupola sits on the center of the ridge; in the historic photo the cupola had windows on all sides and a low-slope hipped roof with a weather vane. According to the owner, the cupola blew off in a past hurricane. Roofing is asphalt shingles.

Interior:

The square rule post and beam frame of Barn I consists of eight bents each with three aisles, the center aisle being the drive bay which extends the full length of the structure and has doors at both ends. The bents are spaced more closely near the ends, with the west and east bays being 10 feet wide, the second and sixth bays 8 feet, and the center three bays 14 feet. The height at the ridge is more than 32 feet above the main drive bay floor. The framing system is an unusual arrangement. The center aisle is framed by posts 14 feet apart which extend well beyond the height of the eave line. At the top of each pair of posts, a cross tie member cantilevers beyond the posts and supports longitudinal purlins at the center of the rafter span. Angle braces connect the cantilevered ends to the main posts. Each of the main interior posts is braced by a dropped tie girt out to the exterior wall post, a lower tie girts supporting a side loft floor, and the interior posts are braced across the center aisle by a girt a few feet below the upper tie girts. Bents two and three are tied longitudinally by a girt slightly below the top cantilevered member, as are bents six and seven.

The timber members at the upper part of the barn are circular sawn, with pegged mortise and tenon joints. Rafters are sawn dimension lumber and the roof deck is narrow spaced boards typical of the late 19th century.

The basement level is constructed with massive 10 inch square posts and lateral girders forming the seven bays, and gigantic granite block random ashlar perimeter walls at the west, north, and east sides. The wood members are hand-hewn timbers. Floor joists above are a mix of hewn and rounded pole members. At the first framing line in from the west end wall the wood posts have been replaced by iron or steel columns. The floor is concrete with manure gutters running north-south extant in several locations; others have been filled in level with newer concrete. A stair along the north wall, in the third bay from the east end, connects to the main level.

Barn II:

This is a 1 ½-story four-bay five-bent gable-roofed bank barn structure, approximately 24' x 48', located southwest of Barn I and with its ridge-line oriented north-south. The northeast corner of Barn II is close to but not touching the southwest corner of Barn I.

The main level is a typical tobacco shed frame with vented siding. This is erected over a banked foundation of massive granite random ashlar masonry. The tobacco shed type is normally found on level ground with drive-in access at the gable-ends; this is an unusual configuration. It seems possible that this barn was moved from elsewhere onto this foundation.

Exterior:

The east eave-side has a basement level opening to the barnyard area with wood posts supporting the upper levels. The left-most (south) bay is infilled with a half-wall of cobblestone masonry with three one-pane windows above. The main level has an irregularly-spaced row of seven six-pane stable windows and what appear to be traces of an earlier barn door opening in the second bay from the right (north), and a pass-through door at the extreme left. The

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east eave-side wall siding is vertical boards with side-hinged vents typical of tobacco barns; the stable windows have been inserted into this siding.

The north gable-end and west eave-side have their main level slightly above grade, and the south gable-end has exposed stone foundation half-height along the grade which slopes down toward the east. The north gable-end has a vertical eight-pane window at the center and a filled-in opening at the right (west) corner. The west eave-side has from left (north) to right, an area covered with tar-paper, an area of tobacco-vent siding with two six-pane stable windows, and a pass-through door at the right corner. There are four window openings in the foundation wall lighting the basement level. The south gable-end has one eight-pane stable window off-center toward the left.

Siding is unpainted vertical boards and roofing is asphalt shingles.

Interior:

The interior is a square rule post and beam framed structure with five lateral bents, some of hand-hewn timbers. Each bent has one center post below a dropped tie-girt, forming a two-aisle tobacco shed layout. There are lower cross girts just above head height and longitudinal beams at a similar height, suitable for the poles that support hanging tobacco. At the attic level a pair of queen posts in each bent are tied by an angle-braced cross tie and support longitudinal purlins at the mid-span of the rafters. Some repairs have been sistered on at the joint between the dropped girt and wall post. Rafters are sawn dimension lumber.

The basement level has its major posts and girders of hewn lumber with open mortises for joists. A replacement floor has been framed over with dimension lumber. A stair located at the southwest corner provides access to the upper level.

Barn III-House:

This is a milk processing building, formerly with an attached wagon shed, which has been converted to a residence. The historic photograph shows an L-shaped building with a gable-end facing east and another facing south. The east wing had an open south side with two arched wagon bays and a hay door above the right (east) bay. The south wing had a pass-through door into the milk house area.

Today the south wing is gone and what remains is a 1 ½-story cape-style house with an entrance in the south eave-side and another in the west gable-end. The gable roof is oriented east-west. The house has double-hung windows with a mix of six-over-six and one-over-one sash, aluminum clapboard siding and asphalt roofing. A brick chimney is attached to the exterior along the west gable-end.

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:

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

The main barn is highly significant as an unusually large and well-preserved example of the late 19th-century New England bank barn with a monumental granite block foundation. In spite of the loss of surrounding landscape to development, the complex of three buildings and the adjacent historic homestead to the south still convey an impression of the agricultural landscape. The barn is also significant for its historical associations with the Sanford family, notable for the Sanford and Hawley Lumber Company, and with the Peter Jensen family, Danish immigrant farmers in the early 20th century.

Historical background:

The Sanford Farmstead was created after Jesse Sanford purchased land from Romanta Porter in 1819, and more from Rebecca Hawley in 1835. Jesse Sanford served as highway surveyor (and maintainer) for lower Lovely Street; the Sanford family has ancestors from the 18th century buried in the nearby Greenwood Cemetery just south of the site on the east side of Lovely Street. The farm included land on both the west and east sides of Lovely Street.

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The Woodford (1855) and Baker & Tilden (1869) maps show Jesse Sanford as the owner and resident. Census records for 1870 show Jesse at age 79, with son Edmund and his wife Mary (age 46), and their children Henry, Franklin, and Charles ranging in age from 18 to 8 years, along with a domestic servant and a laborer. By the 1880 census, Jesse had apparently died, leaving Edmund and Mary with their children, now adults, and Mary's mother Louisa Woodford living with them. By 1900 the Sanfords had moved south down Lovely Street into the Unionville area of Farmington where they built new homes. Edmund and his brother Sherman were principals in the Sanford and Hawley Lumber Company, the oldest continuously operating business in Farmington. They developed several house lots, and several of Edmund's grown children lived for a time at 188-190 Lovely Street next door to Sherman's son Edwin (see nomination for 176 Lovely Street, Farmington).

613 Lovely Street, Avon, was sold out of the Sanford family. Franklin P. Barrows owned the land as of 1924, and Helen Coleman showed as the owner on a 1931 Dolph & Steward map, although she did not appear in Census records.

In 1936, the farm was purchased by Peter K. Jensen, an immigrant from Denmark, and the place became the Jensen Farm for the next several decades. The farm included 63 acres on the west side of Lovely Street, stretching over the top of Huckleberry Hill, and 84 acres on the east side including a section of Roaring Brook. Peter Jensen (1885-1946), with his wife Hansina and five sons, had a dairy business named "Oakwood Farm," and sold milk in Canton, West Avon, and Unionville. Following Peter Jensen's death, the farmland began to be subdivided for residential development. The Sanford house, now 619 Lovely Street, was sold with land to the south and west. The land was further subdivided through the late 20th century. The fourth Jensen son, Robert, and his wife Eleanor, purchased the barns from the Jensen estate and converted the milk processing building to a small residence around 1950. They raised chickens for sale to Victor Borge, the pianist, who farmed Cornish game hens in Southbury. The Jensens owned the property until 2002.

The current owners, Liz and Henry Becker, both grew up in Avon and have owned the property since 2008, following several years of renting space in the barns from owner Bruce Ferrone who held the parcel following further subdivision of land to the west.

Architectural significance:

The main barn is highly significant as an unusually large and well-preserved example of the late 19th-century New England bank barn. Its monumental granite block foundation, massive timber framing, detailing, and expansive scale, represent an achievement unique in this area. In spite of the loss of surrounding landscape to development, the complex of three buildings and the adjacent historic homestead to the south, together with the open space of the golf course to the east and nearby historic cemetery, still conveys some impression of the agricultural landscape.

Considering the Sanford family history and the complex consisting of a high-style Greek Revival period home and a barnyard enclosed by the milk processing structure and second barn, the ensemble appears to have been a gentleman farm at the time of the Sanfords' rising prosperity through their involvement in the Sanford and Hawley lumber business. Oral tradition suggests a date of 1856 for the barn; however stylistic evidence of the scale, style of timber framing, and ornamental detailing of the roof brackets and window trim may suggest a somewhat later date, c. 1870s, consistent with Jesse Sanford and his extended family residing at the property in 1870-80. The barn derives added significance from its association with a family prominent in Avon and Unionville through the 18th and 19th centuries.

Barn II appears likely to be an older frame relocated to this site, possibly after having been used as a tobacco barn. Its extant configuration on a raised foundation is not typical of tobacco farming.

The acquisition of the farm by the Jensen family exemplifies the historical trend toward European immigrant families' purchase of existing farms and turning to the commercial dairy business in the 20th century. The Jensens' dairy farm provided milk products to the surrounding towns where population had grown due to industrial developments along the areas' rivers. The modifications in the ground level of the barns, with cobblestone infill, are likely to date from the Jensen ownership. Oral tradition passed through the current owners, indicates that the

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Jensens used the lower levels as additional living space in the summer season, and partially enclosed the south and east walls for that purpose.

Finally, the current owners value the buildings and continue to use them for working agriculture, with both a land clearing business and a vegetable garden and farm stand operated on the property. In addition to its historical ownership by the Sanford family and its subsequent use as a commercial dairy farm by an immigrant family, this farmstead represents the current stage in the evolution of local agriculture, with owner-occupants running businesses that serve the needs of the surrounding residents.

• **Sources (*continuation*):**

Photographs and field notes by Liz Becker 12/12/2010; Charlotte Hitchcock 5/14/2012.

Interview with Liz and Henry Becker, 5/14/2012, at the site. Old picture circa 1900 provided by owners.

Map resources:

Town of Avon Assessor's Record <http://www.avonassessor.com/>
Parcel ID: 3060613

Town of Avon GIS Viewer <http://ceo.fando.com/avon/find.aspx?service=Avon>

Aerial views from:

<http://maps.google.com/> and <http://www.bing.com/maps/> accessed 5/14/2012.

Historic maps:

Baker & Tilden Hartford City and County Atlas, 1869

Dolph & Stewart Hartford County Atlas, 1931, Dolph & Stewart, 152 West 42nd Street, New York, NY

Woodford, E.M., Hartford County Wall Map, 1855.

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

Print and internet resources:

Alderman, Clifford Thomas, Images of America: Unionville, Arcadia Publishing, 2010, pp. 22-24.

Bedrosian, Ruth, Historic Resource Inventory for 162, 176, 188 Lovely Street, Unionville, Greater Middletown Preservation Trust, 1985 (available at Farmington Library).

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,
<http://www.connecticutbarns.org/18120>

Goralski, Bill, Vibert, Willam M., "Barn on Lovely Street, Avon, Connecticut," no date, copy provided by owners.

Henry's Trees LLC web site: <http://henrystrees.com/index.php>

Sanford and Hawley, Inc. web site: <http://sanhaw.com/about>

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

U.S. Federal Census Data, 1870-1930.

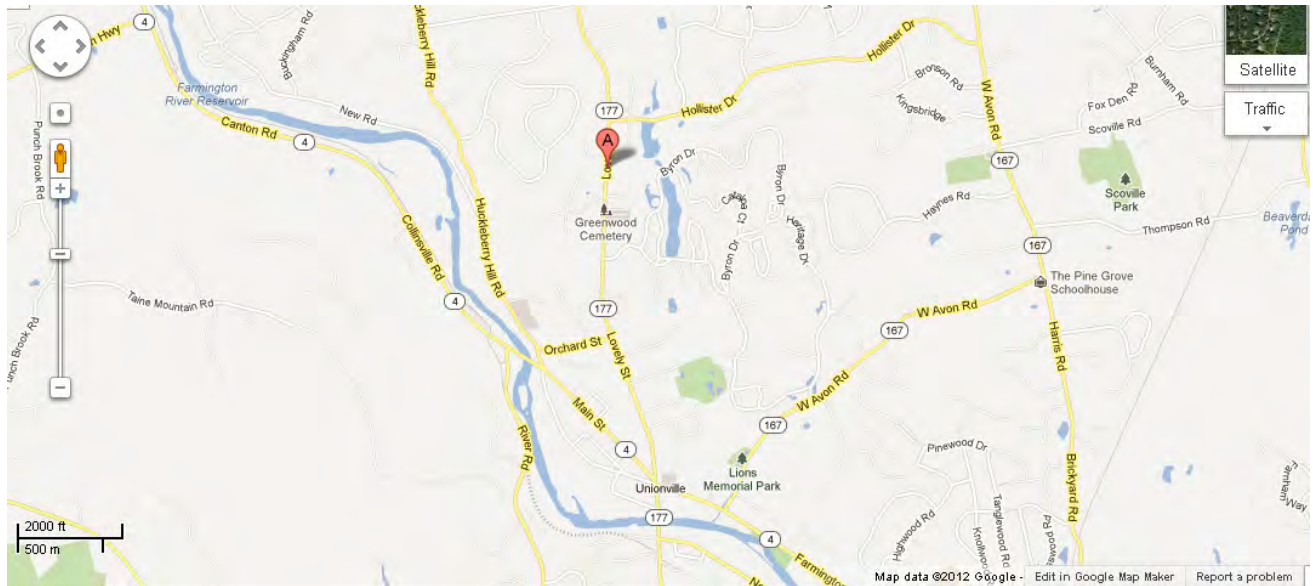
Visser, Thomas D., Field Guide to New England Barns & Farm Buildings, University Press of New England, 1997.

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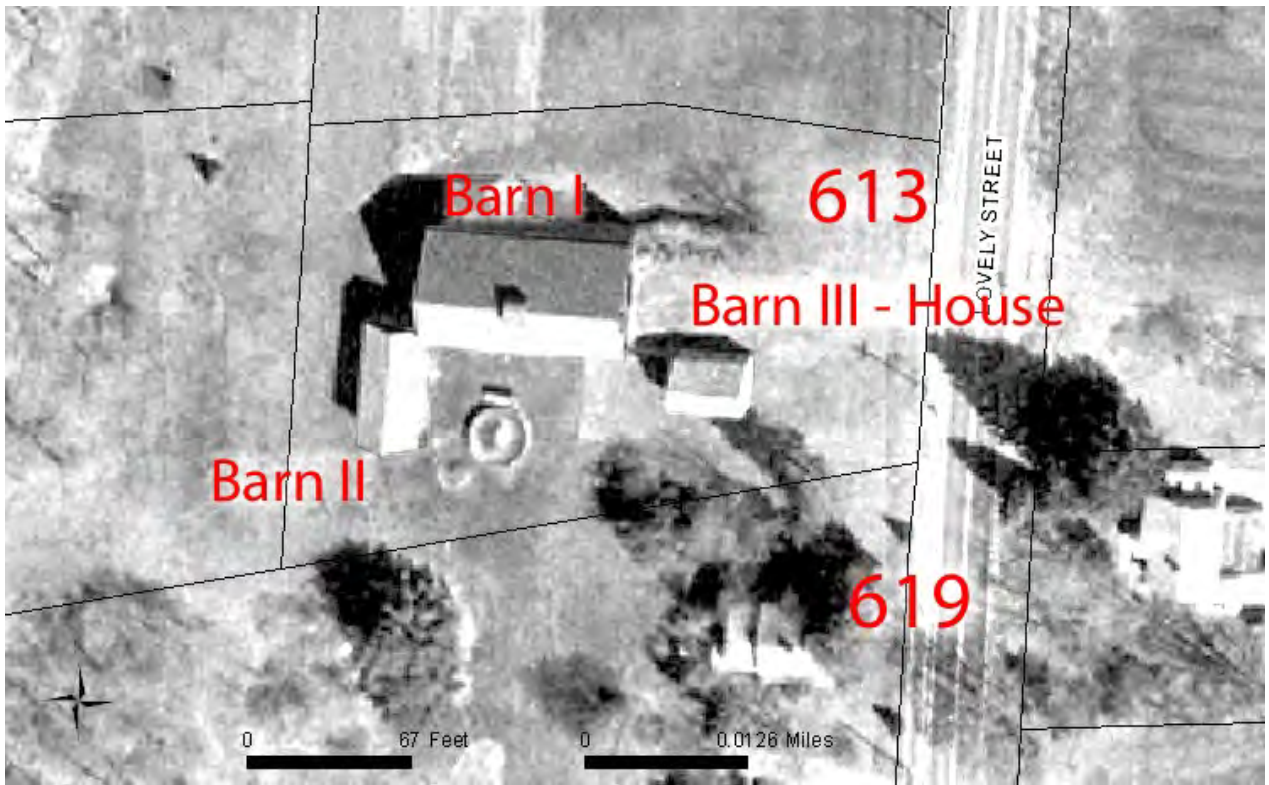
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1. Location map of 613 Lovely Street, Avon CT – from <http://maps.google.com/> accessed 5/17/2012.



2. South view – aerial “bird’s-eye” map 613 Lovely Street, Avon CT – <http://www.bing.com/maps> accessed 5/14/2012.



3. Parcel map of 613 Lovely Street, Avon CT – base map from Avon GIS Viewer
<http://ceo.fando.com/avon/find.aspx?service=Avon>



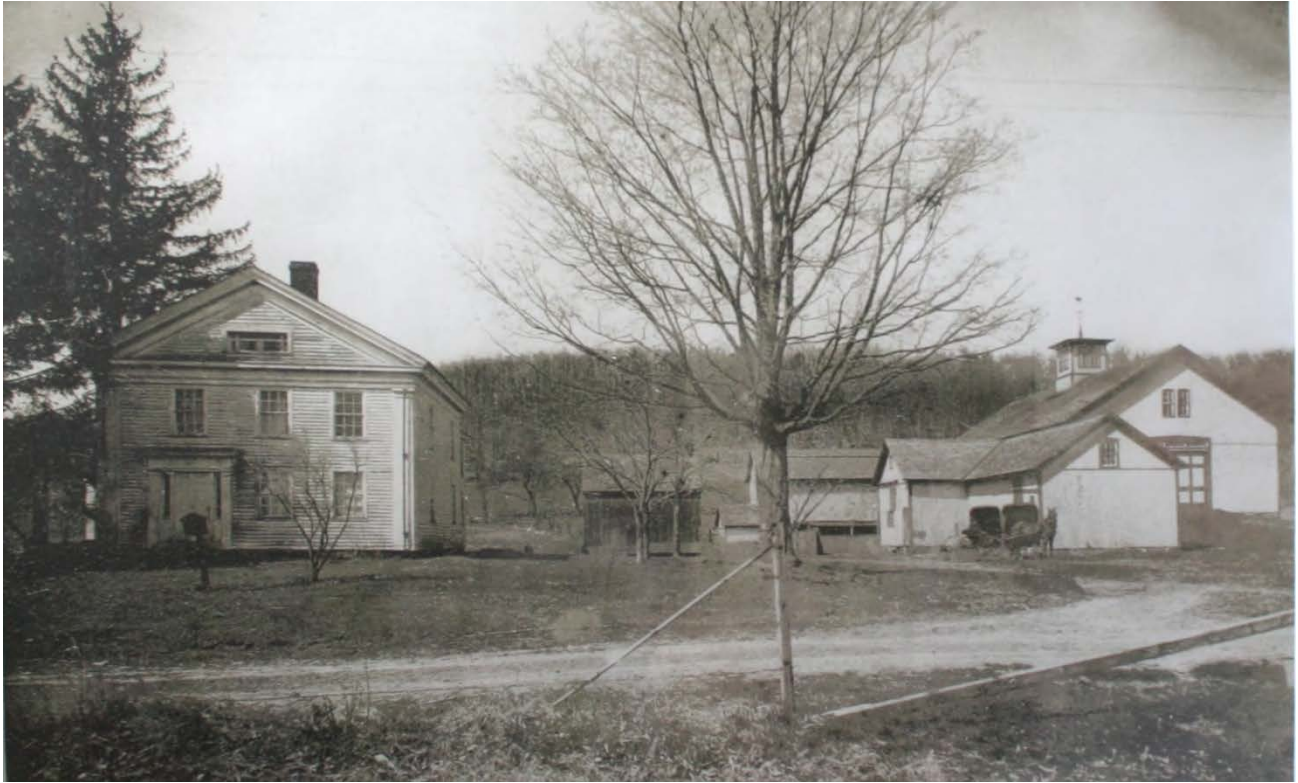
4. East view of 619 Lovely Street, with 613 Lovely Street, Barn III-House at right rear, camera facing northwest.

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5. Historic photograph c. 1900, east view of 619 (left) and 613 (right) Lovely Street, provided by owners.



6. East view of Barn I, camera facing west. Barn III-House is at left.



7. Northwest view of Barn I (left) and Barn II (right), camera facing southeast.



8. Southeast view of Barn I, camera facing northwest; Barn II at left rear and Barn III-House at right.



9. Northwest view of Barn I eave and rake details, camera facing southeast.



10. North detail view of Barn I stone foundation, camera facing south.



11. Interior view of Barn I main level, camera facing east.



12. Interior view of Barn I main level, camera facing west, with cantilevered top tie girls supporting purlin plates.



13. Interior view of Barn I main level, camera facing west.



14. Interior view of Barn I, Basement level, camera facing west.



15. Northwest view of Barn II, camera facing southeast.



16. North detail view of Barn II, camera facing south; showing stone foundation and tobacco shed venting.



17. South view of Barn II, camera facing north.



18. Interior view of upper level, Barn II, camera facing north.



19. Southeast view of Barn III-House, camera facing northwest.



20. Northeast view of Barn III-House and Barn I, camera facing southwest.