

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) Millstream Farm Record No. 10123
 Building Name (Historic) Cowles / Smith / Marsh / Pratt Farmstead
 Street Address or Location 741 Steele Road
 Town/City New Hartford Village _____ County Litchfield
 Owner(s) Catherine (Caren) & William Ross, 741 Steele Road, New Hartford CT 06057 Public Private

PROPERTY INFORMATION

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

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

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

Interior accessible? Yes No If yes, explain _____

Style of building Dutch gambrel ground level stable barn, Vernacular style Date of Construction c. 1951

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

- | | | | | |
|---|---|--------------------------------------|---------------------------------------|--|
| <input checked="" type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding |
| <input type="checkbox"/> Fieldstone | <input type="checkbox"/> Board & Batten | <input type="checkbox"/> Stucco | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input checked="" type="checkbox"/> Concrete (Type <u>Poured, block</u>) | <input type="checkbox"/> Cut Stone (Type _____) | <input type="checkbox"/> Other _____ | | |

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other Concrete walls, wood truss gambrel roof

Roof (Type)

- Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other _____

(Material)

- Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
 Built up Tile Other _____

Number of Stories: 1 1/2 Approximate Dimensions B: 94' x 38' (see continuation sheet)

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: Addition, some dairy-related infrastructure removed

FOR OFFICE USE: Town # _____ Site # _____ UTM _____

District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

Barn Shed Garage Carriage House Shop Garden

Other landscape features or buildings: Smokehouse, wood rail fencing, stone walls, river, pond, pastures

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:

Cunningham, Jan, Connecticut's Agricultural Heritage: an Architectural and Historical Overview, Connecticut Trust for Historic Preservation & State Historic Preservation Office, 2012.

See continuation sheet.

Photographer Lucas A. Karmazinas Date 1/30/2013

View Multiple Views Negative on File CTHP

Name Lucas A. Karmazinas Date 1/30/2013

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.832424, -72.978954

Threats to the building or site:

None known Highways Vandalism Developers Renewal Private

Deterioration Zoning Other _____ Explanation _____

• Interrelationship of building and surroundings:

Millstream Farm is located on the south side of Steele Road, 0.4 miles north and west of its intersection with Litchfield Turnpike (US Route 202). Steele Road is a north-south road for most of its length. This east-west stretch was at one time identified as an extension of Stedman Road and this road appears to have been a more important route, skirting the northern edge of the Nepaug River floodplain. From the 1930s through the 1970s, as CT Route 4, then Route 25, and finally US Route 202, upgrades to the main east-west route diverted it to its present straightened course, along the southern edge of the Millstream Farm property.

The farm is sited approximately 1.5 miles northwest of the Nepaug Reservoir (constructed in the 1930s for Hartford's water supply), and approximately 2.0 miles west of the Canton town line. The Barn stands on 33.9 acres bounded on the south by Litchfield Turnpike. To the north across Steele Road is the Nepaug State Forest. The Nepaug River runs generally west-east through the center of the property before passing under Steele Road and then Litchfield Turnpike on its way to the Nepaug Reservoir. Beckwith Brook, a tributary of the Nepaug River, crosses the northeast corner of the property running between the Barn and the Farmhouse. The brook is dammed in two locations forming small ponds, one along the south side of Steele Road and another some 100' directly south. These features lend the farm its name despite an absence of records outlining any industrial activity on the property.

The Barn, a gambrel-roofed ground level stable barn, is located near the northeast corner of the property and is sited some 100' south of the road and roughly 225' west of the Farmhouse. A 1-story smokehouse, measuring approximately 8' square, is situated roughly 100' southwest of the Barn's main block. The smokehouse is of concrete block construction and has an overhanging gable roof. The Farmhouse is a 2 1/2-story, five-bay, side-gabled, Federal style residence erected c. 1812. Its ridge-line is oriented east-west and its north eave-side faces Steele Road. The main block measures roughly 37' x 28' and there is a two-story, cross-gable rear ell measuring 30' x 37' adjacent to the southwest end of the south eave-side. This was erected by c. 1900. The ell was originally constructed as a carriage shed and later served as a ballroom. Today it houses the home's kitchen. A one-story porch with low-pitch hipped roof and east-facing cross-gable has since been added to the rear ell. The house's main block is of central chimney plan and has a centered entry flanked by multi-pane sidelights. The entry has a frame door surround with denticulated entablature. The center window on the second story above the entry is likewise flanked by sidelights. There is a coffin door located on the north side of the east gable-end. This has a frame surround with denticulated entablature. Primary fenestration throughout the house consists of twelve-over-twelve double-hung sash. The building is sheathed in horizontal board siding, painted white, with dark green doors, window sash, and muntins.

The majority of the property is covered with a mix of deciduous and coniferous trees, however directly west and south of the barn there are large paddocks enclosed by wood rail and wire fences, as horse pastures. East of the barn is a similar but smaller paddock for goats. Flat, open fields beyond the paddocks extend towards the Nepaug River to the south. These are currently also used as horse pastures and are bounded by wire fences, stone walls, and the tree line of the woodland beyond.

Other documented historic resources in New Hartford are the Pine Meadow Historic District, a National Register and Local district which is located 4.5 miles north in the village center of Pine Meadow, along the Farmington River, and Gillette's Grist Mill on Maple Hollow Road in the village of Bakersville, 3 miles to the west. Additional sites in New Hartford that are included in this thematic nomination are: the Burdick Farmstead at 250 Town Hill Road, the Marsh-Tuttle Farmstead at 851 West Hill Road, and the Marsh West Barn at 661 Niles Road.

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

Architectural description:

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

House	c. 1812	C
Barn	c. 1951	C
Smokehouse	Mid 20 th c.	C

Barn:

This is a 1 ½-story, ground-level, Dutch gambrel-roofed stable barn measuring 38' x 94'. Its ridge-line is oriented east-west perpendicular to this stretch of Steele Road. There are two 1-story gable-roofed additions, one on the west end of the north eave-side, Addition I; and another on the south, Addition II. These give the Barn complex a T-shaped footprint. There is a one-story shed-roofed extension on the west eave-side of the north addition. The primary entries to the Barn are located at the west end of the north eave-side and in the gable-ends. The Barn's main block was constructed c. 1951. Addition I and the northern third of Addition II were likely built at the same time. The southern two-thirds of Addition II is of more modern construction. The barn has a concrete block foundation, poured concrete floors; horizontal novelty Dutch lap wood siding, painted red with dark green window and door trim; and the roof is sheathed with longitudinal wood boards, plywood, and asphalt shingles.

Exterior:

The north eave-side of the Barn has an exterior wood sliding door at its far western end and five irregularly-spaced, nine-pane stable windows spread out along the remainder of the elevation. The concrete block foundation rises up to the level of the window sills for the entirety of the main block. The eave-line of the roof is very slightly flared and three steel ventilators are evenly spaced along the ridge-line.

Addition I measures 58' x 25' and extends to the north, towards Steele Road, from the northwest corner of the main block. Its roof-line is oriented north-south and its east eave-side, facing the Farmhouse, is the primary elevation. From north-south this consists of three bays with roll-up garage-style doors; a large, four-pane picture window; concrete block chimneystack; and a fixed nine-pane window. The concrete block foundation is visible above grade.

The north gable-end of Addition I is blank, as is much of its west eave-side. The shed-roof block on the west eave-side of the addition measures 46' x 11' and has been constructed flush with the south end of Addition I. This extends most of the length of the latter's west eave-side. A small, shed-roof enclosure is centered on the west eave-side of the shed-roof block. Originally this likely sheltered a mechanical refrigeration system for the dairy barn's milk room. A frame double door is located at the southern end of the west eave-side of Addition I and two nine-pane windows and a brick chimney stack are present on its south gable-end.

The west gable-end of the Barn's main block consists of a pair of exterior sliding doors centered on the main level. Nine-pane stable windows with trim flank the doors. Above the entry is a sliding hay door with its tracks extending to the north. A nine-pane window with trim is centered beneath the apex of the roof.

Addition II extends to the south from the southwest corner of the south eave-side of the main block. This measures roughly 70' x 17' and has a gable roof oriented north-south. The northern third of the west eave-side is unbroken and its concrete block foundation is visible above grade. As noted, this section of Addition II is likely contemporary to the rest of the barn complex. From north-south, the west eave-side of the newer section consists of a frame pass-through door and then three bays with roll-up garage style doors. There is one fixed, six-pane window on the south gable-end of the addition, and four fixed, six-pane windows; a fixed, nine-pane window; two pass-through doors; and a wood and wire mesh chicken enclosure on the east eave-side.

The south eave-side of the main block has three Dutch-style doors leading from the Barn into the horse paddock. A wood and plastic enclosure with concrete block foundation and shed roof is present on the eastern end of the south eave-side almost flush with the east gable-end. The east-gable end is identical to that on the west side of the building, however its hay door track extends towards the south.

Interior:

The interior ground level of the main block is a typical ground level stable barn layout for two rows of cows facing outward. Boxed longitudinal (east-west) girders are supported by two rows of steel columns and carry loft floor joists running laterally (north-south). The walls are finished with horizontal boards and the majority of the center bay is open to the loft, the loft floorboards and joists having been cut out during the 1980s. The original cow stanchions have been removed and the manure gutters running the length of the central bay's concrete floor have been infilled with concrete. Frame horse stalls with sliding doors have been erected along the side aisles and metal

and frame goat pens have been built at the eastern end of the center bay. A wood stair at the western end of the center bay leads into the loft level.

The hay loft is an open space with balloon frame. Sistered two-by-sixes form the plates, these resting on two-by-six studs forming low approximately 12" knee walls. The roof trusses supporting the gambrel profile are typical, comprised of two-by-six common rafters braced by paired one-by-six ties bracing the roof pitch change, and two-by-six collar ties near the ridge. Diagonal braces for the knee wall run to the floor from every fifth rafter. Each of these is braced to the plate just above the floor level. The loft flooring is two-by-twelve circular sawn boards, these laid diagonal to the east-west orientation of the building.

An enclosed milk room is located at the south end of Addition I. This is accessible from the main block by a batten pass-through door at the northwest corner of the main level. The milk room has a painted poured concrete floor and painted wood board walls and ceiling. A two-basin sink is located along the south wall facing east, and a large metal door along the west wall leads into a walk-in refrigerator within the shed-roof block behind Addition I. A Dutch door along the west wall leads into a small workshop. Two openings on the north side of the milk room, one with a pass-through door and another with a sliding door, lead into the three-bay garage that assumes the remainder of the space within Addition I.

A pass-through opening and short corridor leads from the main block past a stable office to the original portion of Addition II. The space has a concrete floor and vertical board walls. The cross-bridging between the floor joists is visible above. This area originally provided access to a chicken coop and exterior run. Nesting boxes are still visible along the east exterior wall of the former. A pass-through door at the south end of the block leads into a modern three-bay garage addition, wherein the exterior siding, trim, and window are visible on the south gable-end of the original block.

• 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.

Millstream Farm is significant for its history as the farmstead of one of New Hartford's founding families. It is also significant as an excellent and well-maintained example of the ground level stable dairy barn, constructed during the peak of dairying in Connecticut as a purpose-built dairy barn.

Historical background:

In 1732, portions of the Western Lands of the Connecticut Colony were divided by the proprietors of Hartford and Windsor with the intent that they would be apportioned for settlement. Hartford was granted the area today comprising the towns of New Hartford, Winchester, Hartland, and the eastern section of Harwinton. A total of 182 Hartford tax-payers received an undivided share in the lands that would become New Hartford and in May 1733 the boundaries of the township were laid out and named after the mother town.

Surveyors agreed that the Town Hill section of the territory was the ideal location for initial settlement and a small village soon grew up in the area. One of the early residents of Town Hill was Abijah Moore, who by around 1800 resided in a house just off of Town Hill Road (currently identified as 42 Carpenter Road). Moore had ten children, four sons and six daughters. Among the latter was a daughter, Nancy, who was born in 1793. Nancy married Joseph Cowles, the son of another one of New Hartford's prominent early residents, also named Joseph, in 1814.

It was around this time, and likely for his new bride, that Joseph Cowles built the Federal style farmhouse at 741 Steele Road. By 1850, census records list Joseph Cowles as a farmer, and he and his wife raised a number of children on their farmstead north of the Nepaug River on what is now Steele Road. One of their children, a daughter, Abigail, was born in 1826 and married Hiram F. Smith, a New Yorker, in 1850. Smith was a toolmaker by trade and immediately following his marriage to Abigail Cowles the couple took up residence with Abigail's parents. Soon, however, Hiram and Abigail Smith left the farm to start their own family.

By 1870, the Smiths had returned to the Cowles farm with their four children, Florence Rose, Ida, George, and Charles, and Hiram gave up his trade for life as a farmer. A year later, Joseph Cowles died, as did Nancy in 1879. Hiram Smith worked the farm until his death in 1899, at which time the property passed to his son Charles.

Charles Smith had married Lillian White of Clarks Summit, Pennsylvania in 1888 and the couple continued to live on the farm with Charles's mother Abigail following his father's death. Charles and Lillian Smith eventually had three children, Harold, Edith, and Florence. The Smiths remained on the farm through the 1910s. However, the 1920s brought a number of rapid changes for the family. The 1920 census found Harold removed to Russell, Massachusetts and Edith married to a gardener, Robert Stedman. Florence married a house carpenter, Vincent Follert, circa 1925, and Abigail Smith passed away at the age of 99 that same year. Apparently lacking an heir willing to assume the Steele Road farm, Charles and Lillian Smith sold the property to Darius Miller of New York in 1928. The couple moved to Peck Lane, today known as Stedman Road, where Lillian died in 1931. Charles Smith died in 1954 and was buried in Old Nepaug Cemetery in New Hartford, alongside his parents and wife, Lillian.

The 1930 Federal census lists Darius Miller as a 26-year old designer living in Manhattan with his wife Berry. Evidently the farm was a country retreat. By 1940, however, the couple had divorced and Darius Miller had taken up residence in New Hartford where he worked as a "decorator." Miller lived on the farm until 1951, whereupon he sold the property to Harold N. Marsh, Jr.

It is unclear whether Harold was related to the New Hartford branch of the Marsh family, a prominent name in town, but it was he who built the dairy barn on the property c. 1951. Previously the primary barn associated with Millstream Farm was that which currently comprises the home just to the east at 761 Steele Road. Marsh erected the new barn as part of a commercial dairy operation he maintained on the farm until he sold the property to Alison and Laurence Pratt in 1964.

The Pratts' interest in the farm lay in horses, not cattle, and they began converting the dairy barn into horse stables. Over time the cow stanchions were removed, the manure gutters filled in, horse stalls constructed, and, eventually, the central bay of the main block opened up to the loft to allow more light into the main level. It was in this configuration that the current owners, also Pratt family, assumed the barn in 2001. Although no longer a commercial dairy farm, the owners have continued to use the barn for agricultural purposes, housing horses, goats, and chickens under its roof. Currently, the owners employ their house, barns, and livestock as part of a Montessori middle school curriculum, providing hands-on experience related to agricultural practices and animal husbandry.

Architectural significance:

Millstream Farm is significant for its fine example of a gambrel ground level stable barn. The Barn at Millstream Farm is an excellent example of this shift in framing technology to balloon framing with gambrel roofed hay loft. Modern dairy barns are also characterized by their interior arrangements of stanchions and gutters to facilitate milking and the removal of manure. Although the former have been removed and the manure gutters filled in as a result of the Barn's converted use as a horse stable, evidence of the latter are clearly visible. The building's use for dairy purposes is also continues to be illustrated by the presence of its milking room complete with walk-in refrigerator. The interior wood board paneling fulfilled the requirements for hygiene of the period, with the highest quality of interior finish typically found. The concrete lower walls, exterior lap siding, and metal roof ventilators are typical features of the mid-20th-century ground level stable barn.

The Barn gains further significance for its association with a Federal farmstead house owned by a prominent New Hartford lineage, that of the Cowles-Smith families, which held the property for more than 100 years after it was settled c. 1812.

• Sources (*continuation*):

Photographs and field notes by Lucas A. Karmazinas, 1/30/2013.

Interview with Caren Ross, owner, 1/30/2013, at the site.

Map resources:

Town Name Assessor's Records: <http://www.newhartfordgis.com/>
Parcel ID: Map 028/014/010

Town Name GIS Viewer: <http://www.newhartfordgis.com/>

Aerial views from: <http://maps.google.com/> and <http://www.bing.com/maps/> accessed 1/30/2013.

Historical aerial photography and maps accessed at UConn MAGIC:

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

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

USGS Historical Maps accessed 1/30/2013 at <http://historical.mytopo.com/> .

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

Print and internet resources:

Connecticut State Library online: [iconn.org](http://www.cslib.org/iconnitemap/staff/SiteIndex.aspx#directories) or <http://www.cslib.org/iconnitemap/staff/SiteIndex.aspx#directories>

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,
<http://www.connecticutbarns.org/index.cgi/10123>

Jones, Henry Roger, Sketches of the People and Places of New Hartford in the Past and Present: Section 1-2,
Tribune of New Hartford, New Hartford, CT, 1893.

Kurumi.com, Connecticut Roads, <http://www.kurumi.com/roads/ct/us202.html> , accessed 11/12/2013.

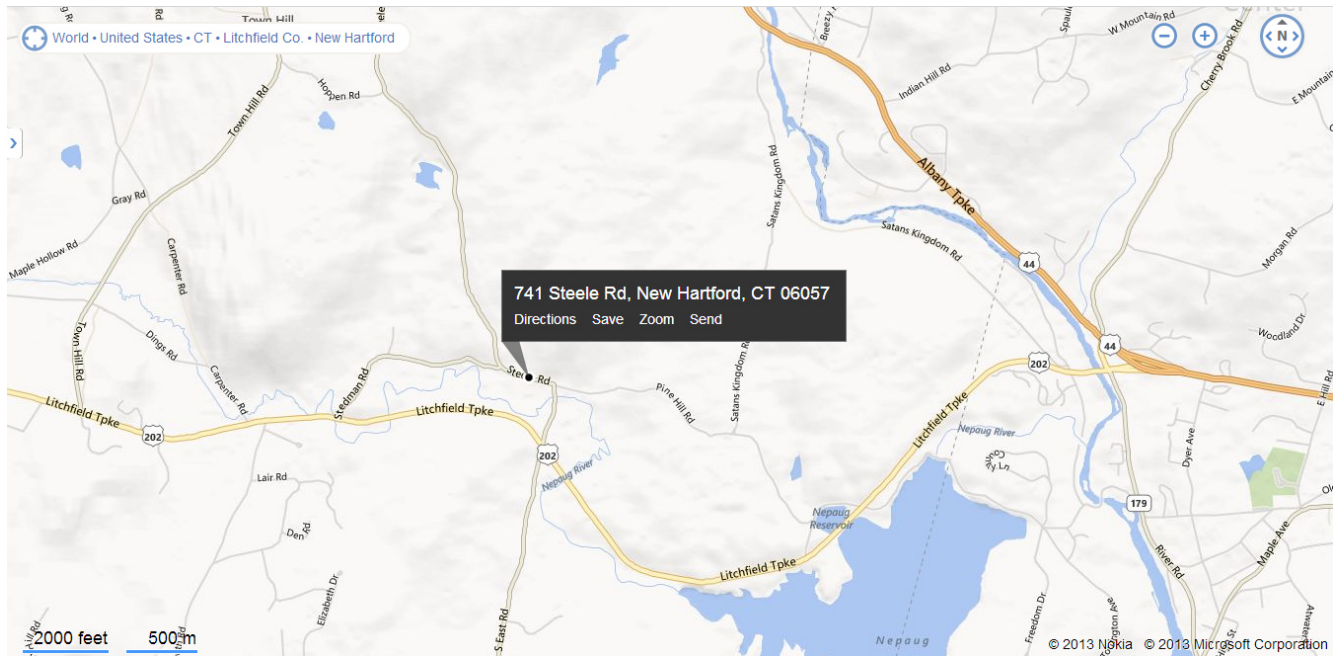
New Hartford Historical Society web site, <http://newhartfordcthistory.org/2012/03/07/the-nepaug-reservoir/> ,
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Howard, Donna, "A Different Rhythm to the School Year at Millstream Farm," New Hartford Independent,
February 9, 2012, <http://newhartfordplus.com/wp-content/uploads/downloads/2013/02/February-09-Edition.pdf> .

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, accessed at <http://persi.heritagequestonline.com/hqoweb/library/do/census/search/basic>

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



1. Location map of 741 Steele Road, New Hartford, CT – from <http://www.bing.com/maps> accessed 11/12/2013.



2. Southwest view – aerial “bird’s-eye” map of 741 Steele Road, New Hartford, CT – <http://www.bing.com/maps> accessed 1/30/2013.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

741 Steele Road, New Hartford, CT

Record No. 10123

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3. Parcel map of 741 Steele Road, New Hartford, CT – from Town of New Hartford GIS Viewer <http://www.newhartfordgis.com/>



4. Detail Site Plan Sketch showing contributing resources.



5. Northeast context view of 741 Steele Road, New Hartford, CT, camera facing southwest.



6. North eave-side and west gable-end of Farmhouse, camera facing southeast. Note rear ell details.



7. East gable-end of Farmhouse, camera facing west. Note rear ell details.



8. Farmhouse entry details, camera facing south. Note sidelights, molded surround, and denticulated entablature.



9. North eave-side of Barn and east eave-side of Addition I, camera facing southwest. Note steel ventilators.



10. Detail of North eave-side of Barn and east eave-side of Addition I, camera facing southwest. Note primary entry details, milk room at right.



11. West gable-end of Barn and west eave-side of Addition I, camera facing northeast. Note concrete block foundation bay and hay doors on main block, shed-roof block behind Addition I, refrigeration enclosure.



12. Southeast view of Addition II, camera facing northeast. South eave-side of main barn is visible at right rear.



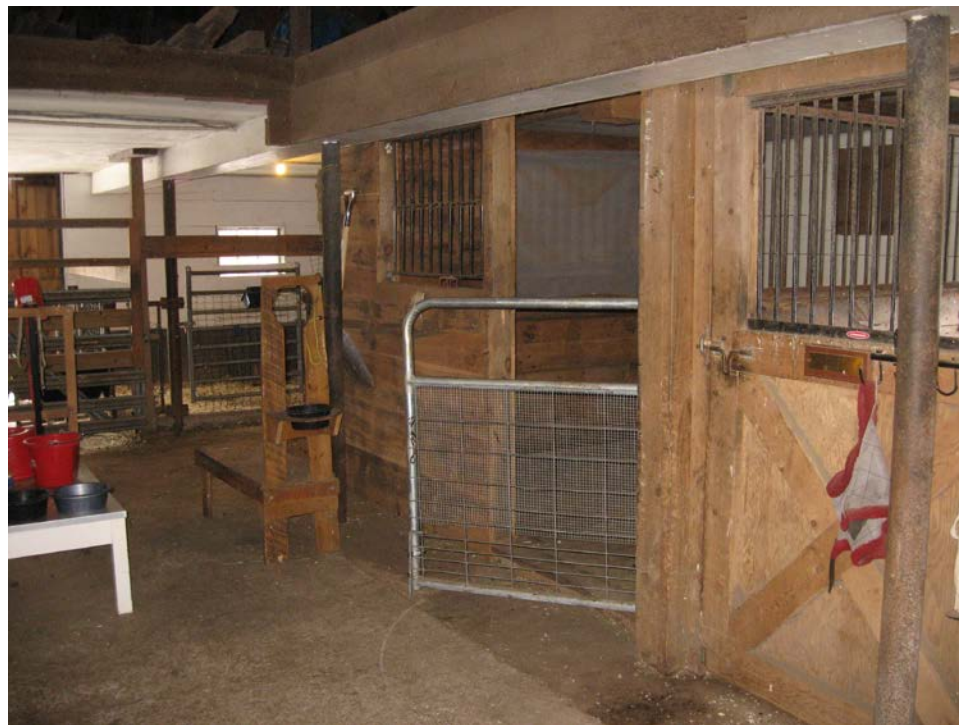
13. South eave-side of Barn and south corner of Addition II, camera facing northeast.



14. Northeast view of Barn, camera facing southwest. Note sliding hay door on gable end and ridge-line ventilators.



15. Interior view of Barn ground level, showing concrete floor, open ceiling and horse stalls, camera facing east. Note goat pens at rear.



16. Interior view of Barn ground level, horse stall, camera facing southeast. Note boxed girder, steel columns, goat pens at rear.



17. Interior view of Barn loft level, showing framing details, camera facing west.



18. Interior view of Barn loft level, showing framing details, camera facing northeast. Note diagonal bracing, cross ties, and low knee wall.



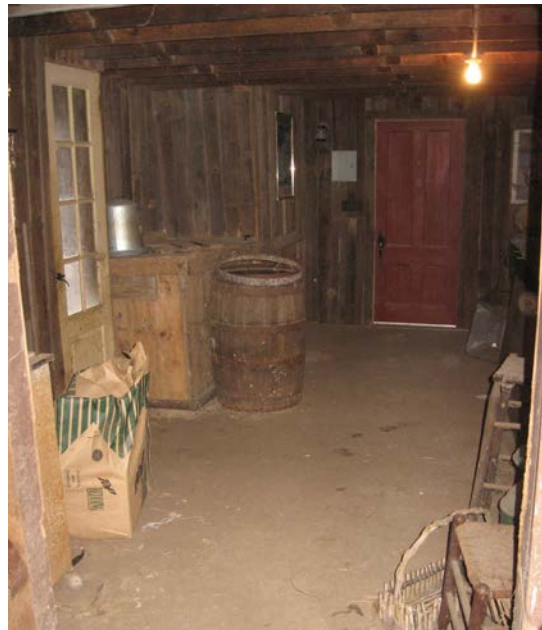
19. Interior view of Barn I ground level, pass-through door to milk room, camera facing north. Note concrete floor, concrete block foundation wall, horizontal wood board walls.



20. Interior view of former milk room, showing floor, wall, and sink details, camera facing southeast.



21. Interior view of Addition I, showing garage details, camera facing northeast.



22. Interior view of Addition II ground level, camera facing northwest. Note original exterior door, concrete floor and vertical wood board walls.



23. East gable-end and south eave-side of smokehouse, camera facing northwest. Note brick firebox at ground level to the south (lower left).



24. Circa 1910 photograph of Farmhouse. Florence (Smith) Follert, b. 1904, in foreground. Compare with Fig. 7.