**HISTORIC RESOURCES | 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.

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**GENERAL INFORMATION**

<table>
<thead>
<tr>
<th>Building Name (Common)</th>
<th>Sanford, Edwin M., Carriage Barn</th>
<th>Record No. 26128</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Historic)</td>
<td>Sanford, Edwin M., Carriage Barn</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address or Location</th>
<th>176 Lovely Street</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Town/City</th>
<th>Farmington</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village</td>
<td>Unionville</td>
</tr>
<tr>
<td>County</td>
<td>Hartford</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner(s)</th>
<th>Drake, Josh A. &amp; Daniel-Drake, Tanya, 176 Lovely Street Farmington CT 06085</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public/Private</td>
<td>☑ Public ☐ Private</td>
</tr>
</tbody>
</table>

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**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Present Use:</th>
<th>Domestic: secondary structure; Domestic: single dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Use:</td>
<td>Domestic: secondary structure/agricultural outbuilding; Domestic: single dwelling</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessibility to public: Exterior visible from public road?</th>
<th>☑ Yes ☐ No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior accessible?</td>
<td>☑ Yes ☐ No If yes, explain ____________________________</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Style of building</th>
<th>Carriage barn; Queen Anne/Colonial Revival</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Construction</td>
<td>c. 1895</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Material(s) (Indicate use or location when appropriate):</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Clapboard ☑ Asbestos Siding ☑ Brick ☑ Wood Shingle ☐ Asphalt Siding</td>
</tr>
<tr>
<td>☐ Fieldstone ☐ Board &amp; Batten ☐ Stucco ☐ Cobblestone ☐ Aluminum Siding</td>
</tr>
<tr>
<td>☐ Concrete (Type ______________) ☐ Cut Stone (Type ______________) ☐ Other ______________</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structural System</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Wood Frame ☐ Post &amp; Beam ☑ Balloon ☐ Load bearing masonry ☐ Structural iron or steel</td>
</tr>
<tr>
<td>☐ Other ______________</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof (Type):</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Gambrel ☐ Flat ☐ Mansard ☐ Monitor ☐ Sawtooth</td>
</tr>
<tr>
<td>☐ Shed ☐ Hip ☐ Round ☐ Other ______________</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(Material):</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Wood Shingle ☐ Roll Asphalt ☐ Tin ☐ Slate ✓ Asphalt Shingle</td>
</tr>
<tr>
<td>☐ Built up ☐ Tile ✓ Other Originally slate</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Stories: 1 1/2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximate Dimensions 22' x 34'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structural Condition:</th>
<th>☑ Excellent ☐ Good ☐ Fair ☐ Deteriorated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Condition:</td>
<td>☑ Excellent ☑ Good ☐ Fair ☐ Deteriorated</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Integrity:</th>
<th>☑ On original site ☐ Moved When? ____________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alterations?</td>
<td>☑ Yes ☐ No If yes, explain: ____________________________</td>
</tr>
</tbody>
</table>

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**FOR OFFICE USE:**

<table>
<thead>
<tr>
<th>Town #</th>
<th>Site #</th>
<th>UTM</th>
</tr>
</thead>
<tbody>
<tr>
<td>District: ☐ S ☐ NR If NR, Specify: ☑ Actual ☐ Potential</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- Barn
- Shed
- Garage
- Carriage House
- Shop
- Garden
- Other landscape features or buildings: 2 1/2-story house with porte-cochere at south side, asphalt-paved drive.

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 Sherman Sanford

• Historical or Architectural importance:

See continuation sheet.

• Sources:


See continuation sheet.

Photographer Charlotte Hitchcock ___________________________ Date 8/12/2011

View Multiple Views ___________________________ Negative on File CTHP

Name Charlotte Hitchcock ___________________________ Date 9/17/2011

Organization The Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

UTM:
41.764186, -72.888472

Threats to the building or site:

- None known
- Highways
- Vandalism
- Developers
- Renewal
- Private
- Deterioration
- Zoning
- Other ________________
- Explanation ________________
• Interrelationship of building and surroundings:

Lovely Street (Route 177) runs north into the town of Avon; the property is a .46-acre parcel on the east side of the street at the northern edge of Unionville close to the Avon town line. The roughly 100-foot-wide lot extends east from the street line with several irregular jogs in the property lines. The parcel includes an L-shaped extension southward across the rear of the adjacent parcel to the south (No. 162 Lovely Street).

The barn is behind and to the southeast of the associated house, and the primary façade faces west.

The house is a 2 ½-story gable-roofed Queen Anne style residence with its main ridgeline oriented east-west. The front façade is a west-facing gable-end with a turret at its southwest corner, a wrap-around porch along the west front and south sides, and a projecting bay window in the south wing under a transverse gable.

The barn is accessed from the street via an asphalt-paved driveway which passes along the south wall of the house through a decorative porte-cochere. The property west of the house and leading to the barn is lawn with a few trees. Clusters of trees mark the property boundaries between many of the houses on this block, giving the area a wooded appearance. To the east of the barn, the adjacent property is currently under construction as a residential cul-de-sac. Nearby streets are lined by dwellings of varying ages from 19th-century buildings along Lovely Street to mid- to late-20th-century homes on lateral streets, many developed as residential cul-de-sacs. The Farmington River runs southward a short distance to the west beyond Main Street/Farmington Avenue (Route 4) where the commercial center of Unionville is located at the intersection with Lovely Street. A bridge crossing the Farmington River and a 19th-century railroad depot on the south side of the river historically focused activity at this location.

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

Architectural description:

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

<table>
<thead>
<tr>
<th>Structure</th>
<th>Date</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>1893</td>
<td>C</td>
</tr>
<tr>
<td>Carriage Barn</td>
<td>ca. 1895</td>
<td>C</td>
</tr>
</tbody>
</table>

This is a 1 ½-story eave-entry carriage barn with a gambrel roof. The primary façade is the west eave-side, which faces Lovely Street. Lovely Street runs approximately north-south and the house is on the east side with the barn sited to the southeast behind the house. The barn plan is divided into two parts – the north bay is a space for a carriage while the south bay contains a horse stall and a small room with a stair leading up to the attic.

Exterior:

The primary façade of this barn is the west eave-side. The principal feature of this elevation is a 7-foot wide interior sliding barn door, placed off-center toward the left (north), above which is a gambrel-roofed wall dormer projecting slightly out beyond the eave overhang of the roof. The dormer has a four-panel hay door and a projecting hoist beam above in the peak. The soffit below the dormer features two deep brackets, visually supporting the eave returns of the dormer roof, and five modillions above the barn door. Both the barn door and hay door are constructed with chamfered stiles and rails with tongue and groove plank infill panels; two tall panels above two shorter panels in each.

To the left (north) of the door is a six-over-one wood double hung window centered in the wall. To the right is a matching window also roughly centered in the right bay. A pass-through door between the barn door and the south window appears to have been a later addition, as it is placed awkwardly below the bracket supporting the dormer; and the door is a 20th-century neo-Colonial style six-panel door with glazed upper lights which has been modified with a patch to increase its height.
The south gable-end has three nearly square four-pane stable windows on the ground level. The outer windows are set two feet in from the corners and the third is centered. At the attic level, the gable-end has two symmetrical six-over-one double hung windows. A round arch-topped louvered opening is just below the peak of the roof.

The east eave-side has three openings in the ground level. Toward the right (north) a six-over-one double hung window is roughly centered on the carriage bay. Toward the left a pass-through door leads into the aisle between the stall and the carriage bay. To its left (south) is a six-over-one double hung window. The pass-through door is in poor condition but appears to represent an original configuration with six glazed panes in the upper panel above a single short panel.

The north gable-end has two evenly-spaced six-over-one double hung windows at the ground level. There are two six-over-one double hung windows and an arched louvered opening in the attic level, matching the south end.

The exterior walls of the ground level are clad with 4-inch wood clapboard siding with corner board trim and a wood base course with a wood water table on the first story. The second-story gable-ends, and the façade dormer, are clad with wood shingle siding. A belt course at the eave spring line continues across the north and south ends, with a horizontal trim board topped by a molding supporting the slightly flared plane of the wood shingles. All exterior walls are painted white with blue trim.

The roof is covered with light brown asphalt shingles. The eaves overhang approximately 12-15 inches, with a solid wood soffit. Shingled eave returns are present on both gable ends and the dormer. A brick chimney projects from the roof, slightly west of the ridge-line and off-center toward the south.

Several courses of brick foundation are visible on all sides except at the barn door, where a ramped surface of asphalt paving meets the sill.

**Interior:**

The interior is little altered from its original condition. The north bay is constructed with full-dimension 3- x 4-inch studs at 24 inches on center, exposed in the north, and east walls. The center dividing partition supports the attic floor joists and is sheathed in vertical 3-inch tongue and groove bead-board on both sides. A wide door way for horses has a sliding door and leads through the partition to the stall area in the south bay. A steel hoist mechanism is mounted on rails between the attic floor joists; the period of use for this equipment has not been determined.

The south bay has all walls finished in the same vertical bead-board. A four-foot wide corridor runs next to the center partition. The stall has three six-inch chamfered posts supporting a sliding door with a wire mesh upper panel and solid lower. A four-foot high plank partition encloses the stall on its east side, leaving a space for supplies next to the eastern wall. The western area is enclosed as for use by the staff, and has a brick chimney with a thimble for a stove pipe. In the southwest corner, an L-plan stair with 14 risers at 9 inches (total floor-to-floor height of 10'-6”) including 45-degree winder treads at the corner, leads up to the attic level.

Flooring is 12-inch wood planking at the lower level, presumably over a shallow cavity, as evidenced by the exposed brick foundation.

The attic is unfinished on the interior, with exposed 2 inch x 6-inch rafters on a 2-foot kneewall. The brick chimney is exposed and flooring is 6-inch wide wood planks. In the ground floor and attic there are piles of fish-scale roofing slates, evidence of the original roof material. During the re-roofing process, narrow wood strips were inserted between the original spaced boards, so that no plywood is visible. Collar ties are present at an elevation of 8’-6” above the floor, at the break line in the roof pitches.
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.

Historical background:

The Union District of Farmington was one of numerous outlying villages. During the 19th century many of them incorporated as distinct towns; Unionville remained a part of Farmington and acquired its name in 1834 when a local post office branch was established. By the 1830s, the Farmington River’s water power had made Unionville a busy manufacturing center, economically more productive than Farmington Village. In the 1880s the Sanford and Hawley Lumber Company was founded at the corner of Farmington Avenue and West Avon Road, utilizing an existing mill structure. Sanford and Hawley, Inc. remains in business, still a family-run company. The Sanfords had lived further north in Avon since the early 1800s (see nomination for 613 Lovely Street, Avon).

Lovely Street (Route 177) extends north from the center of Unionville and its rising ground outside the village center became a desirable location for the construction of substantial Victorian homes of the well-to-do middle class. Sanford and Hawley founders and brothers Sherman and Edmund Sanford purchased 17 acres of land in 1861 and another 9 acres subsequently. Edmund quit-claimed his share to Sherman who in the 1890s developed a row of three houses on Lovely Street: 188-190 in 1890, 176 in 1893, and 162-164 in 1896. The parcels are the northernmost lots in Unionville adjacent to the Avon town line. The adjacent side streets, Sherman and Sanford Avenues, commemorate Sherman Sanford. 176 Lovely Street was deeded to his son Edwin M. Sanford. The property passed to Edwin’s second wife Grace in 1920 and was sold in 1927 to Thomas Crockett, a real estate and insurance entrepreneur. His son Jack Crockett, who was born in the house and subsequently lived in Unionville into his 80s, provided reminiscences of the house and barn.

The exact date of construction of the carriage barn is unclear. Stylistically its details exhibit some characteristics that seem more Shingle style or neo-Classical revival than the Queen Anne style of the house. For instance, the gambrel roof, shingled attic walls, and six-over-one windows, and the modillion trim over the barn door, may suggest the barn as an addition to the property after its initial construction.

This area on Lovely Street was sufficiently upscale to remain the home of a businessman such as Edwin Sanford, yet the neighboring house at 188-190 was constructed as a two-family “tenement” and remains so.

Architectural significance:

This carriage barn is significant because of the integrity of the exterior and interior including the original barn door and the stall for the horse. It is an excellent and well-preserved example of a typical residential carriage barn from the late 19th century period just prior to the replacement of horses and barns by the automobile and garage. The setting on Lovely Street is a nearly-intact streetscape of three adjacent houses built by one developer, representing the upper middle class homes of mill owners, managers, and other professionals in the newly-developing suburban fringe of a prosperous industrial town at the end of the 19th century.
• Sources (continuation):

Photographs and field notes by Diana Meyer/Janet Macomber and Todd Levine 8/20/2010.

Interview with Diana Meyer 8/11/2011 (reminiscences of Jack Crockett, former resident).

   Parcel ID: Map 0005/Lot 4

Farmington GIS Viewer http://www.crcog.org/gissearch/


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


Bedrosian, Ruth, Historic Resource Inventory for 162, 176, 188 Lovely Street, Unionville, Greater Middletown

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,

Nietering, Nathan, Historic Resource Inventory Form No. 26128, Connecticut Trust for Historic Preservation,
   4/10/2011.

Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation,


   213 pages.

3. Parcel map of 176 Lovely Street, Farmington CT – from Capitol Region Council of Government GIS Viewer
http://www.crcog.org/gissearch/
4. Plan sketch – ground floor level.
5. West view of house with barn at rear, camera facing east.

6. West side of carriage barn, camera facing east.

8. East view of carriage barn, camera facing southwest.

10. Interior of ground floor, camera facing northwest. Inside face of barn door at left, vertical wood finish, exposed framing of north wall at right.

11. Interior of center partition, camera facing southeast. Doorway to stall area is at left, hoist mechanism at center on steel rails mounted between joists.

12. Interior of ground floor, camera facing southeast. North side of center partition showing door hardware.

13. Interior southwest corner, camera facing southwest. Doorway and stair to attic.

16. Interior of attic, camera facing north.

17. Interior of attic, camera facing northwest. Interior of dormer and hay door.