

Agricultural Heritage Multiple Property Submission - State Register

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.

GENERAL INFORMATION

Building Name (Common) Treat Farm Record No. 4919
 Building Name (Historic) Treat Farmstead
 Street Address or Location 361 Old Tavern Road
 Town/City Orange Village _____ County New Haven
 Owner(s) Addie Associates LLC, 361 Old Tavern Road, Orange CT 06477 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 Extended English barn, Vernacular style Date of Construction c.1840

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 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 type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Vertical wood siding</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: 1 1/2 Approximate Dimensions 30' x 104'

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: Barn constructed in 3 phases, converted to ground level stable.

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, silo foundations, secondary dwelling - Treat Lane.

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

See continuation sheet.

Additional photography by William Gould, from Architectural Assessment, 2/09/2012.

Photographer Charlotte Hitchcock Date 2/07/2008

View Multiple Views Negative on File CTHP

Name Charlotte Hitchcock Date 12/28/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.259475, -73.031962

Threats to the building or site:

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

- Interrelationship of building and surroundings:

Old Tavern Road runs westward about two miles from its intersection with Racebrook Road and the Boston Post Road (US Route 1). This site is to the west along Old Tavern Road, where it bends toward the south. Treat Farm is a nearly 80-acre property located on the north side of the road. The Farmhouse faces the road and the Barn is set back to the north. A garage, said by the owners to have been moved from a position attached to the east end of the barn, sits north of the house. Several new sheds and hoop houses are located to the north of the Barn. A small new shed is to the west of the Barn. A secondary dwelling, 16' x 24' is located to the northwest, facing Treat Lane.

The Farmhouse is a 2 ½-story Colonial-style building, 30' x 36', with a five-bay façade and its ridge-line oriented east-west parallel to the road. The two chimneys and central doorway imply a center-hall plan. The entry doorway has a Federal-style fan light and side lights, and a gable-roofed porch, likely an early-20th-century addition. The door is flanked by two double-hung windows on each side; the second floor has five double-hung windows with twelve-over-one sash and shutters. Siding is wood clapboards painted white, and roofing is asphalt shingles.

Across Old Tavern Road to the south is Hayland Farm, also owned by member of the extended Treat Family. Hayland Farm, together with the Treat Farm, keep a substantial block of open space undeveloped, while the two dramatic barns and several other historic outbuildings including a blacksmith shop and a water tower, contribute a sense of the historic landscape of Orange.

The busy commercial strip of the Boston Post Road is a short distance to the south while the surrounding area to the north, west, and east is quite densely developed with residential subdivisions typically on one-acre lots. At the historical town center on Orange Center Road, the Orange Center Historic District is both a National Register and Local district. Close to this site, at 131 Old Tavern Road, is the William Andrew House, listed on the National Register of Historic Places.

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

Architectural description:

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

Farmhouse	Early 19 th c.	C
Barn I	c. 1840, later additions	C
Garage	19 th -20 th c.	C

Barn I:

This is a 1 ½-story extended English barn, 30' x 104' with a gable roof oriented east-west, parallel to the road. The southern eave-side facing Old Tavern Road has the main entries. A small milk room is located just to the south of the barn, slightly off-center toward the west. It has a gable roof aligned parallel to the main barn, and is connected by a gable-roofed passage to the main structure.

Exterior:

The barn has eight bays with two hooded, exterior sliding doors in the south eave-side; one in the eastern-most bay and the other in the western-most bay. A series of three-panel six-pane stable windows are found in the intermediate bays. The entrance towards the west has a weather door insert. The sliding doors are each mounted under a single five-paned transom window.

The west gable-end has a five-paned attic window near the peak and is otherwise blank. The northern eave-façade of the barn has a row of stable windows similar to the south side, flanked by two single pass-through doors and a hay door in the upper wall of the seventh bay near the east end. The foundations of two silos remain adjacent to the north wall, and the marks of a connecting shed can be seen on the wall at the fourth bay. The second bay from the west shows joints in the siding indicating a former barn door location.

The east gable-end resembles the west, with a similar attic window. Siding repairs indicate where an addition was removed – relocated as the current garage.

The foundation is typically un-mortared fieldstone, with the Milk room foundation and an area of the west end replaced by concrete. Siding is vertical boards painted white. The roof has an overhang at the rake and eaves, with sloped soffits typical of the c. 1900 period of the rafter installation (see below).

Interior:

The barn structure, exposed to the interior, is a square rule post and beam frame with pegged mortise and tenon joinery, consisting of nine bents forming eight bays. The bents are numbered for the purposes of documentation, from No. 1 at the west end wall to No. 9 at the east end wall. Per Gould's conditions assessment, Bents 1-4 comprise the three-bay English barn first constructed. The interior wall girt layout is consistent with the exterior evidence on the north side, of a former barn door opening in what would have been the center threshing bay.

The next three bays, Bents 5-7, represent an addition not long after, as they exhibit the same construction details, including hewn white oak timbers, dropped tie-girts (though not all layouts exactly matching) and lower interior posts (one or two) offset from the upper queen posts.

The last two bays, Bents 8-9, are of circular-sawn chestnut, with full-height posts forming three aisles, the center aisle being open for ease of hay movement. These characteristics of material and layout are consistent with late 19th- or early 20th-century construction, implying another addition c. 1900. The rafters throughout are of sawn dimension lumber, probably replaced at the time of the eastern two-bay addition.

The westernmost and easternmost bays are open full height and have door openings in the south wall. The interior bays were remodeled to convert the barn to a stable barn with metal stanchions, including a concrete floor with a dropped center and raised outer lanes, for two rows of cows to face outward. Steel columns supporting a pair of longitudinal girders to carry loft floor joists and truncated timber posts, were installed at approximately 10-foot spacing, closer than the 12- to 14-foot spacing of the original timber frame. It may be noted that the 30-foot width of the barn was less than the optimal dimension of 36' for a double-loaded dairy stable. At the center aisle a ceiling-mounted track with manure trolley is extant (as of 2009); the track would have exited the barn, possible through a door in the north wall, to deposit manure in a collection area.

The flooring of the barn is concrete and it still houses the metal stanchions from the dairy operation, which were in use through the 1950s. The stable windows are of the hopper type, with the typical triangular side panels to secure them in the ventilating position. In the fourth bay south wall there is a doorway to the Milk room, a free-standing structure on a concrete foundation, to the south of the barn. Also in the fourth bay, north wall, there was a doorway to the silo, now no longer extant. The eastern silo was accessed from the easternmost eighth bay.

• **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 Treat Farm with its extended English barn is significant for the long history of ownership and operation by a single family, with historical roots from the Colonial period. The barn itself and the historic house it is associated with, are exceptional examples of their types, in a setting that protects the agricultural landscape.

Historical background:

The Treat Barn is one of about twenty barns still standing in Orange. The town was a thriving agricultural community with many farms and barns until its post World War-II development as a suburban residential town.

Across the road at 400-408 Old Tavern Road is Hayland Farm with a variety of 19th- and 20th-century structures. Both the Treat and Hayland Farms had belonged to the Alfred Treat family in the 19th century. The Treat Farm remained in the family, with Addie and Charles Fowler Treat the owners during the mid-20th century.

The Treats were an extensive extended family with their roots tracing to Robert Treat (1624-1710) a prominent early Governor of the Connecticut Colony (1683-1698). The farms date back to at least the middle of the 19th century; the Smith Map of 1856 shows Treat family homes on both sides of the road. Based on census data, Alfred Treat (b. 1809, and married Catharine) was the father of Otis (b. 1845, married Evalyn). His son Clifford (b. 1866, married Susan) was father to Charles Fowler Treat (b. 1895) who with his wife Addie, had two daughters Betty (b. 1929) and Susan (b. 1939).

Hayland was sold by Alfred Treat's son Otis, to brothers Louis & Ezekiel Stoddard in 1907. They delivered milk to the Hotel Taft in New Haven and brought back garbage for their pigs; they also raised polo ponies for Yale. Hayland's barn burned in 1907 and was replaced by the present structure, incorporating many fire-resistant features including stone ground floor walls and a concrete slab floor over the stable level. The farm was purchased by Wilson H. Lee and was part of his extensive Fairlea Farm in the early 1920s, leading the way in scientific dairy production. After Lee's death, in 1943 Addie and Charles Fowler Treat bought back Hayland Farm, reuniting the properties. The combined farms totaled over 200 acres at one time. Sisters Betty & Susan worked in the dairy business with their father through WWII and into the early 1950s. Betty & her husband Ed Gagel inherited Hayland, while Susan Treat Wilson inherited Treat Farm.

Today the next generation of Jeff Wilson and Heather Bucknam are taking the farm into the 21st century with Christmas trees and seasonal produce.

Following is a description of the barn's phases of construction:

Timber frame: The original 30' x 40' foot barn frame, built in the first quarter of the 19th century, is made of hewn white oak. The first addition, probably later in the first quarter, is 30' x 40'6" is again made of hewn white oak. The last addition is 24' x 30' is made of circular sawn chestnut for total length of just over 104 1/2'. This portion could be as late as the early twentieth century. The new configuration, with end bays, was set-up with a track along the ridge and a hay grapple to lift hay from the wagons and move it into the center portions of the barn.

Stanchion area frame: Following World War II, many dairy operations expanded at a time when money was available and demand for milk increased. New farming methods were adopted including the housing and milking of dairy herds. This is evident at the Treat barn. The timber framing between the east and west bays, bents 2 through 8, was cut off 7' from the top of the sills. New 6' x 8' timbers were set under the cut off 8' x 8' queen posts. Four-inch concrete-filled pipe posts were placed every 10 1/2' with 4" x 6" timber posts at the east and west ends. Laid across the new carrying beams were 2" x 7" joists, 16" on center (Gould).

It seems likely, then, that the first English barn would have been built by Alfred or Otis Treat, with the extension soon after doubling its length. The last two bays might have been added by Clifford Treat around 1900, and the conversion of the inner bays to a stanchion layout with concrete floor and metal stanchions, was during the time of Charles and Addie Treat. The stanchions and manure trolley system appear to be of the type sold by the Jamesway Company, whose products were widely distributed and whose services included assistance with the layout and construction of dairy stables. The milk room addition and two silos, now gone, also reflect the mid-20th-century period of peak dairy farming.

Behind this barn there was another that burned in the 1950s; now a greenhouse occupies the foundation.

Architectural significance:

The Treat Farm with its extended English barn is significant for the long history of ownership and operation by a single family, with historical roots from the Colonial period. The continuous functioning of working agriculture is nearly unique in a town where commercial development along US Route 1 and suburban housing development have altered much of the landscape beyond recognition.

The barn itself and the historic house it is associated with, are significant as well-preserved examples of their type, in a setting that protects the agricultural landscape. The barn represents early square rule construction techniques in its three-bay initial block and extension and illustrates the evolution of agriculture through the late 19th and 20th centuries with the conversion to modern dairy practices.

• Sources (*continuation*):

Photographs and field notes by Charlotte Hitchcock 12/29/2007, William Gould, 2/09/2010.

Interviews with Jeff Wilson and Betty Gagel, 12/29/2007, at the site and at the Gagel Residence, Old Tavern Road.

Map resources:

Town of Orange Assessor's Records <http://data.visionappraisal.com/OrangeCT/findpid.asp?iTable=pid&pid=363>
Parcel ID: 11/3/2

Aerial views from:

<http://maps.google.com/> and <http://www.bing.com/maps/> accessed 12/28/2012.

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

Smith Wall Map of New Haven County, 1856.21

USGS Historical Maps accessed 6/22/2012 at <http://historical.mytopo.com/> .

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

Print and internet resources:

Connecticut State Library, entry for Robert Treat, <http://www.cslib.org/gov/treatr.htm>.

Connecticut Trust for Historic Preservation Barns Grant Application, 2008.

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,
<http://www.connecticutbarns.org/4919> , /4929 .

Gould, William, Architectural Assessment of the Treat Barn, for CT Trust Barn Grant, 2/09/2010.

Hill, Everett Gleason, A Modern History of New Haven and Eastern New Haven County, Vol. 1 & 2, S.J. Clarke Publishing, NY, 1918, accessed at Google Books, <https://play.google.com/books>.

James Manufacturing Co., The James Way, Fort Atkinson, Wisconsin, 1919 (accessed through Google Books, from the Cornell University Library).

Jones, Harry W., Jamron, Marvin A., Images of America: Orange, Arcadia Publishing, Charleston, 1998.

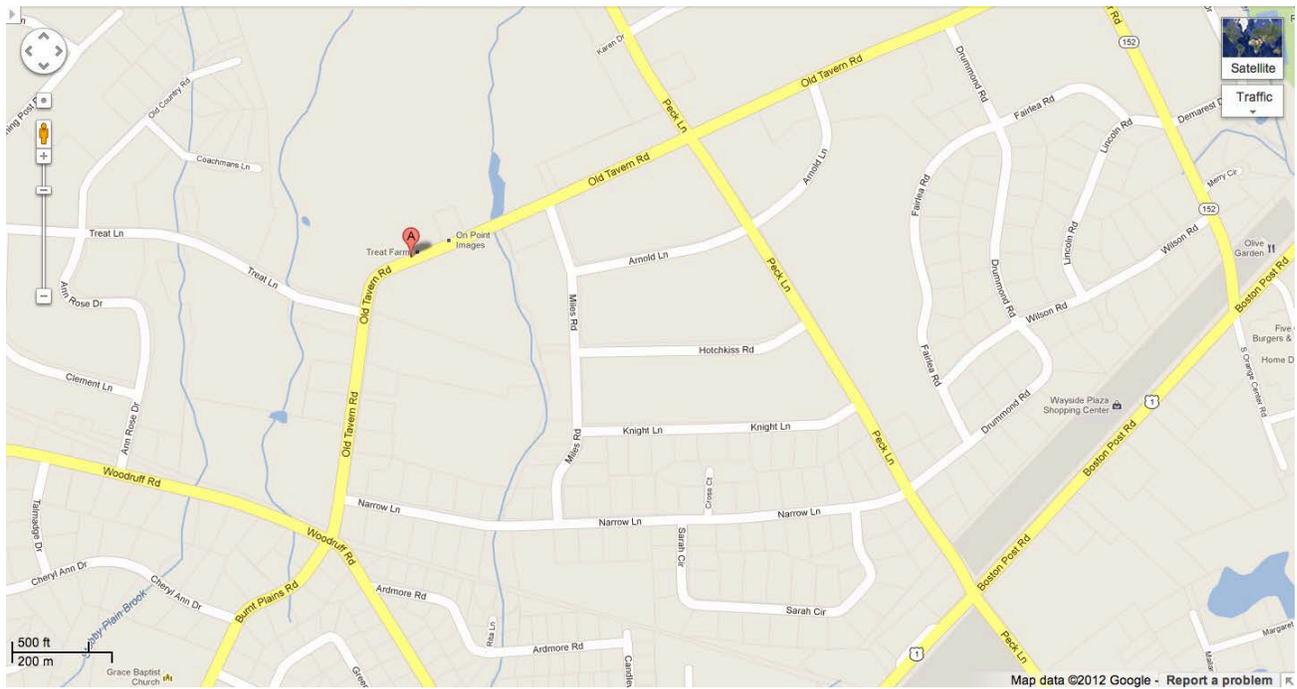
Orange Historical Society, "12 Great Barns of Orange," 1986; "Dairy Farming in Orange," 1996.

Town of Orange, CT, History of Orange - Sesquicentennial 1822-1972, 1972, 58 pp.

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 361 Old Tavern Road, Orange CT – from <http://maps.google.com/> accessed 12/29/2012.



2. North view – aerial “bird’s-eye” map of 361 and 400-408 Old Tavern Road, Orange CT – <http://www.bing.com/maps> accessed 12/29/2012. Treat Farm is at the bottom (north) of the image with its long white barn, and Hayland Farm is at the top (south) of the image, with the large multi-story red barn.



3. Detail Site Plan Sketch showing contributing resources – base image from Google Maps.



5. South view of Farmhouse, camera facing north, Barn is at right rear.



6. North view of Hayland Farm, 400-408 Old Tavern Road, the adjacent property to the south, camera facing south.



7. South view of Barn, camera facing north. Milk room is at center.



8. Northwest view of Barn, camera facing southeast. Note silo foundations (Gould photo).



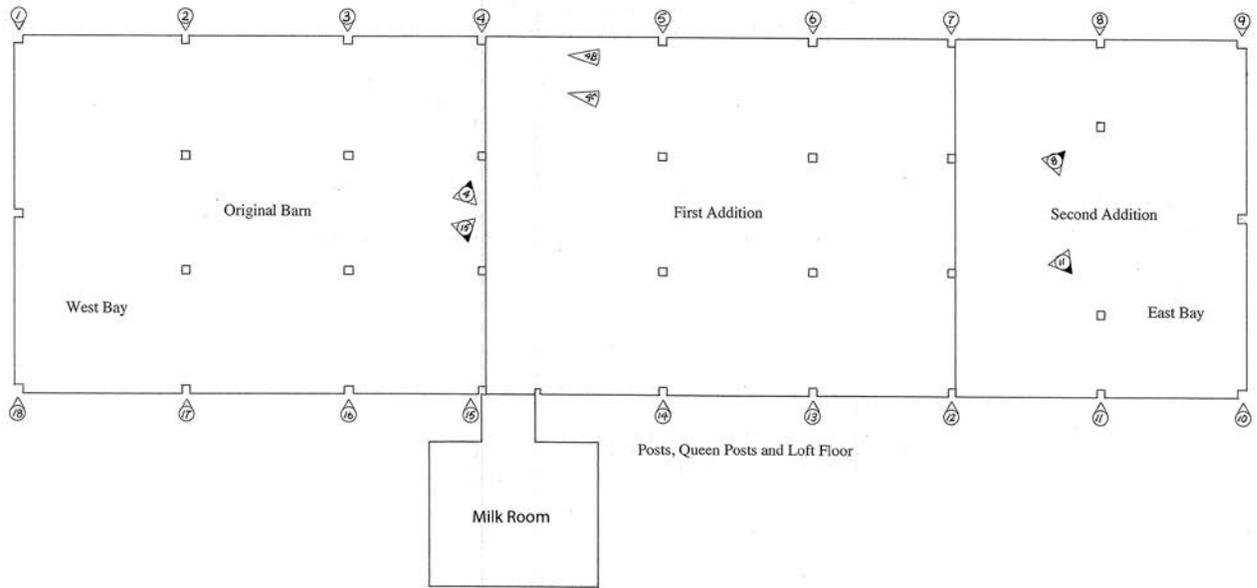
9. East view of Barn, camera facing west (Gould photo).

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

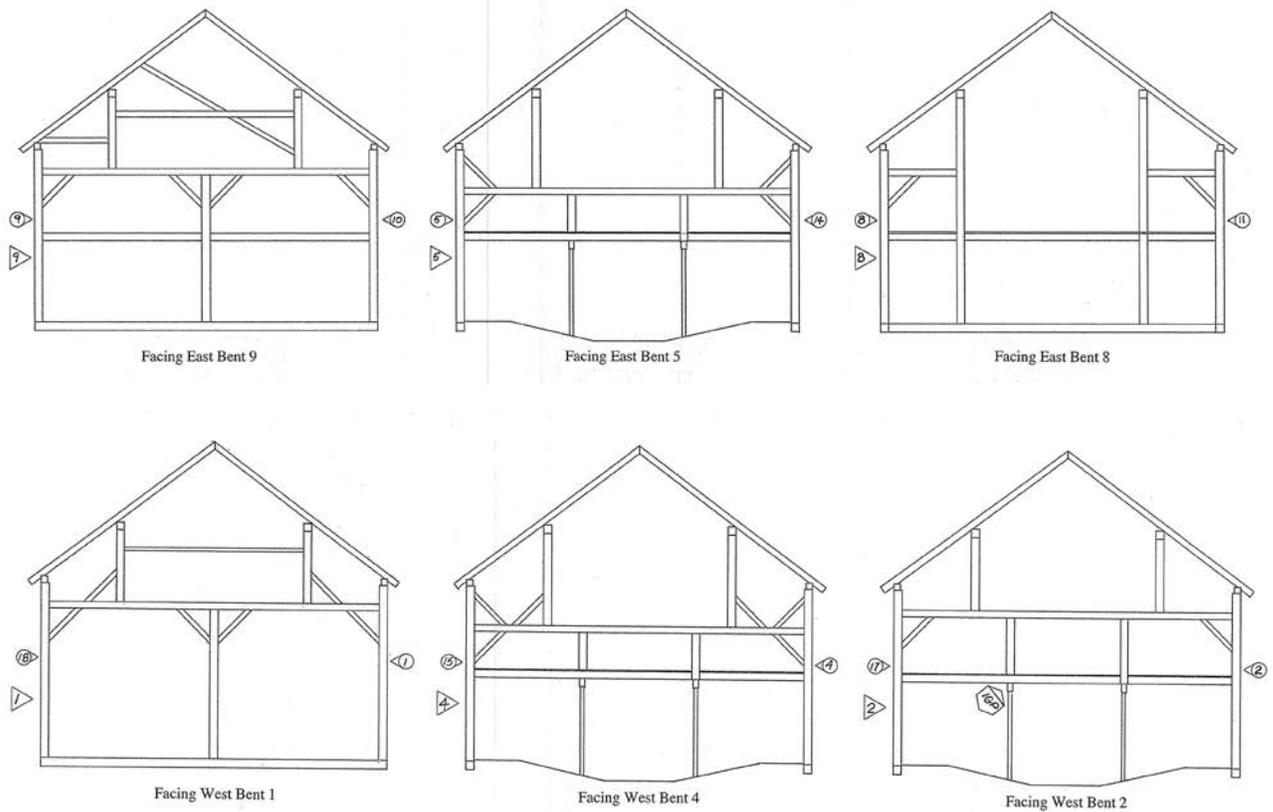
361 Old Tavern Road, Orange CT

Record No. 4919

11



10. Plan diagram of Barn, indicating sequence of construction (Gould).



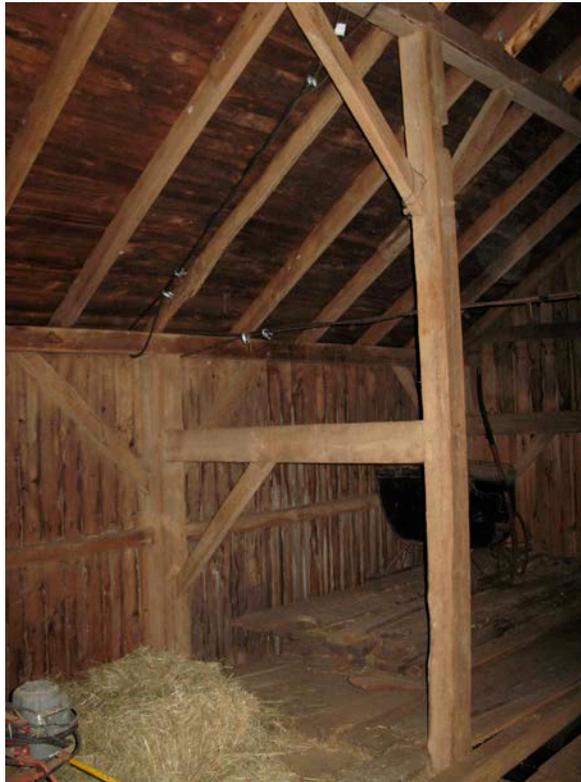
11. Elevation drawings of bents illustrating variations in construction (Gould).



12. Interior view of Bent 2, camera facing northeast. Note the hand hewn oak timbers with dropped tie-girt and interior posts offset from the queen posts that support the purlin plates.



13. Interior view of Bent 1, the west end wall. Note the hand hewn oak timbers with a single interior post, dropped tie-girt and queen posts supporting purlin plates.



14. Interior view of Bent 8, camera facing northeast (Gould photo). Note the full-height post with bracing to the side wall but a clear center aisle.



15. Interior view of ground level stable with stanchions, camera facing east. Note the Jamesway-type stanchions and manure trolley suspended on a track at the center aisle.