

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) Secchiaroli, Alessandro, Farmstead Record No. 33803
 Building Name (Historic) Secchiaroli, Alessandro, Farmstead
 Street Address or Location 61 Miner Lane
 Town/City Waterford Village _____ County New London
 Owner(s) Town of Waterford, 15 Rope Ferry Road, Waterford, CT 06385 Public Private

PROPERTY INFORMATION

Present Use: Agriculture/Subsistence: agricultural outbuilding
 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 Gambrel ground-level stable barn, Vernacular style Date of Construction 1923

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

- | | | | | |
|--|---|---|--|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input checked="" type="checkbox"/> Brick | <input checked="" 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 type="checkbox"/> Cut Stone (Type _____) | <input type="checkbox"/> Other _____ | | |

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 25' x 41'

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: _____

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: Formerly a farmhouse and garage, now demolished.

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 Secchiaroli, Alessandro

• 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.

Photographer Todd Levine Date 6/25/2012

View Multiple Views Negative on File CTHP

Name Todd Levine Date 7/25/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
41.33362, -72.124224

Threats to the building or site:

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

• **Interrelationship of building and surroundings:**

The ground-level stable barn is the only extant building remaining of the Secchiaroli farm, although the remains of a gable-roofed horse barn are present. The 14.6-acre site is located on the west side of Miner Lane, which runs north-south. The ridge-line of the barn is perpendicular to the road and runs east-west. Adjacent to the south of the barn is a concrete floor which is all that remains of a gable-roofed barn built in the 1980s. Further south is the ruin of the horse barn, whose ridgeline is parallel to the ridgeline of the barn. The original house, which was built c. 1910 and demolished in 2011, was in front of and to the east of the barn. The site is mostly flat and rocky. The area to the west, which was once plains for farming, is now overgrown with brush. Further west is woodland. The site is demarcated to the north by a stone wall that runs east-west.

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

Architectural description:

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

Barn	1923	C
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Barn:

This is a 2 ½-story masonry and wood-frame ground-level stable barn with a Dutch gambrel roof. The barn measures 36' x 41'. The main east gable-end faces the road. The barn sits on a mortared field-stone foundation. The entire first level is brick. The second level is wood construction with exterior wood shingles. The gambrel roof has a projecting overhang and is covered with asphalt shingles.

Exterior:

The original main entry of the barn is in the center of the east gable-end. The first level has three equal-sized bays and four brick buttresses. There is a buttress at each corner and buttresses that separate the bays from one another. The main entry has been filled in with a layer of brick backed by concrete block masonry. The flanking bays each have a centered two-pane hopper window, although the original windows were two-over-two double-hung sashes. The area beneath the hopper window has been filled in with a layer of brick over concrete block masonry. Original stone sills are still in place. The second level of the east gable-end of the barn is clad in wood shingles. There are four openings that are now boarded over with plywood; just above the first level was a centered pair of hay doors; centered just beneath the apex of the roof was a larger pair of hay doors; flanking the larger hay doors appear to have been either more hay doors, or as is the case for the west gable-end of the barn, one-over-one double-hung sashes.

The south eave-side of the barn has three bays and four brick buttresses. There is a buttress at each corner and buttresses that separate the bays from one another. It appears as if there were four bays originally. The two middle bays are smaller than the corner bays and the second bay from the east appears to have been a bay-wide door opening, now bricked over. It appears that originally there were five two-over-two double-hung windows according to photographic evidence; two in the easternmost bay, two in the westernmost bay and a one in the second to the west bay. Today, the two windows closest to the corners have been filled in with a layer of brick entirely. The bottom portions of the remaining windows are similar to those on the east gable-end; they have been filled in with a layer of brick backed by concrete block masonry and have a hopper window at the top with stone lintels at the bottom and brick soldier course headers. The second level is blank except for the shingle sheathing.

The first level of the west gable-end of the barn is nearly identical first level of the east gable-end; three equal-sized bays and four brick buttresses. There is a buttress at each corner and buttresses that separate the bays from one another. The main entry in the center bay of the west gable-end of the barn has been covered with plywood with a pass-through door to access the interior of the barn. The flanking bays have windows that have been filled in the concrete block masonry on the bottom portions. The south bay has a two-pane hopper window while the north bay

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has a metal louvered vent. Both have stone sills. At the north corner of the west gable-end of the barn was a pass-through door, now filled in with concrete block masonry, accessed by a concrete step. The second level of the west gable-end of the barn is clad in wood shingles. There are three openings that are now boarded over with plywood; what appears to be a single-pane hopper window flanked by two-over-two double-hung sashes. Extending to the northwest from the northwest corner of the barn is a short mortared retaining wall that leads to the remains of the base of a silo, now gone.

The north eave-side of the barn has three equal-sized bays and four brick buttresses. There is a buttress at each corner and buttresses that separate the bays from one another. Each bay originally had two two-over-two double-hung windows with stone sills. Today, both of the windows closest to the corners have been entirely filled in with concrete block masonry. The east window in the middle bay has also been entirely filled in with concrete block masonry. The remaining three windows, one in each bay, are two-pane hopper windows. The second level is blank except for the shingle sheathing.

Interior:

The pass-through door on the west gable-end enters into the interior of the barn, which is a large open room used for the production of dairy.

The floor is poured concrete with manure trenches for two rows of stanchions (no longer in place). There were ten stanchions per row for a total of twenty stanchions in the lower level. Automatic water cups were placed along the row of stanchions with one water cup for every two stanchions. A manure trolley was suspended from a track that ran from inside the barn approximately 100 feet to a cart or wagon in the field west of the gable end. The brick walls are whitewashed, and the ceiling is formed of tongue and groove beaded boards (milled so that each board gives the appearance of two) (Nelson).

There are two horizontal girders that run the entire length of the barn, east-west, that correspond with the exterior buttresses in the gable-ends. Although they currently have vertical support posts (wood and metal), the original columns are no longer present.

All of the original openings except for the middle bay opening in the west gable-end of the barn have been filled in with concrete block masonry. The south eave-side and the east gable-end of the barn also have exterior brick veneers. The north bay in the west gable-end of the barn with the metal louvered vent includes an interior metal electric fan. Just behind the original main entry in the east gable-end of the barn is a large mechanical venting system. Behind the second buttress from the west on the south eave-side of the barn in the interior is an opening (the only access point) into the second level.

The loft area was constructed of wood frame walls with a modified braced-rafter gambrel roof set on top of wood-frame knee walls that rest on the masonry walls below. Two vertical wood clad ventilation shafts run from the loft floor level to the roof ridge where they met and terminated at a metal roof ventilator. The ventilator no longer survives but the ventilation shafts remain. The exterior of the rectangular-section shafts are formed of beaded boards; typical construction consisted of two layers of tongue-and-groove boards nailed to corner posts, with tarpaper in between the layers. The hinged door openings to the shafts in the ceiling of the lower level have been blocked off. The barn's framing is visible on the interior of the upper or loft level. Along the sides, there is a four-foot high knee wall, with diagonal braces to the floor joists every four feet and an unbraced intermediate stud.

Resting on the knee wall are the rafters for the gambrel roof, spaced at two-foot intervals. Attached to the lower rafters, just above the knee wall, are the outriggers for the overhang. Purlin boards and a ridge board are found where the roof's slope changes. Every fourth set of rafters (not counting the end sets) are braced with two trusses: the upper trusses have a bottom chord connecting the midpoints of the rafters for the roof's top and bottom slopes and a king-post connecting the midpoint of the lower chord to the purlin. The lower trusses have the bottom chord running from the midpoint of the rafter for the lower slope to the base of the knee wall, with the kingpost nailed just below the top of the knee wall. All rafter pairs are connected by collar ties near the top of the roof, from which is suspended the rail for the hay fork. The roof forms a wide overhang at the ends,

where it is finished with plain face rafters, and along the sides, where the overhang is created by a short break in the slope of the roof carried on outrigger rafters. The barn's current roofing material is asphalt shingles nailed to a plywood underlayment; the spacing of the roofing boards, visible on the interior, indicates that the roof originally was covered with wood shingles (as can be seen in early photos.) The west end wall has a large wagon opening in its center; the east end wall appears to have had a corresponding opening but it has been bricked up. A doorway on the south elevation, constructed with a segmental-arched head and pilasters, has also been bricked up. On the east elevation, there is a small loading door at the loft-floor level and a larger door in the peak, where a beam and rail for a hay fork protrudes (the hayfork is still in place inside). Two small rectangular windows flank the upper loft door. The other end elevation also has two windows in the upper part of the loft, but in place of the loft door, a small horizontally mounted third window (Nelson).

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:

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

The Secchiaroli Barn is significant because it embodies the defining characteristics of a major agricultural architecture type of its period, the gambrel ground level stable barn. It also exhibits an unusually high quality of materials and construction, with its unusual brick-walled ground floor. The barn gains added significance from its association with the trend of European immigrant farmers, in this case Italian, moving to Connecticut and reinvigorating the old subsistence farms to raise dairy and poultry products for city markets.

Historical background:

The 14.6- acre site was purchased by Alessandro Secchiaroli in 1911, at that time had a small house and barn. The land on Miner Lane was marginal, dotted with boulders and bounded on the north by wetlands – but well enough suited for a dairy farm. Over the course of the next decade Alessandro's taxable livestock grew from eight cows and one horse in 1912 to sixteen cows and four horses by 1921. Alessandro delivered the milk house-to-house out of a horse-drawn, glass-enclosed wagon. South of the house were two chicken coops, approximately thirty by fifty feet, and the orchard – some thirty or more trees – apple, pear and cherry. To the west, behind the house was the vineyard. Beyond the vineyard Alessandro planted oats for the horses. He cut hay for the cows off a number of mowing lots in town.

Around 1920 Alessandro added a front porch to the house and off the back another bedroom, bath and kitchen. He installed a walk-in milk room in the grade-level basement below. Ice kept the milk cool until refrigeration was installed in the mid-1930s. In 1922 Alessandro doubled his holdings with the purchase of approximately 21-acres on the east side of Miner Lane where he established his own piggery. The family still owns the eastern property today. He also planted peach trees on the site.

According to the grand list it is apparent the following year that the extant ground-level stable barn was built, just northeast of the house. 1923 was also the year Alessandro acquired his first motor vehicle – most likely a pick-up truck for milk delivery. In 1924 he reported a second vehicle, a flat-bed truck with side boards. In 1924 Alessandro acquired still another parcel of land, approximately twelve acres further to the east and south of the Post Road off Jordan Road (Willetts Avenue Extension). Not only did he expand the piggery but he was also able to increase tillage for vegetables which he grew for market. One of his clients was the Mohican Hotel for which he supplied seasonal greens and fruit as well as milk and eggs. His taxable livestock in 1943 included swine and chickens – but no cows. The barn ceased to function as a dairy barn in 1943. The building's silo, located at the west end of the building, was blown over in the 1940s.

In 1955 Alessandro and his sons purchased 14 acres abutting the southern bound of the original farmstead. 73 Miner Lane. Alessandro's grandson Thomas, and his wife and children moved into the house at 61 Miner Lane that year. Four years later Alessandro transferred all three Miner Lane parcels to his sons who incorporated as A. Secchiaroli and Sons (Nye).

The sites, 61 and 73 Miner Lane, remained in active agriculture until sold to the Town of Waterford in 2008. Since then the house and garage have been demolished and the barn is being month-balled for future use.

Architectural significance:

The Secchiaroli Barn is significant because it embodies the defining characteristics of a major agricultural architecture type of its period, the gambrel ground level stable barn: use of standard dimension lumber to form simple trusses, nailed connections, and lightly braced rafter sets. The interior ventilation system (though missing some components, such as the roof ventilator) and the hay fork are two features that reflect the influence of scientific agriculture in that period. Because the major part of the barn in the braced-rafter method was the self-supporting roof, the actual base it was placed upon – wood, concrete block, stone, brick, or some combination – was secondary, although functionally important as the dairy stable. It is interesting, however, that this barn has a brick base. Brick appears to have been a relatively uncommon barn material. Surveys of historic architecture in towns such as Berlin and Hamden have demonstrated Italian immigrants' preference for brick construction and masonry in general in the early 20th century, and it may be that Alessandro Secchiaroli's Italian heritage influenced his choice of materials.

The barn's history reflects an important social trend in Connecticut in that period: the purchase of formerly Yankee-owned farms by recently arrived immigrants from Europe, particularly Italy, Poland, and the Jewish areas of Eastern Europe. For several generations, those drawn to farming had left the state for cheaper and/or better farmland elsewhere. Farming further declined in Connecticut as people sought economic opportunity in the state's cities and large industrial towns. The hard work and frugal living of families such as the Secchiarolis gave a new lease on life to the state's farms, preserving the Connecticut countryside for at least another generation (Nelson).

• **Sources (*continuation*):**

Photographs and field notes by Todd Levine 6/22/2012.

Interview with Robert Nye, 6/22/2012, 61 Miner Lane, Waterford, CT.

Additional notes and historic photographs, Sara Nelson, 6/22/2012.

Map resources:

Waterford Assessor's Records: eQuality Valuation Services

<http://www.equalitycama.com/tvweb/MainSearch.aspx?city=Waterford> , Parcel ID: 0433200.

Waterford GIS Viewer: <http://host.appgeo.com/sccog/> accessed 6/22/2012.

Aerial views from:

<http://www.bing.com/maps/> accessed 6/22/2012.

UTM coordinates: <http://itouchmap.com/latlong.html>, accessed 6/22/2012.

Print and internet resources:

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

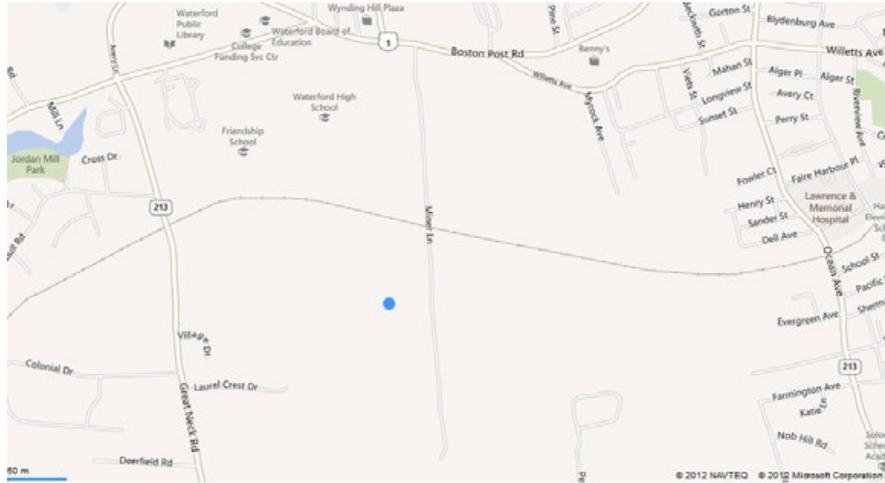
<http://www.connecticutbarns.org/33803> .

Fink, Daniel, Barns of the Genesee Country 1790-1915, James Brunner, Geneseo NY, 1987.

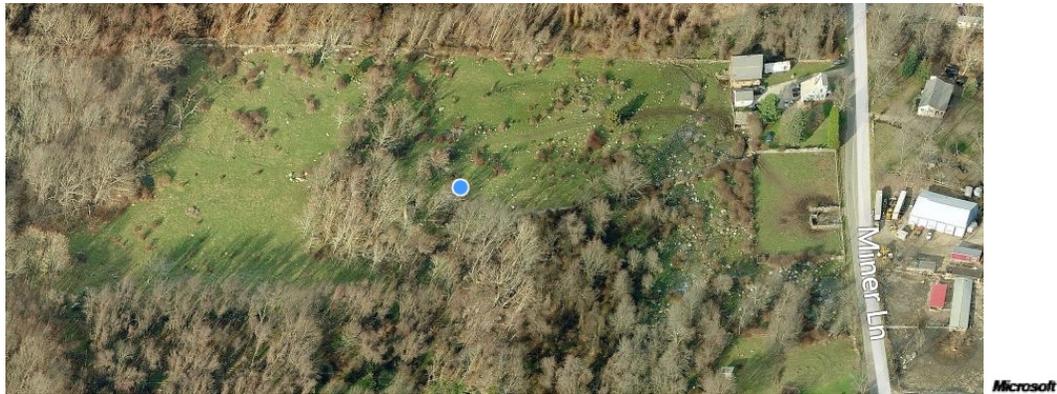
Nelson, Sara and Nye, Robert, Alessandro Secchiaroli Limited Conditions Assessment, 2011 Barns Grant project.

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

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



1. Location map of 61 Miner Lane, Waterford, CT – from <http://bing.com/maps> accessed 6/25/2012.



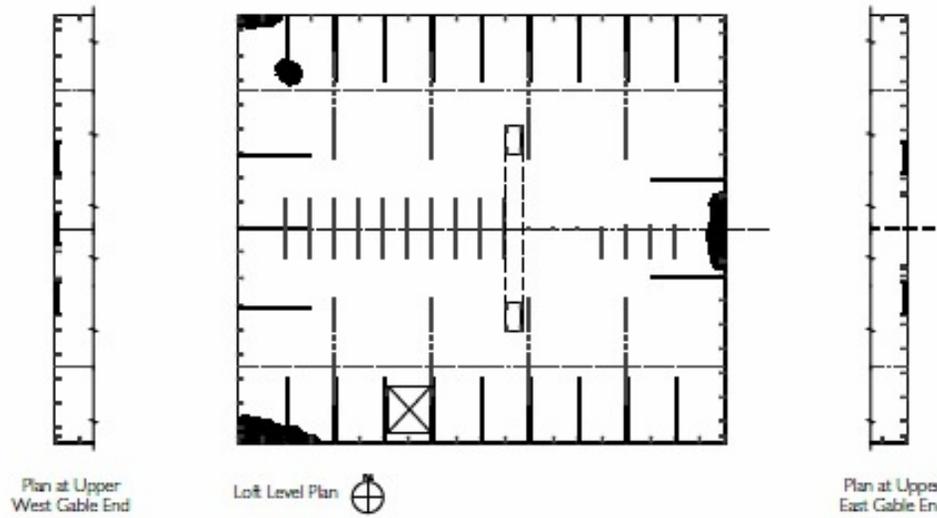
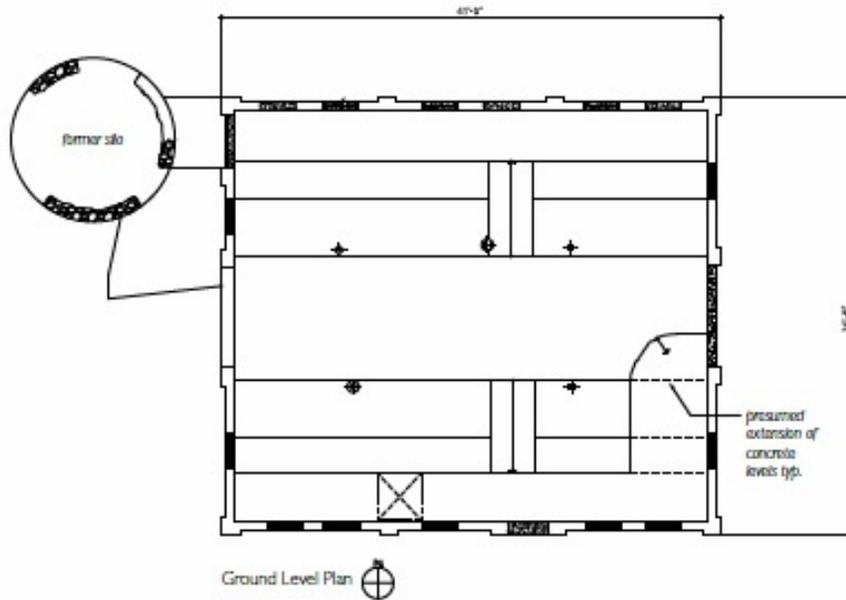
2. South view – aerial “bird’s-eye” map of 61 Miner Lane, Waterford, – <http://www.bing.com/maps> accessed 6/25/2012.



3. South view – aerial “bird’s-eye” map of 61 Miner Lane, Waterford, – <http://www.bing.com/maps> accessed 6/25/2012. Note that the house and garage are no longer extant.



BARN PLANS



4. Floor plan of barn, courtesy of Sara Nelson.



5. Southeast view of the corner of the barn, camera facing northwest.



6. East view of the east gable-end, camera facing west.



7. South eave-side of barn, camera facing north. Note the concrete floor of the demolished garage in the foreground.



8. West gable-end of barn, camera facing east.



9. Detail view of northwest corner of barn and remains of silo base, camera facing southwest.



10. Northeast corner and north eave-side of barn, camera facing east.



11. Detail of window on the north eave-side of barn, camera facing south.



12. Detail of window on the south eave-side of barn, camera facing north. Note that the south side of barn is the 'public' view shed, hence the brick finish material.



13. Interior of barn first level original main entry, camera facing east. Note that the east end of barn is the 'public' view shed and has original brick bearing walls while later infill of door and window openings has brick veneer exterior and a concrete block masonry interior.



14. Concrete floor used for dairy production, camera facing northwest. Note the manure gutter to the left and the white-washed walls.



15. Detail of the first level ceiling bead-board.



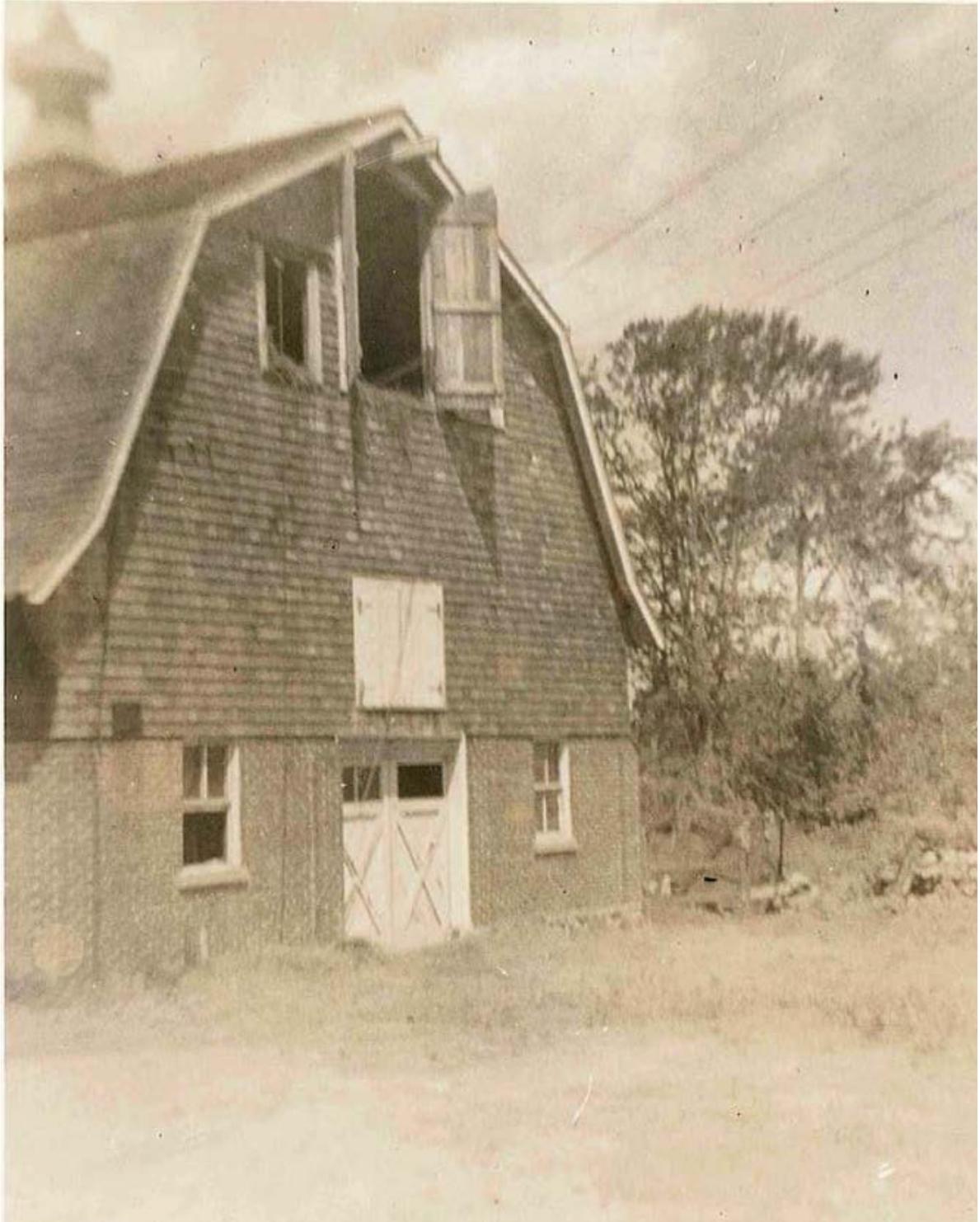
16. Detail interior view of the second level roof structure. Note the hay hook and wood ventilation shafts.



17. Detail interior view of the upper level. Note that every fourth rafter is a braced-rafter truss, making the barn a modified braced-rafter barn.



18. Detail interior view of the upper level. Note the bead-board wall sheathing.



19. Historic photograph of the barn while still in dairy production, c. 1937. Courtesy of Sara Nelson. Note the ground level doors and windows, later infilled with masonry.