

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Propertyhistoric name Elm Hill Farm Historic District

other names/site number _____

2. Locationstreet & number East Main Street

N/A not for publication

city, town Brookfield

N/A vicinity

state Massachusettscode 025county Worcestercode 027zip code 01506**3. Classification**

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
<u>19</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>5</u>	structures
<u>2</u>	<u>0</u>	objects
<u>22</u>	<u>6</u>	Total

Name of related multiple property listing: _____

Number of contributing resources previously
listed in the National Register 0**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Judith B. McQuinn
Signature of certifying official Executive Director, Massachusetts Historical Commission;
State Historic Preservation Officer

State or Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Entered in the
National RegisterAndrew Sykes5/16/91

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
 Domestic/Single dwelling; multiple dwelling; secondary structure
 Education/Library
 Agriculture/animal facility; agricultural outbuilding, storage

Current Functions (enter categories from instructions)
 Domestic/Single dwelling; multiple dwelling; secondary structure
 Education/Library
 Agriculture/animal facility; agricultural outbuilding, storage

7. Description

Architectural Classification
 (enter categories from instructions)

Materials (enter categories from instructions)

No Style
 Early Republic/Federal
 Late victorian/Italianate, Queen Anne

foundation Stone, brick, granite
 walls wood clapboard, cedar shakes
 roof Asphalt, tin, wood shingle
 other marble

Describe present and historic physical appearance.

The Elm Hill Farm Historic District, Brookfield, Massachusetts, includes buildings on both north and south sides of a country road 3/4 of a mile east of the center of Brookfield (NR 2/23/90). The 27.6 acre district extends about a third of a mile along East Main Street (formerly the Old Boston Post Road). The district includes thirteen major buildings, with eight residences and five major outbuildings. All are associated with the extensive Blanchard family farm. The farm occupies hilly terrain south of Cooley Hill (elevation 972 feet) and northwest of Blanchard Hill (elevation approximately 850 feet). The houses are all set back from the road, presenting a continuous grassy frontage. While more modest tenant farmers' houses are closely spaced and surrounded by trees, the two most imposing houses face each other across broad lawns and are enclosed by decorative fencing. The surrounding landscape contains woods (with many large elm, maple and oak trees), pasture land set off by stone walls and well-tended fences, cultivated gardens and naturalized plantings. A row of sugar maples line the road, which has been designated as a Scenic Road under M.G.L. Chapter 40, Section 15C.

Major contributing buildings in the district range in date from ca. 1770 to ca. 1900. Most of the earlier buildings were updated in the late 19th century and evidence characteristics of the Italianate style. The district maintains much of its late 19th century appearance. Two very large and imposing houses belonged to and were occupied by the Blanchard family. Expanding an earlier farm on this site, the Blanchards' farm became the largest and wealthiest in Brookfield by the 1870s and has maintained that status ever since. Five houses that were occupied by farm workers (#s 93, 94, 95, 98 and 100) are included in the district. Today, the property encompasses a total of 1,500 acres, with 708 acres in Brookfield and the rest north of Cooley Hill in North Brookfield. Only 27.6 acres are included in the present nomination; boundaries were selected to include the historic core of the farm and all its outbuildings.

Residences

The Parley Blanchard House (#98) or Blanchard Homestead may be one of the earliest buildings in the district, built ca. 1790. Located on the north side of the road, this three-bay, 2 1/2-story wood-frame residence presently displays Italianate features reflecting a mid-19th century updating: a

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Historic Functions (continued)

Current Functions (continued)

Landscape/Garden; Unoccupied land;
Natural feature

Landscape/Garden; Unoccupied land;
Natural feature

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cornice with paired brackets and returns and a bracket-supported flat lintel above both the central and side entrances. Windows are simply enframed. A shed-roofed leanto, formerly integral to the main block, was lost in a recent fire. Local tradition holds that this may have been the house of William Blanchard, the first owner of the property on which the present district stands and father of Amasa and Parley Blanchard and their sister, Alice Blanchard Cooley. Behind the house lies the remains of a formal garden, possibly established in the 19th century, which retains a parterre and ornamental shrubbery. A small Greek Revival-style cottage, probably built ca. 1850, stands adjacent to the Parley Blanchard House. For a number of years, it has been used as a tool shed.

One of the most substantial dwellings in the district, the C. P. Blanchard Mansion (#97) (called "the small house" by the present owner, Mrs. Blanchard Means), is also said to have late 18th century origins. The C. P. Blanchard House, too, is presently Italianate in style, perhaps the result of major updating during the mid-19th century when the Blanchard farm was at its most prosperous. According to family tradition, this house, located on the south side of the street, was originally a simple, late Georgian or early Federal dwelling with several connecting eels, a shed and a barn appended to the rear. It was said to have been built in 1770. All the connecting buildings were believed to have been removed during the 1850s remodeling. The house presently features a central gable containing a round-arched window. The symmetrical facade, five bays wide, contains single-story polygonal bays ornamented with modillions, on either side of a central entrance. A gable-roofed porch supported by simple columns shelters the entry.

The Converse Homestead (#95), on the south side of East Main Street, was most likely built ca. 1790 by farmer and lawyer James Converse. Like other buildings in the district, it appears to have undergone a 19th century updating, probably after it came under Blanchard family ownership. A beehive oven and post and beam construction suggest the building's early origins. It is a 1 1/2-story house whose symmetrical facade, five-bay width with central entry, and central chimney are typical of modest Federal period houses of the area. The narrow front entrance is surrounded by flat pilasters supporting a shallow, simple entablature, while a doorway centered on the east side is similarly topped, but without pilasters. Attic dormers are a later addition. The interior of the house was altered with the addition of a modern kitchen and, more recently, damaged by a fire; however, it retains three original Rumford fireplaces.

The A. C. Blanchard House (#99), the district's centerpiece, is an imposing gable-roofed, two-story residence on the north side of East Main Street, constructed in 1870. The projecting two-story portico, with pediment pierced by a hooded oculus, is typically Italianate. The five-bay facade is dominated by a single-story verandah enclosed by a low railing with square balusters and

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capitals. The facade has full-length bays on the first story; single and paired fenestration on the second and third stories are surmounted by projecting flat-topped lintels with labels. Two-story bays on both the east and west sides vary in appearance: the east bay is polygonal, its flat roof surmounted by crenellations, while the western bay is rectangular with paired brackets beneath a gable roof. The interior is unaltered structurally and appears to have early wall-coverings in the two front rooms. The foyer is large with a steeply curving stairway. The dining room is intact, containing the original china cabinet with glass doors. French doors lead to a verandah, now partially screened.

The small, elegant Blanchard Chapel/Library (#96) is a finely proportioned ca. 1870 Italianate-style building with gable on hip roof form. The one-story, clapboarded building sits on a granite foundation. It has a symmetrical three-bay facade and centered entryway. The projecting center gable is ornamented with brackets as well as the dentilated cornice that unifies the entire structure. All window and door openings (except for the side, southeast door) are round-arched and have shallow, slightly projecting hoods. The interior is arranged around a center chimney with extant fireplace and marble mantle. The chapel is set well back from the road, beside and behind the C. P. Blanchard House.

Two modest residences facing one another at the district's western edge housed farmworkers in the late 19th century. On the south side, the Blanchard Tenement #1 (#93) is a 1 1/2-story gable-front residence, two bays wide. At the entry, the bracketed door hood is supported by pierced brackets with sawtooth edges. There is a single-story polygonal bay trimmed with dentils on the facade. A single-story side ell appended to the southeastern portion of the building is fronted by a screened porch.

The Blanchard Tenement #2 (#94) stands directly across Elm Hill Road to the north. This L-plan, 2 1/2-story house is unornamented except for a long porch with sawn scroll brackets. A single-story side ell is in very poor condition.

The third Blanchard farmworkers' house is the Farm Manager's Residence (#100). Like others in the district, this structure's origins are unclear. Some think that the building may have been constructed in the late 18th century and moved to its present location ca. 1885. It is an unornamented, three-bay, 2 1/2-story gable-roofed structure whose first story and central entrance are sheltered by a later, Colonial Revival-style porch across its full facade. A series of major ells to the east likely date to the late 19th century. An illustration of this house in Walker's 1885 Atlas indicates the presence of hooded window moldings and an ell on the north, neither still existing. New chimneys and shingle siding have further altered the building's appearance, but the overall integrity of its form and massing remains undiminished. The Farm Manager's Residence anchors the district's eastern

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end. Together with a number of outbuildings (described below), it forms an impressive agricultural complex.

Outbuildings

Arrayed behind the Farm Manager's Residence are nine of the district's twelve surviving outbuildings. Among the contributing outbuildings are four late 19th/turn-of-the-century barns (ca. 1877 and ca. 1900), a horse arena (ca. 1900), a garage and two 20th century barns (ca. 1940) (see area sketch map). One agricultural building and a modern silo were constructed near the farm manager's residence after 1940 and are noncontributing; however, they do not detract from the district's overall integrity.

Other contributing outbuildings elsewhere in the district include a cow barn of ca. 1890 associated with the former Converse Homestead and a ca. 1930 four-square garage beside Blanchard Tenement #2.

Other structures

A system of stone walls (#917), used today to fence in the Morgan horses bred on the farm, predates the 20th century and appears well integrated into the natural landscape. At the eastern end of the district, there is a square stone watering trough (#918) built into the stone wall on the southern side of the road.

The dowel fence (#919) was erected in the late 19th century to set off the Blanchard residences from the rest of the Elm Hill houses. Alternating long and short rods are held in place with two horizontal rails.

Two swimming pools, on the north and south sides of East Main Street, are tucked inconspicuously behind residences and do not compromise the district's integrity. A tennis court to the west of the chapel is also noncontributing.

The Parley Blanchard House and the Converse Homestead recently suffered damage from fires, apparently deliberately set. The shed-roofed leanto of the Blanchard House was destroyed. On the Converse House, damage was done to the building's interior, but its exterior was essentially unharmed. After consultation with the staff architect of the Massachusetts Historical Commission, the owners are in the process of rehabilitating the two houses, both of which are important contributors to the district. The tool shed and Blanchard Chapel presently stand vacant, the latter in derelict condition; otherwise, buildings are in use, and in good repair.

Several buildings that appeared on the Walker 1885 map are no longer standing; these include the John Hamilton House, pigeon cote and barn, all once located west of the A. C. Blanchard House.

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Archaeological Description

While no prehistoric sites are currently recorded in the district, it is likely that sites are present. Three sites have been recorded in the general area (within one mile). The physical characteristics of the property, well drained terraces in close proximity to wetlands including a tributary stream of the Quaboag River, a known locus of native settlement, indicate favorable locational criteria for native subsistence and settlement activities. Given the above information, the size of the district (27.6 acres), it's open space and limited historical development, it is probable that sites are present.

There is also a high potential for significant historical archaeological remains within the district. Controlled testing and excavation can determine the location of late 18th and early 19th century outbuildings no longer extant in the district. These survivals likely include barns and other agricultural structures for which only late 19th century examples remain. Structural remains of the Hamilton House originally located west of the Blanchard House may also survive. Occupational related features (trash pits, privies, wells) also likely survive associated with owners and workers homes located on the property. Specialized agricultural trash areas are also likely present.

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8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Agriculture

Period of Significance

Ca. 1770-1940

Significant Dates

1770

1870

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Elm Hill Farm Historic District, Brookfield, Massachusetts, is a well-preserved cluster of residences and farm outbuildings associated with a single family's agricultural activity over a century and a half. The district contains eight contributing residences and nine agricultural outbuildings, all associated with the Blanchard family. With their arrival in Brookfield in 1773, the Blanchards assumed ownership of several buildings already standing in the area and have operated a farm there up to the present day. As owners and operators of Brookfield's most successful farm, the Blanchards played an important role in the town's development; family descendants continue the vitality of this important property. The district retains integrity of location, design, setting, materials, feeling and association, and fulfills Criteria A and C of the National Register of Historic Places on the local level.

The town of Brookfield is located in the southwestern corner of Worcester County, roughly equidistant from Worcester and Springfield. Bounded by Spencer and East Brookfield to the east, Sturbridge to the south, Warren and West Brookfield to the west, and North Brookfield to the north, Brookfield constitutes a portion of a 1660 land grant of six square miles given by the General Court to four men from Ipswich (Essex County). This grant became known as Quaboag Plantation, "Quaboag" being the name of the local tribe of Southern New England Algonquins.

Forster's (later Foster) Hill near the center of the Quaboag grant, in the present town of West Brookfield, was the location of the first settlement of approximately four families by 1665. At that time, the inhabitants secured a deed for the land from Shattockquis, sachem of the Quaboag. The provisional township of "Brookfield" was established in 1673, and a meetinghouse was constructed on Foster Hill. The early settlement, including the meetinghouse, was obliterated during a three-day Indian siege in August 1675, and the township, which had grown to twenty families, remained deserted for the next eleven years. Resettled in 1686, Brookfield township was nearly abandoned

☒ See continuation sheet

9. Major Bibliographical References**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

☒ See continuation sheet**Primary location of additional data:**

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:Massachusetts Historical Commission**10. Geographical Data**Acreage of property 27.6 acres**UTM References**

A 18 740610 4678010
 Zone Easting Northing

C 18 740400 4678460

B 18 740720 4678360
 Zone Easting Northing

D 18 740260 4678120

☐ See continuation sheet**Verbal Boundary Description**☒ See continuation sheet**Boundary Justification**☒ See continuation sheet**11. Form Prepared By**

name/title Lynda Faye, Consultant with Betsy Friedberg, National Register Director

organization Massachusetts Historical Commission date April, 1990

street & number 80 Boylston Street telephone (617) 727-8470

city or town Boston state MA zip code 02116

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twice more, in 1688 and 1693. Native attacks ceased during the Queen Anne's War, the last local fatality occurring in 1710.

Within the next decade, Brookfield township progressed rapidly toward political self-sufficiency. A new meetinghouse on Foster Hill (1715) replaced the one previously destroyed. The size of the original Quaboag grant was enlarged to eight square miles in 1718. On November 12, 1718, the township was released from government by a Springfield committee and established as an independent town. The first town meeting was held December 15, 1718.

The size of the town proved too vast for the convenience of attending a single meetinghouse. During the 1750s, Brookfield was divided into three precincts or parishes: the First Parish at the oldest settlement in the west, the Second Parish (1750) in the north, and the Third Parish (1754) in the south. These parishes later became the towns of West Brookfield (incorporated 1848), North Brookfield (inc. 1812), and Brookfield, respectively. The town of Brookfield, also known as South Brookfield in the 18th and early 19th centuries, was reduced to its present size with the incorporation of East Brookfield in 1920. Other reductions in the size of the original eight-square-mile township occurred with the incorporation of Western (later Warren) to the southwest in 1742 and New Braintree to the northeast in 1751.

By the late 18th century, Brookfield was a community of dispersed farmsteads, with an emerging center at Brookfield Common (NR 2/23/90) along a plateau north of the Quaboag River and to the west of the Elm Hill Farm site. By 1753, a major east-west route north of the Quaboag River had been laid out as the Boston Post Road (later Main Street). Along the Post Road at the site of the nominated Blanchard family farm, a farm was established by the 1770s. The rolling terrain there would prove to be particularly well suited to dairying. The location was just south of the 972-foot-high rise now known as Cooley Hill and just north of the approximately 850-foot-high Blanchard Hill. The property was owned by the Cooley Family during the 1770s. Moses Cooley married Alice Blanchard ca. 1798, and thus began the long association of Blanchards with this area. An adjacent parcel continued to be farmed by the Converse family, and would continue to be held by that family until the 1860s when it became absorbed into the Blanchard family farm.

During the late 18th century, Brookfield's economy was largely agricultural, based on mixed husbandry, and the town was becoming one of the wealthiest towns in Worcester County. Farmers were developing successful sheep and cattle farms, and Brookfield's farms yielded large crops of hay and grains and produced livestock, butter and cheese. Cattle-raising for meat and dairy products was the major agricultural activity. Agricultural land use and livestock-raising intensified through the early decades of the 19th century. Acres of improved land increased as more land was converted to pasture and mowing to accommodate the increasing sheep and cattle herds. By 1820,

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improved acreage more than doubled in order to provide hay and grains for the animals. Butter and cheese were produced in great quantities for home use and for market.

The first Blanchards arrived in Brookfield from Sturbridge ca. 1773. The area of Elm Hill had been farmed since the 1730s. The first member of the family to build a house on Elm Hill was Parley Blanchard (b. 1777), whose modest cottage survives in the district (#98). Town records show that Parley's brother, Amasa (b. 1771), lived at Elm Hill, on the south side of Post Road, between 1811 and 1858. Amasa Blanchard owned a house and barn and 22 acres in 1850, while Parley Blanchard's taxable holdings in 1851 consisted of a house, barn and 47 acres of mowing, tillage and pasture.

It was Amasa's son, Albert C. Blanchard (1808-1874), who started the dramatic expansion of the farmstead at the end of the 19th century. Albert made his fortune away from his birthplace, in Richmond, Indiana, where he was, first, a successful merchant, and later, president of a local bank. By 1869, he had come home to Brookfield, where he retired from the business world to farm his family's holdings. On the 1855 map of Brookfield, property at Elm Hill is recorded as belonging to P. (Parley) and his son, Frederick. On the 1872 Beers map of Brookfield, A. C. Blanchard is shown as owning at least three of the residences on Elm Hill, including his "mansion," while C. P. Blanchard had one house, located outside the district bounds and no longer standing.

Brookfield records for 1869 show A. C. Blanchard with the highest tax valuation in town, exceeding even the local boot and shoe manufactory of Emmons Twichell, which had thrived during the Civil War. A. C. Blanchard's holdings in that year included 232 acres, six houses (likely including the Parley Blanchard House, #98, and the Converse Homestead, #95), four barns, a carriage, and numerous livestock.

Upon the death of his father, Albert Cheney Blanchard, the Reverend Charles P. Blanchard (1843-1895) inherited the property. At Elm Hill, he built a small private library, or chapel, next to the mansion, on the south side of East Main Street. In that building, it is said, he practiced his sermons. It was also a place for the family elders to "go after dinner and find some peace and quiet", according to present owner Mrs. Blanchard Means. It was during C. P. Blanchard's associations with the farm that the dowel fence (#919) was erected. Designed apparently to give some prestige to the property, the fence set the two imposing Blanchard houses off from the rest of the farmstead. A sketch in the 1885 Walkers Atlas shows the A. C. Blanchard House, the more pretentious of the two, set well back from the treelined road and at the foot of the pastures on Cooley Hill. The sketch shows a large barn, apparently the "Big Barn" (#100-9), with its attached carriage shed. The Farm Manager's Residence (#100), without its full-width porch and rear wing, stands to the east of the barn and outside the dowel fence. A hip-roofed

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building--apparently an 18th century pigeon cote--stands to the west. The fine dowel fence separates residences from farm buildings in a vast sweeping enclosure. By the 1890s, the local paper was referring to the farm complex as Elm Hill, aptly named for the large number of imposing trees on the property, visible in the Walker lithograph.

Such a fine property was appropriate for a locally significant family such as the Blanchards. C. P. Blanchard was a civic as well as a religious leader, well loved by Brookfield residents. A sketch in Leading Citizens of Worcester County (1895), published seven years after his death, praised him for his "labor of a religious and philanthropic nature, and otherwise seeking with praiseworthy zeal to improve the facilities for giving religious instruction..." The local elementary school was named in his honor after his death.

In the third quarter of the 19th century, under the guidance first of A. C. and then of the Rev. Charles Blanchard, the property became a leading dairy farm in the area. After the Civil War, tenements housed hired help (#93 and #94). Numerous barns for horses, cows and other livestock stood on the farm by the late 1870s.

From C. P. Blanchard, the farm passed to his only surviving child, Abby Frances Blanchard, wife of Oliver William Means. In 1919, Mrs. Means held 215 acres, seven houses, eight barns, and other outbuildings. Her livestock at the time included 50 cows and a dozen horses. In 1912, Mrs. Means imported a herd of Jersey cows from the Isle of Jersey in the British Isles. Mr. Lee Boyce, farm manager in the 1920s, bred the stock to obtain a herd of "prize-winning show cattle with the capacity for rich milk production". From this herd came the American icon of the 1930s, Elsie the Cow. She was one of the prize cows at the 1939 World Fair and a guest of honor at a party in the Brookfield Town Hall.

By 1925, Mrs. Means held 530 acres of land, as well as eight houses, including all those buildings nominated in the present district boundaries. The next heavily taxed resident had only 219 acres and less than half of Means' assets. Only local industries, such as Mann & Stevens Woolen Company and Ideal Coated Paper Company, would surpass her.

At the same time that Elm Hill Farm was thriving as a dairy, it became noted for its fruit trees. The apple orchard, which predates 1925, once contained an estimated 3,300 trees. Today, a commercial wholesaler, Brookfield Orchards of North Brookfield, rents 750 acres of orchard, while the remainder of the farm's apples go unharvested.

The Blanchard family farm remains the largest in the Brookfields, a position it has held from ca. 1850 to the present. The farm has 1,500 acres today, of

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which 708 acres are in Brookfield, the remainder in the present town of North Brookfield.

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Archaeological Significance

Since patterns of prehistoric occupation in Brookfield are poorly understood, any surviving sites would be significant. Sites in this area offer the potential for a study of upland settlement and subsistence along the upper reaches of the Connecticut/Chicopee River drainages. Sites in this area may also provide information on the extent to which peoples in this area intermixed with the inhabitants of the Worcester Plateau area and headwaters of the Charles and Blackstone River drainages to the east.

Historic archaeological remains described above have the potential for providing detailed information on the social, cultural and economic patterns that characterized a single family's agricultural activity for over a century and a half on Brookfield's most successful farm. Archaeological survivals can help document the pre-Blanchard era of use of the farm as well as further document structures and outbuildings which were present during the Blanchard ownership. Occupational related features can provide information on the Blanchard family through time particularly how the family and its agricultural interests changed. Occupational related features can also provide information on workers who also lived at the farm.

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Interview with Mrs. Blanchard Means. October 13, 1987.

Temple, J. H., History of North Brookfield, MA 1647-1887, Town of North Brookfield. 1887.

Roy, Louis E. Quaboag Plantation alias Brookfield.

Roy, Louis E. History of East Brookfield, 1686-1970., Town of East Brookfield. 1970. Worcester.

Worcester Registry of Deeds

Tax valuation records of Town of Brookfield.

Maps and Atlases:

Stebbins, 1829.

Fagan, L. Map of Brookfield, West Brookfield and North Brookfield. 1855.

Richards. Atlas of Worcester County. 1898

Walker, George. Atlas of Brookfield, West Brookfield and North Brookfield.

Beers Atlas of 1870.

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Verbal Boundary Description

The Elm Hill Farm Historic District is located along 1,515 feet of East Main Street (the Old Boston Post Road), on both the north and south sides, .6 miles from the junction of East Main and Maple Streets. The boundary follows a line of convenience 1,000 feet on either side of the road to include all outbuildings associated with the farm, as well as the system of stone walls that defines existing fields. See assessors map.

Verbal Boundary Justification

The nominated 27.6 acres represents the core of Elm Hill Farm, a 1,500 acre farm that straddles the town line between Brookfield and North Brookfield. The district includes all buildings associated with the farmstead during its period of significance.

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ELM HILL FARM NATIONAL REGISTER DISTRICT

BROOKFIELD, MASSACHUSETTS

KEY TO PHOTOGRAPHS

1. East Main Street, Elm Hill Farm, looking west
Brookfield, MA 6/87
2. East Main Street, A. C. Blanchard house B99, Elm Hill Farm
Brookfield, MA 6/87
3. East Main Street, Elm Hill Farm, looking west from most easterly
point, Farm Manager's house B100
Brookfield, MA 6/87

All photographs by Peter Terry, Brookfield Historical Commission

DISTRICT DATA SHEET
ELM HILL FARM HISTORIC DISTRICT
BROOKFIELD, MASSACHUSETTS

MHC#	HISTORIC NAME	STREET ADDRESS	DATE	STATUS	STYLE	RESOURCE
B93	Blanchard Tenement #1	19 East Main St.	ca. 1850	C	Queen Anne	B
	Cow Barn	21 East Main St.	ca. 1890	C		B
B94	Blanchard Tenement #2	20 East Main St.	ca. 1890	C	Queen Anne	B
	Garage	20 East Main St.	ca. 1930	C		B
B95	Converse Homestead	21 East Main St.	ca. 1790	C	Federal/ Greek Revival	B
B96	Blanchard Chapel/Library	23 East Main St.	ca. 1870	C	Italianate	B
B97	C. P. Blanchard Mansion	25 East Main St.	ca. 1770/1850	C	Italianate	B
	Swimming Pool #1		modern	NC		St
	Tennis Court		modern	NC		St
B98	Parley Blanchard House (Blanchard Homestead)	22 East Main St.	ca. 1790/1850	C	Georgian/ Italianate	B
	Tool Shed		ca. 1850	C	Vernacular	B
	Well			NC		St
B99	A. C. Blanchard House	28 East Main St.	1870	C	Italianate	B
	Swimming Pool #2		modern	NC		St
B100	Farm Manager's Residence	34 East Main St.	ca. 1790?/ ca. 1885	C	vernacular	B
B100-1	Horse Barn		ca. 1900	C		B
B100-2	Horse Arena		ca. 1900	C		B
B100-3	Barn		1940	C		B
B100-4	Barn		ca. 1940	C		B
B100-5	Horse Barn		ca. 1877	C		B
B100-6	Cow Shed		ca. 1960	NC		B
B100-7	Barn		ca. 1877	C		B
B100-8	garage		ca. 1900	C		B
B100-9	Big Barn		1877	C		B
	Silo		modern	NC		St
B919	Fence/Blanchard House & Mansion	East Main St.	ca. 1850	C		0
B917	Stone Walls	East Main St.	19th. c.	C		St
B918	Stone Watering Trough	East Main St.	ca. 1850	C		0

	<u>Contributing</u>	<u>Noncontributing</u>
Buildings	19	1
Structures	1	5
Sites	0	0
Objects	2	0
Total	22	6

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Elm Hill Farm Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 4/15/91 DATE OF PENDING LIST: 4/30/91
DATE OF 16TH DAY: 5/16/91 DATE OF 45TH DAY: 5/30/91
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 91000600

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 5/16/91 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

☐ count ☐ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

☐ historic ☐ current

DESCRIPTION

☐ architectural classification
☐ materials
☐ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

☐ acreage ☐ verbal boundary description
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



① Elm Hill farm looking west along East Main St
Brookfield, Ma 6/87

Worcester Co. M. H.



2 Elm Hill farm
Brookfield, Ma 6/87

A C Blanchard house B 99

Wareham Co MA



③ Elm Hill farm looking west from most easterly point
farm manager's house Bios
Brookfield, Ma 6/87 Waulsten C. M. H.



B-93

Elm Hill Jam H.D.
Warrenton Co. O.R.

APR 90 9501 N N N-1A



B-94

Elm Hill Farm A.D.
warrick Co. Ind.

APR 90 9501 N N N-1A



B - 95

Elm Hill Farm H.D
winter C.M.A

APR909501 N N N-1A



B-100

Eden Hill Farm N.D.
Worcester Co MA

APR909501 N N N-1A



B-100

B - 1009

B - 1001

Elm Hill Farm H.D.
Worcester Co. - MA

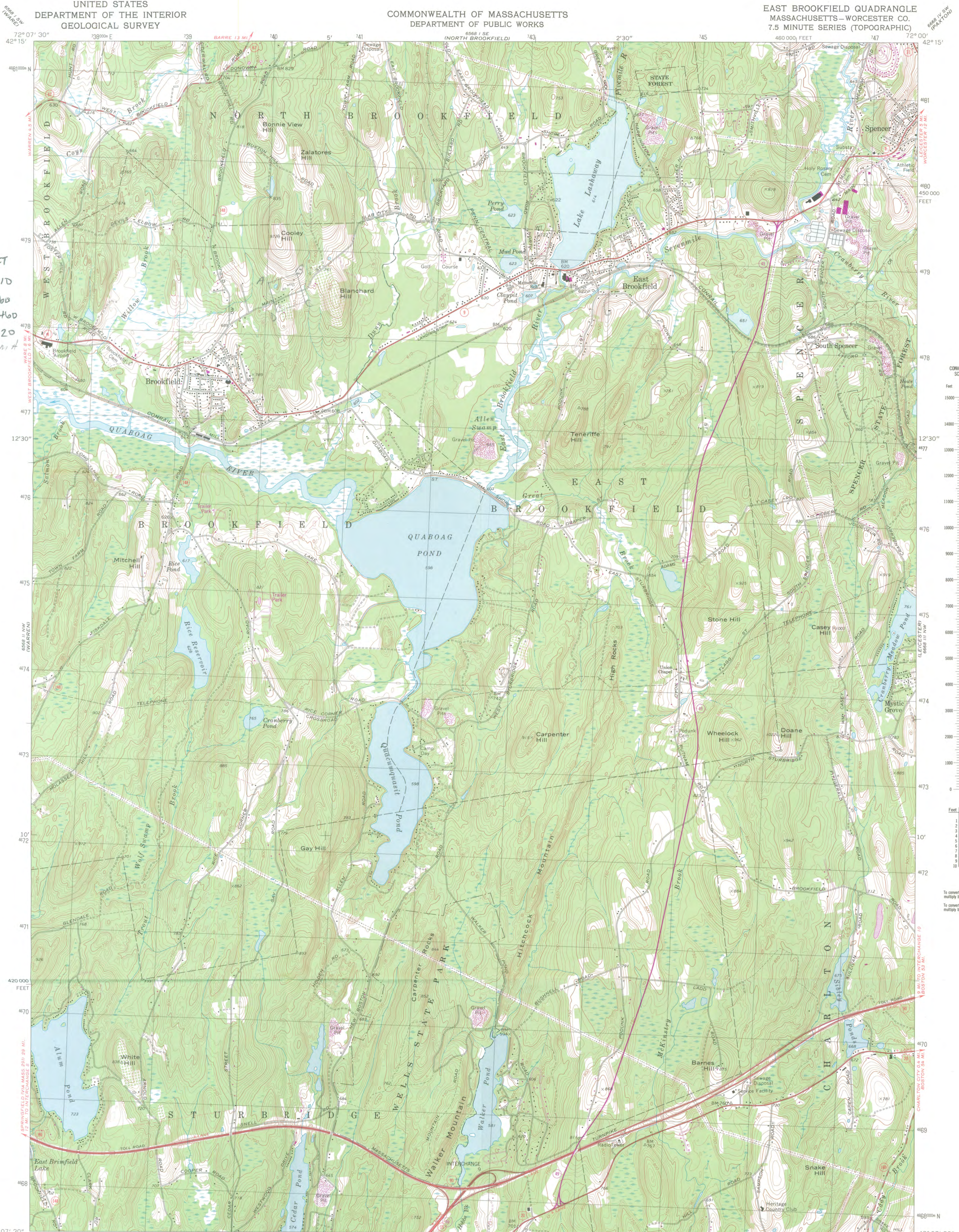
APR909501 N N N-1A



B-215

Elm Hill Farm H.D
Warrenton Co OR

APR909501 N N N-1A



ELM HILL FARM
HISTORIC DISTRICT
A 18 740610 4678010
B 18 740720 4678360
C 18 740400 4678460
D 18 740260 4678120
Worcester Co. MA

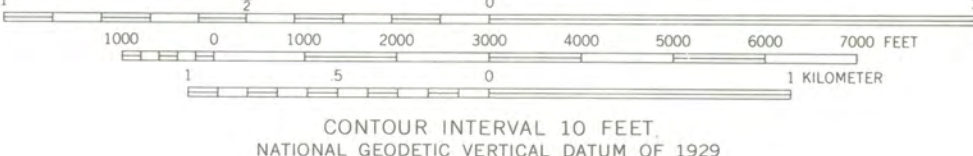
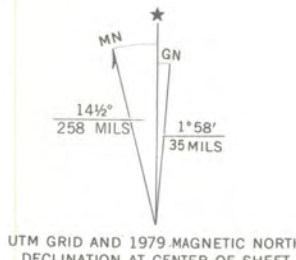
CONVERSION SCALES

Feet	Meters
1500	450
1400	427
1300	400
1200	370
1100	341
1000	305
900	274
800	244
700	213
600	183
500	152
400	122
300	91
200	61
100	30
0	0

Feet	Meters
1	0.3048
2	0.6096
3	0.9144
4	1.2192
5	1.5240
6	1.8288
7	2.1336
8	2.4384
9	2.7432
10	3.0480

To convert feet to meters
multiply by 0.3048
To convert meters to feet
multiply by 3.2808

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1943-1944. Revised from
aerial photographs taken 1967. Field checked 1969.
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid,
zone 18
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Areas covered by dashed light-blue pattern are subject to
controlled inundation
There may be private inholdings within the boundaries of
the National or State reservations shown on this map



ROAD CLASSIFICATION
Primary highway, all weather, hard surface
Secondary highway, all weather, hard surface
Light-duty road, all weather, improved surface
Unimproved road, fair or dry hard surface
weather
Interstate Route
U. S. Route
State Route



EAST BROOKFIELD, MASS.
N4207.5—W7200/7.5
1969
PHOTO-REVISED 1979
AMS 6568 II NE—SERIES V814

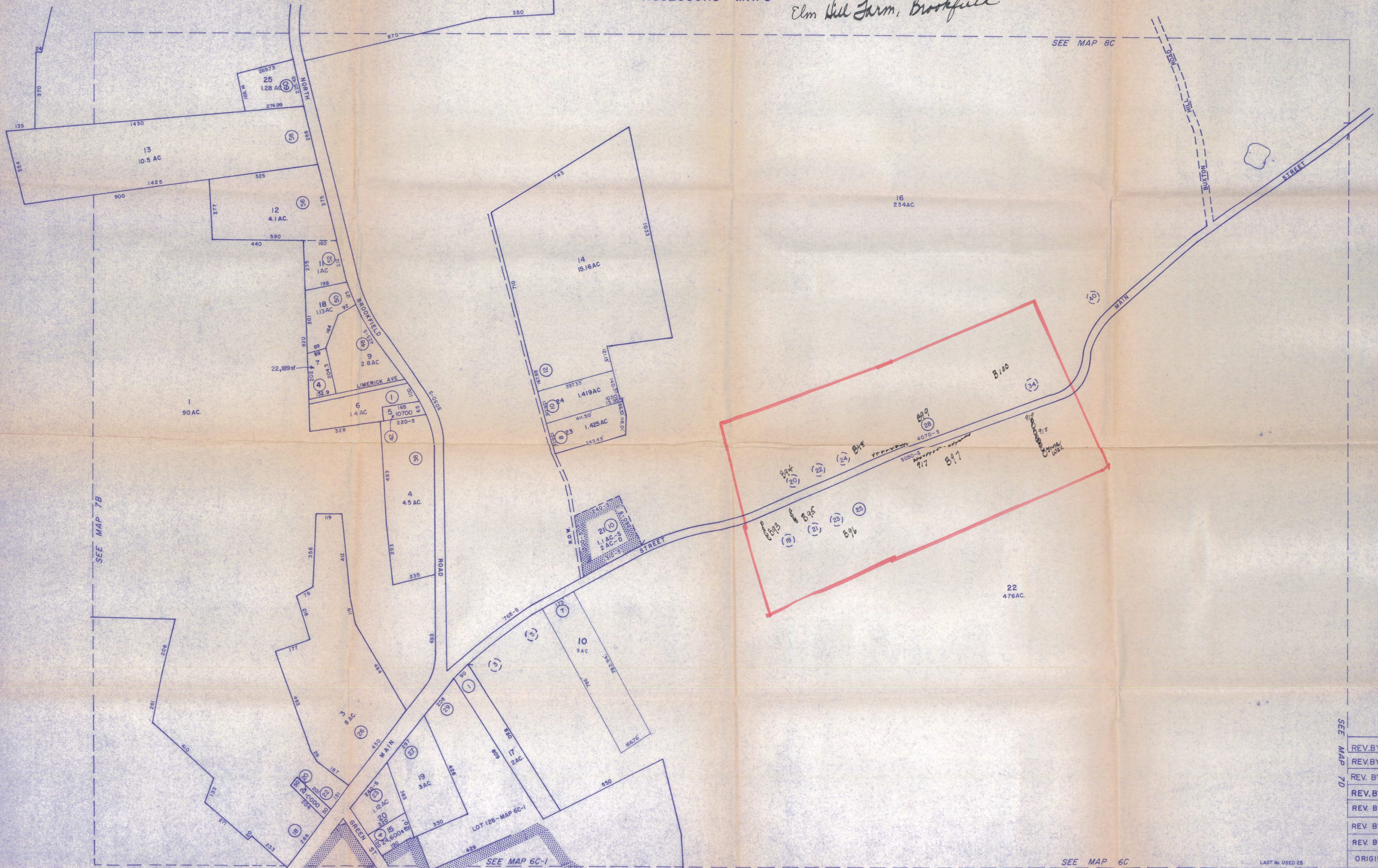
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled in cooperation with the State of
Massachusetts agencies from aerial photographs taken 1975 and other
source data. This information not field checked. Map edited 1979

TOWN OF BROOKFIELD, MASSACHUSETTS

ASSESSORS MAPS

Elm Hill Farm, Brookfield



SEE MAP 8C

SEE MAP 7B

SEE MAP 7D

SEE MAP 6C

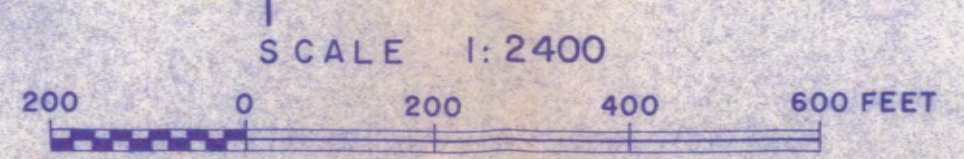
LAST NO. USED 25

REV. BY	JALBERT ENG. 7/87
REV. BY	SAC 4-27-83
REV. BY	SAC 1-18-82 SMB
REV. BY	SAC 2/81
REV. BY	AVIS 1976
REV. BY	AVIS 1975
REV. BY	AVIS 1969
ORIGINAL ISSUE:	1968

PREPARED UNDER THE DIRECTION OF
THE BROOKFIELD BOARD OF ASSESSORS
AVIS AIRMAP INC.

BROOKLINE
E. HARTFORD

MASS.
CONN.



8B	8C	8D
7B	7C	7D
6B	6C	6D



March 14, 1991

Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

Dear Ms. Shull:

Enclosed please find the following nomination:

Elm Hill Farm Historic District, East Main Street, Brookfield (Worcester County), Massachusetts 01506.

There has been no owner objection for the property listed above.

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. No comments have been received to date.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure:

cc: Chairperson, Brookfield Historic Commission
Lynda Faye, 232 East Pleasant St, Amherst, MA 01002