

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

| | |
|------------------|----------------------------|
| FOR NPS USE ONLY | |
| RECEIVED | MAR 11 1982 APR 12 1982 |
| DATE ENTERED | |

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Edward L. Burnham Farm

AND/OR COMMON

Batson Farm

2 LOCATION

STREET & NUMBER 580 Burnham Street

N/A NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Manchester N/A VICINITY OF

1st -

STATE

Connecticut

CODE
09

COUNTY

Hartford

CODE

003

3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE |
|---|---|--|--|
| <input type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC | <input checked="" type="checkbox"/> OCCUPIED | <input checked="" type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM |
| <input checked="" type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED | <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK |
| <input type="checkbox"/> STRUCTURE | <input type="checkbox"/> BOTH | <input type="checkbox"/> WORK IN PROGRESS | <input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE | PUBLIC ACQUISITION | ACCESSIBLE | <input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS |
| <input type="checkbox"/> OBJECT | <input type="checkbox"/> IN PROCESS | <input type="checkbox"/> YES: RESTRICTED | <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC |
| | <input type="checkbox"/> BEING CONSIDERED | <input type="checkbox"/> YES: UNRESTRICTED | <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION |
| | <u>N/A</u> | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER: |

4 OWNER OF PROPERTY

NAME Suzanne B. Shorts, Succ. Tr.

STREET & NUMBER 580 Burnham Street

CITY, TOWN

Manchester N/A VICINITY OF

STATE

CT

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Manchester Town Clerk

STREET & NUMBER 41 Center Street

CITY, TOWN

Manchester

STATE

CT

6 REPRESENTATION IN EXISTING SURVEYS

TITLE State Register of Historic Places

DATE

1975

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

Connecticut Historical Commission

CITY, TOWN

Hartford

STATE

CT

7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|--|---------------------------------------|---|---|
| <input type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____ |
| <input type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Edward L. Burnham Farm is situated in the northwest corner of the town of Manchester, Connecticut, an area undergoing a change from agricultural to industrial use. The Burnham farm, also known locally as the Batson farm, consists of about 21 acres (36 before the recent industrial park access road was built), some of it wooded but most planted with broadleaf tobacco. In addition to the vernacular Greek Revival house, the structures on the property include an icehouse, a milk house, and two large tobacco barns. The farm has been in the same family for generations, though the name has changed because of its descent through married daughters.

The clapboarded farmhouse is 2½ stories high with its gable end facing Burnham Street. To the south or rear are a 1½-story kitchen ell (recently enlarged to the west), an attached woodshed, and a small modern garage. The foundation is brick resting on large brownstone blocks. There are two small brick chimneys, one in the center of the main house and one at the end of the kitchen part of the extension. The main entrance is on the east side of the house. The doorway has a simple frame of molded boards with crossetted corners. A flat-roofed open porch rests on square columns with molded capitals. It extends across the east side and continues along the south to meet the kitchen wing, where there is another doorway similar to the main entrance. The facade facing Burnham Street is three bays wide, with a full cornice return and an oblong gable window. The windows all have plain board frames, six-over-six sash, and shutters. The house is of balloon-frame construction and was built in 1861.

The interior is simple but well-preserved. The main house is divided into two large rooms on the east side and smaller rooms on the west. There are simple pilaster-and-lintel mantels in the kitchen and southeast rooms, and a somewhat more formal mantel with a curved shelf in the front or northeast room. In the main house, the mantels in the second-story rooms, now a separate apartment, correspond to those in the rooms below. Only the kitchen has an actual fireplace, however; the depth of the partition, as well as an examination of the masonry during recent remodelling, seems to indicate that there were never any fireplaces in the main house. Other interior features include a narrow beaded-board dado in the kitchen, plain doorframes of raised molding, and a hanging oil lamp, original except for its replaced glass chimneys.

Nearby the house are the icehouse and milkhouse, both small, one-story, gable-roofed structures. The icehouse has walls about 9" thick, with board-and-batten siding on the exterior. The interior, including the ceiling, is completely finished with wide boards. Recent improvements include a cedar-shingled roof and poured concrete foundation. The balloon-frame construction, circular-sawn sheathing and a vaguely pediment-shaped frame around the doorway suggest the icehouse is contemporaneous with the dwelling. The milk house has walls of brick laid in common bond with Flemish variation. It has a wood-shingled double roof, with sawdust between the layers, an earthen floor, and a thick batten door. Like the icehouse, its ceiling is sheathed with wide boards, but with vertical saw marks, suggesting that this small building may pre-date the farmhouse. An earlier dwelling on the site was moved back and the frame incorporated into a general purpose barn, but this building was destroyed about 1960. The house lot with these buildings is separated from the fields by a line of pines and cedars. Other plantings include shrubs around the porch, and a large maple and smaller pines in front of the house.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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Edward L. Burnham Farm (Batson Farm)
Manchester, CT

CONTINUATION SHEET

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Determination of Eligibility for Inclusion in the National Register

1977 - Federal

Heritage, Conservation and Recreation Service
Washington, DC

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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The tobacco barns are set in the fields far back from the other buildings. The earlier one was built about 1903 and is a five-acre barn with vertical hinged siding. Most of the moveable boards have been taken off. The other one, still in use, was built in 1918 and is an eleven-acre barn ventilated with moveable horizontal boarding.

The acreage of the nominated property is justified, since nearly all of it is planted with broadleaf tobacco, the historical crop which is part of the property's significance. Indeed, without the acreage, the buildings on the farm lose much of their meaning.

6 SIGNIFICANCE

| PERIOD | | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | | |
|---|--|--|---|--|--|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION | | |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE | | |
| <input type="checkbox"/> 1500-1599 | <input checked="" type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE | | |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN | | |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER | | |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION | | |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) | | |
| | | <input type="checkbox"/> INVENTION | | | | |

SPECIFIC DATES 1861 - built BUILDER/ARCHITECT N/A

STATEMENT OF SIGNIFICANCE

The Edward L. Burnham Farm has both historical and architectural significance. Its local historical significance is that it is one of a dwindling number of farms in a town experiencing both suburbanization and industrial growth. The agricultural history of the town and region is well illustrated by these buildings, particularly the development of tobacco culture (Criterion A). Architecturally, the house is interesting because it is a good example of modest, country Greek Revival architecture in its last stage (Criterion C).

Although broadleaf tobacco was introduced in Connecticut as early as 1833, extensive cultivation did not occur until the 1850s. By the eve of the Civil War, however, Hartford County was among the top producers of cigar tobacco in the entire United States. It is not surprising, then, that Edward Burnham (1842-1904) would devote part of his energies to tobacco when he purchased his 100-acre farm from a relative in 1861. Figures for 1870 show he raised 2200 pounds of tobacco, the equivalent of about 1 1/4 acres. This was only a part of what he produced, however, as other products included 400 pounds of butter, 500 bushels of potatoes, \$175 worth of orchard products, 30 tons of hay, and 400 bushels of feed grain (MS Census).

Ten years later, Burnham reported similar amounts of hay, apples, and potatoes, but he had increased the number of cows from 4 to 14 and he sold 18,600 gallons of milk. The growth of nearby towns and cities had created a greater demand for fresh dairy products. More significantly, Burnham by 1880 had more than doubled his production of tobacco, with three acres yielding 5000 pounds. Although only a tiny proportion of his total acreage, tobacco probably accounted for nearly half the total value of his farm products. It was an intensive crop, expensive to produce, requiring hired labor (for which he reported spending \$300) and large amounts of fertilizer (\$75), either imported guano or stable refuse brought from New York City. The net profit per acre was correspondingly high and was estimated at \$55 per acre in 1879. Although he continued to produce a variety of agricultural products for home use and the local market, Burnham, like most of his neighbors in East Hartford, South Windsor and Manchester, was moving toward a greater reliance on tobacco.

Burnham's family continued this trend in the twentieth century, building the five-acre tobacco barn around 1903 and adding an eleven-acre barn after the First World War. At that time most of the acreage was leased to a large grower, a practice continued today. Shade-grown tobacco was cultivated for many years, but now the farm is planted with broadleaf again. The Burnham farm is typical of 20th-century agriculture in Manchester. In 1923, 1000 acres were planted, most of it managed by one of two large growers and most of it grown in the northwest section of the town. With its icehouse and dairy from the earlier period and its 20th-century tobacco barns, the Burnham farm illustrates the agricultural development of the area from general farming to specialization in tobacco.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Speiss, Matthew and Percy W. Bidwell, History of Manchester. Manchester: Manchester Centennial Commission, 1924.

U.S. Census Office. MS Schedules, Census of Agriculture, 1870, 1880. State Library, Hartford, CT.

_____. Tenth Census, 1880. Report on the Culture and Curing of Tobacco Washington: Government Printing Office, 1883.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 21

UTM NOT VERIFIED

ACREAGE NOT VERIFIED

QUADRANGLE NAME Manchester

QUADRANGLE SCALE 1:24 000

UTM REFERENCES

A 1,8 | 70,11,2,0 | 4,6,3,0,2,9,0

B 1,8 | 70,12,4,0 | 4,6,3,0,0,9,0

C 1,8 | 70,08,7,0 | 4,6,3,0,0,0,0

D 1,8 | 70,08,4,0 | 4,6,3,0,2,4,0

E | |

F | |

G | |

H | |

VERBAL BOUNDARY DESCRIPTION

The nominated property includes the house lot, 580 Burnham Street, and the fields, 576 Burnham Street. Manchester Land Records reference: Vol. 662, p. 283, Vol. 684, p. 227.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| N/A | N/A | N/A | N/A |
| STATE | CODE | COUNTY | CODE |
| N/A | N/A | N/A | N/A |

11 FORM PREPARED BY

NAME / TITLE Bruce Clouette, Consultant

ORGANIZATION Connecticut Historical Commission DATE September 12, 1979

STREET & NUMBER 59 South Prospect Street TELEPHONE (203) 566-3005


CITY OR TOWN Hartford STATE CT

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL x

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE  DATE February 16, 1982

TITLE Director, Connecticut Historical Commission

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

William H. Brookman DATE 4-12-82
KEEPER OF THE NATIONAL REGISTER

ATTEST: _____ DATE _____

CHIEF OF REGISTRATION

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The buildings are also of interest from the viewpoint of agricultural technology. The icehouse and dairy were both intended to maintain cool interior temperatures and to that end have few openings, thick walls and doors, and fully sheathed interiors. The milk house also has a double roof and traces of sawdust insulation, further evidence of insulating techniques needed to preserve the milk and butter stored within. The two buildings were part of almost every 19th-century farm, and yet today are probably rarer than barns.

The tobacco barns represent two different types of this specialized outbuilding. Until around 1880 tobacco was cured in ordinary barns, when the need for controlled ventilation became generally accepted. The first barns had vertical board siding, like the earlier Burnham barn, and had some of the boards hinged at either the side or the top, so that the drying could be regulated. In addition to being larger, the 1918 barn represents somewhat of a refinement over the earlier one, as its horizontal openings were considered better for inducing convection currents and thereby making drying conditions more even. Although tobacco barns of this vintage are still common, each year a number fall victim to fire, neglect, or development, and the total demise of this symbol of the Connecticut Valley may be approaching. The Burnham farm is important for preserving two different types of barns in a context combining continued use of the land for its historical purpose and continuity with earlier agricultural activity.

Architecturally, the house is intriguing as a transitional 19th-century house. Its form, orientation, and many well-preserved details — the full cornice return, crossetted doorframes, and pilastered mantels — are all derived from Greek Revival architecture which flourished in the 1830s and 1840s. In other respects, the house is more modern, particularly the balloon-framing, the side verandah, and the provision for stoves rather than fireplaces. Similarly, the dado in the kitchen is a very traditional decorative feature, but it is carried out in an up-to-date material, narrow beaded boards. Although the residence of a farmer of modest means, the Burnham farmhouse has many details of interest to architectural historians, and it is a particularly good illustration of how the Greek Revival style continued to dominate rural architecture even when new styles, materials and techniques were introduced.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



Edward L. Burnham Farm, Manchester, CT

Continuation sheet

Item number 9

APR 12 1982
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BIBLIOGRAPHY (Continued):

Burnham, Roderick. Geneological Records of Thomas Burnham. Hartford: Case, Lockwood & Brainard Co., 1884.