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United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

RECEIVED JUN 24 1993 NATIONAL REGISTER

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 Property

historic name Brook Farm other names/site number

2. Location

street & number Twenty Mile Stream Road N/A not for publication city, town Cavendish N/A vicinity state Vermont code VT county Windsor code 027 zip code 05142

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/district/site/structure/object categories.

Name of related multiple property listing: Agricultural Resources of Vermont 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. Signature of certifying official Date 6/17/93 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. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:) Signature of the Keeper Date of Action 7/22/93

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/ single dwelling
AGRICULTURE/ animal facility
AGRICULTURE/ storage
AGRICULTURE/ processing
AGRICULTURE/ agricultural outbuilding

Current Functions (enter categories from instructions)

DOMESTIC/ single dwelling
AGRICULTURE/ animal facility
AGRICULTURE/ storage
AGRICULTURE/ agricultural outbuilding

7. Description

Architectural Classification
(enter categories from instructions)

Colonial Revival
No style

Materials (enter categories from instructions)

foundation STONE
walls WOOD/ weatherboard
roof STONE/ slate
other wood

Describe present and historic physical appearance.

See continuation sheets

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Description of physical appearance

Site

The Bates Mansion overlooks the Twenty Mile Stream valley extending to the south between forested hills, with fields, pastures, and orchards lining the road, bounded by stonewalls, wire fences, and tree lines. A driveway, shaded by large sugar maple trees, leads from Twenty Mile Stream Road up a grade to the front yard of the Bates Mansion (#1). To the south of the mansion is a lawn with a well house. The driveway then continues northwest past the Horse Stable (#2), Equipment Shed and Workshop (#3) and the Cow Barn (#5). It then returns to Twenty Mile Stream Road several hundred feet north of the formal entrance. The Piggery (#7), Chicken Coop (#8), and Farm Manager's House (#9) are located in the field northwest of the Equipment Shed and Workshop. The Creamery (#10) is located south of the Farm Manager's House (#9). Remnants of an apple orchard remain within a stone walled area south of the Creamery (#10). Down hill, east of the orchard, is a stone walled area that was probably used for a garden. The Garden Shed and Greenhouse (#12) is at the southeast corner of this garden area. The ruins of the Sugar House (#11) are located in the woods at the northwest corner of the property. Remnants of the foundation of the Old Barn (#4) are between the Bates Mansion (#1) and the Cow Barn (#5).

(1) Bates Mansion, 1894

This large Colonial Revival style country mansion was built as a summer home in 1894 on the site of Brook Farm's original main house, which was moved to another site. Resting on a stone foundation, the mansion's main two-and-one-half story block is joined by an ell-shaped servants wing extending to the west and north, and a single-story woodshed at the west end.

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The main block has a slate-covered gambrel roof with its gable end facing the road to the east. Two small, pedimented, gable-roofed dormers with paired 8-over-8 windows rise from the south (front) roof, while three similar dormers rise from the north roof. The south facade is symmetrically arranged around the center bay, crowned by a pediment which projects from the roof as a wall dormer. The pediment itself is trimmed with modillions and features an oculus attic window. Below, Ionic pilasters flank a second-story Palladian doorway with a semicircular fanlight above. On either side of the door are double-hung sash featuring muntins radiating from a central hub through a circle. The door is a two-sectioned "Dutch door" with 12 window panes in the top, and horizontal panels below.

The first story doorway is surrounded by a projecting portico with paired, Tuscan corner columns and an elliptical arch. The portico is connected to an open deck and single-story porch that extends around the south, east, and north sides of the main block. The south and north sections of the porch were recently restored. The design of the main entrance also follows the Palladian motif. The upper section of the nine-foot high "Dutch door" is glazed with diagonally crossed muntins, topped with an arched fanlight. The lower section has three vertical panels. The door is flanked by double-hung windows with similar diamond shaped panes. Above the side windows are fixed sash with muntins radiating to an ellipse. To each side are bays with 12-over-12 windows at each story. These are framed with backband mouldings and flanked by shutters.

The north facade of the main block is similar, except that a center dormer replaces the pediment and the fenestration is irregular. Two windows are located near the outside corners on the second story. On the first story, a single window is centered on the east side, while on the west is a low 8-over-8 bathroom window and a paired 9-over-6 window.

Extending across the first story of the east facade is a shed-roofed porch supported by Tuscan columns (a pair at each end and two interspersed between) with balustrades enclosing the north and east. The porch has a latticework skirt. Based on photographs from

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the 1920s and earlier, the design of original porch was replicated with octagonal extensions at the northeast and southeast corners and porches along the north and south sides of the main block. The roof sections on the north and south porches were not installed, however, since they had probably been previously destroyed by the repeated crush of snow and ice dropping from the roof high above.

The fenestration on the east gable end features an elliptical oculus on the attic story, and three bays of 12-over-12 windows on both stories below, except for the center second-story bay. Here, surrounded by an Ionic entablature and pilasters, is a two-sectioned window with narrow double-hung sash, each with muntins radiating through an ellipse. A raised panel separates the two sets of sash. Also evident on the east elevation is a slight flaring of the roof where it was built up to cover the original integral cornice gutters.

Four brick chimneys rise from the roof of the main block—two at the east end, one near the center, and one along the ridge on the west. Tall and rectangular, the chimneys have recessed arches in all faces and flat marble rain-caps above.

A two-and-a-half story, 3-by-2 bay, gable-roofed servants' wing extends to the west and is recessed back from the main south facade. The south roof of the wing overhangs to cover a second-story porch. This porch has Tuscan columns interspersed with a balustrade of simple spindles. Three large curved console brackets support the porch. The fenestration on this south side is of three bays of 9-over-9 windows except for a vertically oriented elliptical oculus that fills the center bay on the second story. A doorway leads from the second story porch into the bedroom above the kitchen.

A single-story, gable-roofed woodshed extends on the west end of the west wing. Its south facade has a partially enclosed, recessed porch, which serves as an entryway to the woodshed. The west gable end of the woodshed has cropped eaves and a full pediment with a segmental arched fanlight. Small, 8-pane sash are located high on the south and west

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sides of the first story. Multi-pane French doors are on the north, and a 6-over-6 window is located to the left (south) near the intersection of the woodshed and the west wing. The west facade of the west wing has cropped pedimented gable trim and a fanlight matching that on the woodshed.

Extending one bay to the north of the west wing is a two-and-a-half story ell. All first and second story windows on this north ell are 9-over-9. A three-bay porch that matches the design of the porch previously described on the east projects from the north of the ell, sheltering a French doorway. The east facade of the ell is two bays wide with a door on the north corner of the first story. Connecting the attic of the north ell with that of the main block is a flat-roofed dormer with oculus windows on the north and east wooden-shingled walls. Chimneys rise from south roof of the west wing and on the west of the north ell, and are of a similar Colonial Revival style to the others on the building.

The interior of the Bates Mansion at Brook Farm is distinguished by its grand Colonial Revival style finish that survives with few alterations in the main block. The plastered ceilings are vaulted at the perimeters in all major rooms. Most of the wooden paneled interior doors are nine feet high. Many original gas lighting fixtures survive, although most of the chandeliers are now electrified.

The floor plan of the main block is laid out around the center entry hall. This large room extends the full depth of the house with an elliptical balcony opening in the center, a U-shaped grand staircase filling the northwest corner and a large fireplace on the east side. On the first floor, two parlors are located on the east end, each with elaborate fireplaces.

To the west of the center hall is a dining room, again with a fireplace. Fitting under the stairs are a small washroom and toilet room. A corridor also leads west from the center hall (with a small storage room on the north) to the kitchen and servant's wing. Between the dining room and the kitchen is a small butler's pantry.

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The kitchen is located on the southwest corner of the servants wing with doorways leading to the woodshed on the west and to a breakfast room on the north. The interior of this kitchen wing has been altered. A corridor and stairway flank the east side of the kitchen wing.

The second floor of the main block is also laid out around the center hall. Two bedrooms with small fireplaces are on the east and a master bedroom with a large fireplace is over the dining room on the south west. Doorways lead from the master bedroom to the overhanging southwest porch and to a bathroom on the west. Extending to the west servants wing from the center hall is a corridor with two small bedrooms on the north and four more small bedrooms above the kitchen.

The back stairway leads to the third floor, with two small finished attic rooms located on the north and west. An attic corridor then leads to a large attic "ballroom" over the building's main block. A small room on the west end encloses a large wooden cistern, while another cistern is tucked under the sloping roof on the northwest.

(2) Horse Stable, c.1885

Located just uphill to the west of the Bates Mansion, this long, two-story, wooden, clapboarded barn runs east and west, forming the south side of a yard surrounded by the main cluster of farm buildings. A fenced barnyard is located on the south side of the building. The Horse Stable's slate-covered gable roof with wide, sloping soffits and a central gable-roofed dormer on the south facade suggest a vernacular interpretation of the styles suggested for agricultural buildings advanced by Alexander Jackson Downing. The Horse Stable probably dates from the mid-1880s. A photograph taken around 1900 shows it topped with a tall cupola.

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The north facade has a double sliding barn door near the center, providing the main access to the barn. Along the first story are five small 4-over-4 windows. These and most of the other windows are trimmed with hood moldings. Two low doors and a 6-over-6 window open to the hayloft through the second story kneewall.

The east gable end has 4-over-4 windows on the first story, two 6-over-6 windows on the second, and a 6-over-6 window near the peak.

On the first story of the south side are a double sliding barn door and five 4-over-4 windows, while on the second story, three 6-over-6 windows are tucked under the eaves on the right (south). The wall dormer features a round-topped 6-over-6 window near its peak. A round-topped wooden shutter hangs from this window.

The west end has two small shed-roofed open-ended shelters added for equipment. A 6-over-6 window is on the first story, and a 6-over-6 window is near the top of the gable.

On the interior, the first floor of the barn is divided into quarters with rows of enclosed horse stalls along the outside walls separated by central drive floors, running along both the length and the width of the barn. Tongue-and-groove softwood panelling sheaths the walls. The west half of second floor is used for hay storage with sawn two inch thick dimension framing exposed, while the eastern half was finished into small paneled rooms, originally to provide living quarters for hired help.

Probably one of the first buildings constructed by James H. Bates shortly after he purchased the farm in 1881, the Horse Stable reflects his intent to develop a model farm with specialized outbuildings. Defining the southern side of the barnyard, about which the earlier outbuildings were clustered, the building also stands close to the rear driveway and marks the transition from the house yard, with its mown lawns and planted shrubs, to the farm yard, devoted to agricultural activities. This is the closest of the outbuildings to the

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main house. It provided shelter for carriage horses and storage for hay, harnesses and other tack, and possibly carriages. Although additional stalls may have been added, the building survives essentially intact. Its style is similar to the other outbuildings constructed by on Brook Farm during the 1880s.

(3) Equipment Shed and Workshop, c.1800/c.1894

Located between the three barns, the Equipment Shed consists of two clapboarded, one-and-a-half story sheds facing east with a small ell extending from the rear northwest corner. The north section is the oldest. It probably was built during the early 19th century. A photo taken before 1894 suggests that this section was originally built as a woodshed wing on the west side of the original farmhouse (circa 1788). It was presumably moved to its present site when the Bates Mansion was constructed in 1894. The cedar shingle covered gable roof is interrupted on the northeast corner by a shed-roofed wall dormer addition with two windows. On the first story, a wide door opening (probably enlarged to permit tractor parking in the mid-20th century) with braced corners allows access to two bays of dirt-floored equipment storage.

The interior of the center section of the equipment shed is distinguished by its hewn post and beam frame construction and roof frame of heavy hewn rafters supporting light purlins. The roof boards run vertically. The walls are plastered on sawn lath in the storage room on the north side, up the stairway leading from an exterior door on the north end, and in the second-story room under the dormer.

The small ell on the northwest corner was perhaps constructed shortly after the buildings were moved, possibly for use as a farm work shop, also with plastered interior walls and a

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wooden floor. It features two, 6-over-6 windows on the north, one on the west, and one on the south.

The southern part of the tractor shed also appears to date from the early 19th century. The pre-1894 photograph suggests it may have served as a small barn attached to the west of the woodshed on the original farmhouse. It also has a wide doorway for equipment on the east side. Its south gable end features two, 6-over-6 windows on the first story and a door to the loft. A small storage room with a wooden floor is on the south end, while the center part has a dirt floor. The roof is framed with hewn rafters and covered with circular sawn boards laid horizontally and protected by 24 inch cedar shingles laid about eight inches to the weather.

Although moved and altered around 1894, this building includes the best surviving example of the farm's architecture predating the James H. Bates period of ownership. The purlin frame roof of the center section is significant, as it reflects a pre-Civil War framing technique, typical of eastern New England. Although now in poor condition, the interior features reflect the historic uses of agricultural equipment and tool storage. With its location defining the west side of the barn yard, the exterior configuration reflects its integration into the late-19th century gentleman's farm and has therefore gained significance through this association, as well as mirroring the historical development of Brook Farm.

(4) Old Barn Site (non-contributing)

Probably built before 1820, and possibly dating from the initial settlement of the farm around 1788, the Old Barn was one of the last remaining unaltered structures from the farm's initial phase. It collapsed under its own weight during the summer of 1988. The only above ground remains are a few stones which served as underpinnings for the structure.

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Located midway between the Horse Stable (#2) and the Cow Barn (#5), the Old Barn had a simple gable roof with cropped eaves. Typical of early 19th century "Yankee" barns, a large double doorway on the south side opened to a central interior bay with a wooden threshing floor that extended across to another door opening to the barnyard on the north. The west interior bay was open to the roof (originally the haymow, but later used to shelter young calves), while the east bay was floored with a hayloft above the cattle tie-up. Small low doors opened to the south from the side bays, and a large sliding door was added to the west end. Small windows near the peaks of the gable ends on the east and west provided light and ventilation. Remnants of a nearly full-width former addition were apparent on the north side.

The roof framing system of major rafters supporting minor purlins reflected an eastern New England cultural heritage. This design of roof framing is rarely seen west of the Green Mountains. The roof boards ran vertically. The frame joinery was mortise and tenon with hand-hewn timbers, all squared except the purlins and floor joists which were flattened only on the top. The corner posts and major side posts were flared (or "gunstocks") to shoulder both the plates and the girts that cross above to the plates. The barn was probably built following the "scribe rule" of framing which was generally replaced by the "square rule" during 1820s. Since the Old Barn has collapsed and only remnants of its foundation still exist, it no longer contributes to the significance of the property as it has lost its integrity.

(5) Cow Barn, c.1883

The largest of the outbuildings on Brook Farm, the Cow Barn faces south, defining the northern edge of the farmyard. The land slopes steeply away to the Twenty Mile Stream behind the barn. Built for James Bates, probably during the early 1880s, to house the farm's expanding dairy herd, the Cow Barn is an eaves front, Late Bank Barn type of dairy barn. Large sliding doors on the south and north sides provide an off-centered drive-through.

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Since the land slopes to the east, direct access to the basement story is possible at the east gable end.

The outstanding architectural feature is the large hip-roofed cupola crowning the gable roof, with its 1-by-2 bay Romanesque-arched louvers providing interior ventilation. The architect of the barn has not been established, but the large cupola is nearly identical to the design found on the Israel Munson farm dairy barn in Wallingford, Vermont. The Munson barn was built in 1888 to the design of the Smith and Allen architectural company of Middlebury, Vermont.

The Cow Barn has wide soffits extending parallel to the roof plane on the eaves. The exterior walls are wooden clapboarded and feature 6-over-6 windows. The doors are constructed of double-layered, diagonal tongue-and-groove sheathing, fastened to an exterior frame. The sliding doors operate on an interior steel track with cast iron rollers.

The south facade has five windows interspersed between the off-centered main barn sliding door and three smaller passage doors. A small shed-roofed addition for milking equipment, probably built after the 1920s to conform with state health regulations, extends from the east end of the south wall. The milkroom's original cement floor was in very poor condition and was removed to allow the foundation for the Cow Barn to be repaired.

On the west facade are five windows on the first story—one at the peak, and two slightly below with a loft door at the second story. Six windows are located irregularly along the north facade with the large drive-through barn door opposite the south barn door.

A small, gable-roofed dormer (with a small, four-pane window) rises above the internal silo near the eaves of the roof, west of the barn door.

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As the land also slopes to the east, access to the basement is gained from an entrance through the east end of the barn's the fieldstone foundation. This allowed the removal of the cow manure by cart. The east facade is otherwise similar to that on the west.

Beneath the center part of the barn is a stone walled basement silo for fodder storage. Access to the silo is by outside stairs that pass through a low door on the west side of the main south facing barn door. On the interior, the first floor of the Cow Barn is divided into three areas with the center providing the drive-through and equipment storage area. A square two-story enclosed silo was added to the west of the rear (north) door. On the west end, stalls for the farm's work horses were later converted to box stalls for horses, calves, and small animals on the west. Three rows of twelve stanchions each for dairy cows fill the east side of the first floor. While the center section is open to the roof, haylofts are above the stalls to the east and west. An iron track extends the length of the building at the roof peak from which an iron hay fork is suspended. The Cow Barn is framed with sawn 8-by-8 inch and 2 inch thick rough sawn dimension lumber. The heavy timber frame has braced, two-story cross bents with trusses in the hayloft supporting a gable roof with major purlins supporting minor rafters.

An early example of the Late Bank Barn type, the barn is sited on an easterly sloping site. With the cow stanchions located on the eastern end of the first floor, easy at-grade access could be gained by wagons to remove the manure that would be shoveled through trap doors down to the basement. The interior square wooden silo and the stone walled basement silo appear to be early examples of silage storage methods. These are significant interior features.

Built to shelter a herd of about 30 Jersey cows, the cow barn is the largest and most significant outbuilding associated with agricultural production on James Bates' model farm. From the size of the barn, it is evident that dairy production was probably the main income-producing activity at Brook Farm during the late 19th and early 20th centuries. The

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milkroom addition on the Cow Barn illustrates that in the early 20th century, fluid milk became a marketable commodity, replacing its use for farm-produced butter.

This building is being rehabilitated. The foundation and structural systems were also repaired during the early 1990s. In 1993, wooden shingles replaced the metal roofing which had covered the original wooden shingles.

(6) Granary, c.1885

This small, gable-roofed building has a large hinged, double-door providing access for equipment storage on the west end, and a small loft door in the gable above. The Granary is clapboarded and trimmed in a style similar to the other outbuildings constructed during the mid-1880s. The east wall, however, is sheathed with spaced, vertical wooden slats on the outside and inside, suggesting the shed was used for storing corn. The wall framing, corner posts and horizontal beams are large hand-hewn timbers, while the roof framing is of sawn 2-by rafters. The roof is covered with cedar shingles.

The Granary has been moved at least several times. A photograph taken around 1900 shows a building which may be the Granary located south of the Cow Barn. It was moved to behind (north of) the Cow Barn (#5) during the first half of the 20th century. The building was moved recently to allow the collapsed foundation of the Cow Barn to be repaired. Although the Granary has been altered several times, these changes and its relocations reflect the evolution of storage needs on the farm.

The post-and-beam frame appears to have been built before the 1850s. It may possibly date from the same period as the old portion of the Equipment Shed and Workshop (#3) and the Old Barn (#4). The alterations, which probably date to the mid-1880s, reflect the expansion of the farm by James Bates for grain and corn storage.

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(7) Piggery, c.1885

This tee-shaped, one-and-a-half story, gable-roofed building is located between the Cow Barn (#5) and the Chicken Coop (#8). Probably built in the 1880s, it is finished in a similar style to the Caretaker's House (#9), Creamery (#10), and Chicken Coop (#8).

The south wing has large double-doors on the end with a small two-light sash in the gable above. Both side walls have two windows with 12-pane sash. Two similar windows are located on both sides of the main section, while the east gable end features a window on the first and attic stories. The west gable end features a door on the south corner, a 12-pane window near the center, and a loft door above.

In the rear (north) are three sets of paired doors that allowed the pigs access to their outdoor pens. Six small windows also extend along the north wall. The roofs, now covered with cedar shingles, feature wide soffits.

A tall brick chimney rises from the south wing, venting a stove that could be used to prepare pig feed and to heat water for scalding carcasses after slaughtering. The south wing also appears to have been used as the farm's blacksmith shop. Photos from around 1900 and the 1930s show two small, gable-roofed cupolas on the roof with louvers providing ventilation.

The Piggery is remarkably similar in design to one illustrated in the *American Agriculturalist* and published in the 1881 *Barn Plans and Outbuildings*. As with many of the other outbuildings at Brook Farm, the Piggery reflects a significant component of a prosperous late 19th century farm. It retains its integrity despite its deteriorated condition. The building is now being rehabilitated.

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(8) Chicken Coop, c.1885

The Chicken Coop, located just west of the Piggery (#7), is of a similar style with a gable roof and with clapboarded walls. Large, sliding, multi-pane windows (now being restored) on the south were paired on each side of a center door, and a large multi-paned window also provided light on the east end. Both gables have 6-over-6 windows. The north facade has a single passage door in the center. The roof is covered with cedar shingles. The whitewashed interior is divided into two areas for the chickens by half-height wooden walls in poor condition. These flank a central walkway which connects the front and rear doors. A brick chimney in poor condition originally rose through the ridge near the center of the building.

Like the Piggery (#7), the Chicken Coop was in a deteriorated condition and is being restored. It does retain its historic integrity, reflecting the historical importance of egg production to fill the farm's needs. The large south-facing windows were up-to-date features for chicken coops in the mid-1880s, further demonstrating the significance of Brook Farm as an example of a late 19th century model farm.

For many years this building was abandoned and it fell into poor condition. It is currently being rehabilitated.

(9) Farm Manager's House, c.1883

Located west, uphill of the cluster of barns, the Farm Manager's House (#9) faces east, overlooking Brook Farm. The 2-story, knee-walled, late 19th century vernacular farm house has a wing for the kitchen and woodshed extending to the north. The style of the exterior trim on the Farm Manager's House is similar to the Creamery (#10), Piggery (#7) and the Chicken Coop (#8), featuring wooden clapboards and gable roofs with wide soffits

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without cornice returns. The 6-over-6 windows on the first story and on the gable ends are trimmed with simple hood moldings. Single-sashed 6-pane windows light the second story through the side kneewalls.

The interior of the main section has a side hall plan with the main entry door offset to the right on the south gable end, opening into an entry hall with open straight stairs rising along the east wall. The interior door casings feature pedimented headers. A front parlor is to the west of the entry hall, which leads to the dining room, with a small room on the northwest corner of the main section. A mid-20th century kitchen and bathroom fill the south part of the wing, with a narrow hallway leading along the east wall from the kitchen to the woodshed. A large double doorway provides access to the woodshed, while a doorway opens to the kitchen on the east side.

Narrow stove chimneys rise from near the center of the main section of the house and from the south end of the kitchen wing. The roofs are currently covered with cedar shingles. Evidence of shed-roofed porches located over the front door and the kitchen door is shown by the absence of clapboards and remnants of the collapsed structures lying in the bushes along the foundations. The foundations of fieldstone topped by brick had heaved severely. These foundations are being rebuilt.

The Farm Manager's House was probably built by James Bates in the early 1880s to be used as housing for the farm manager's family. As with the other outbuildings it contributes to the overall significance of Brook Farm, reflecting the housing provided for the farm's caretaker family who lived here year around, while the main house, the Bates Mansion, was reserved for summer occupancy by the owner, his family, guests and domestic staff.

For many years this building was abandoned and it fell into poor condition. It is currently being rehabilitated.

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(10) Creamery, c.1885

The Creamery, located just southwest of the Caretaker's House (#9), is of a similar style and probably also dates from the 1880s, although some components, like the small-paned window sash, may have been recycled from earlier buildings. Facing east, the small one-and-a-half story building has a low kneewall and a simple gable roof with two small shed dormers on the front. Deteriorated shutters hang from the dormer windows. The roof is covered with asphalt shingles in poor condition. The front (east) facade has a doorway in the center, flanked by double-hung 9-over-6 windows with simple head moldings. An additional window is located near the southeast corner. A doorway is located near the center of the south wall and a window is above. The rear (west) facade has three windows, two near the south side and one at the north side. On the north, a small insulated wooden door, possibly for ice, opens high on the west side of the first story. The attic gable above is lit by another 9-over-6 window.

The first story is divided into three full-width rooms. The south room, with a sink on the west wall, was used for preparing the dairy products. On the west wall of the center room, a narrow, winding stairway leads up to the attic. The north room was originally partitioned in two, with the eastern half used for cold storage. The walls are panelled with beaded tongue-and-groove boards and filled with sawdust.

The second story attic is unfinished. Rising from the south side of the center room is a narrow brick stove chimney. Evidence of a porch extending along the east side and south end is shown by missing clapboards and remnants of flashing.

The Creamery reflects the importance of butter and cheese production as income producing products during the late 19th century. Later, as transportation systems improved in the

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early 20th century, the farm's milk was probably shipped to the cooperative creamery in Proctorsville, Vermont. The significant features of the building survive, although the Creamery was for many years in poor condition. It is currently being rehabilitated.

11. Sugar House Site (non-contributing)

Now a collapsed ruin, the sugar house was located northwest of the cluster of farm buildings and northwest (downhill) of the maple orchard. The remnants of this gable-roofed wooden building indicate it was sheathed with clapboards and featured wide soffits and a cornice treatment without returns similar to the Caretaker's House (#9), Creamery (#10), and Piggery (#7), and probably dates from the period of James Bates' expansion of the farm in the 1880s. The cast iron endplate of the arch, over which the maple sap was boiled to sugar, was manufactured by the George Soule Company of St. Albans, Vermont.

Since the Sugar House has collapsed, it has thus lost its physical integrity. The building no longer contributes to the historic significance of Brook Farm.

(12) Garden Shed and Greenhouse, c.1910

Located on the southeast corner of the garden plot (which is south of the Horse Stable) the Garden Shed is a small, single-story wooden building, sheathed with clapboards, and topped by a steep, hipped roof with an entry door on the north side. This doorway is surmounted by a small, vertically oriented, 3-pane window. Similar windows are located at the same level on the other three side walls. The north facade also features a full-sized double-hung window below the small window.

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Remnants of a greenhouse extend to the south, abutting the wide stone wall that divided the garden from the field beyond. The partially sunken greenhouse was formerly topped by a wooden framework to support the glass rising above poured-concrete foundation walls. Since the framework was in poor condition it has been removed. A doorway connects the two parts of the building. A brick chimney for a heating stove originally rose from the south wall of the Garden Shed, but the portion above the roof has been dismantled. The entire building is currently being rehabilitated.

Probably dating from the 1910s, the Garden Shed and Greenhouse reflects the interests of turn-of-the-century gentlemen farmers with experimenting in new horticultural techniques, as well as the leisure-time activity of gardening. Although the building is in poor condition, a preliminary survey suggests that sufficient historic material may survive to permit restoration.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

~~AGRICULTURE~~
~~ARCHITECTURE~~

Period of Significance

~~circa 1881 - circa 1943~~
~~circa 1881 - circa 1900~~

Significant Dates

~~1894~~

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown

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

See continuation sheets

See continuation sheet

9. Major Bibliographical References

See continuation sheet

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: _____

10. Geographical Data

Acreeage of property approximately 23 acres

UTM References

A

1	8
6	8
9	1
1	0

4	8
1	1
2	4
4	0

C

1	8
6	8
9	5
1	3
1	0

4	8
1	1
2	1
1	8
1	0

B

1	8
6	8
9	1
1	1
0	0

4	8
1	1
2	1
1	7
1	0

D

1	8
6	8
9	5
1	3
1	0

4	8
1	1
2	4
1	8
1	0

See continuation sheet

Verbal Boundary Description

See continuation sheet

See continuation sheet

Boundary Justification

See continuation sheet

See continuation sheet

11. Form Prepared By

name/title Thomas D. Visser, Coordinator

organization Architectural Conservation Service date May 11, 1993

street & number University of Vermont telephone 802 656 0577

city or town Burlington state Vermont zip code 05405

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Statement of Significance

Reaching its zenith as a model summer estate farm in the mid-1890s, Brook Farm in Cavendish, Vermont, survives as an example of a country estate with a grand summer mansion built on the site of an existing working farm. The Bates Mansion is an outstanding example of the Colonial Revival style of architecture with especially fine workmanship and sophisticated details. With nine supporting buildings ranging from a variety of barns to a house for the farm manager and hired help, Brook Farm is a significant example of a model farm with the buildings and surrounding landscape that reflects the culmination of agricultural development based on animal power and diversified farming in the late 19th century. Brook Farm qualifies for local and statewide significance under National Register Criteria A as an outstanding representative example of the "summer estate farm" property type of the "Model Farm" historic context defined in the Vermont Preservation Plan under the "Agriculture" theme. This is one of Vermont's best examples of a late 19th century model farm. Brook Farm also illustrates how the historic context of "Seasonal Residents" identified in the "Tourism" theme of the Vermont Preservation Plan is closely linked with the "Model Farm" historic context. This was the summer estate of James H. Bates, who was born on the farm and went on to become a successful businessman in Kalamazoo, Michigan, and Brooklyn, New York. Mr. Bates purchased the farm in 1881 from the estate of a cousin and over the next several decades he developed the property into a model farm. The history of Brook Farm reflects a broad historical pattern of the late 19th and early 20th centuries when wealthy families returned to their ancestral homes in Vermont to build comfortable summer estates. Brook Farm also qualifies for local and statewide significance under National Register Criteria C for its collection of significant representative examples of late 19th century model farm architectural designs. The primary architectural resources include the 1894 Colonial Revival style Bates Mansion and nine, late 19th century vernacular farm buildings. These are the Farm Manager's House, Cow Barn, Creamery, Piggery, Chicken Coop, Horse Stable, Equipment Shed - Shop, Granary, and Garden

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House. The original circa 1790, Federal style farmhouse was replaced in 1894 with a high style Colonial Revival mansion for his family's summer use. The mansion is one of the best rural examples of the Colonial Revival style of domestic architecture in Vermont. The Farm Manager's House and the other agricultural outbuildings are typical representative examples of late 19th century vernacular farm architecture. As a group, these are one of the best examples of a late 19th century summer estate farm in Vermont. The large Cow Barn is an important example of the Late Bank Barn type of dairy barn. Its long cupola is especially distinctive. The architect of the barn has not been established, but the distinctive design of the large cupola, with its Richardsonian Romanesque inspired arches, is nearly identical to the design found on the Israel Munson farm dairy barn in Wallingford, Vermont. The Munson barn was built in 1888 to the design of the Smith and Allen architectural company of Middlebury, Vermont.¹ The Piggery and Chicken Coop are very similar to designs published in the *American Agriculturalist* and reprinted in 1881 in *Barn Plans and Outbuildings*. The Horse Stable, Farm Manager's House, Creamery, and Garden House are also typical designs of the 1880s. The Granary and Equipment Shed - Shop are late 19th century adaptations or reconstructions of earlier farm buildings. In the summer of 1988, the circa 1790 English Barn, which was in poor structural condition, collapsed naturally. While its loss is unfortunate, the primary period of significance of the farm is strongly reflected by the surviving buildings constructed or modified between 1881 and 1894. Brook Farm serves as an excellent example of the summer estate farm property type described above. Its significance is at least comparable to such other Vermont examples with statewide significance listed on the National Register of Historic Places as Mountain View Stock Farm (circa 1795, 1907, & 1929) in Benson, "Broadview" (circa 1865, 1904) in North Danville, Rockledge Farm (circa 1820, 1918) in Swanton, and the Owen Moon Farm (1816, 1937) in South Woodstock. All these properties were developed as summer estate farms for the families of successful individuals between 1900 and 1940.

¹Elsa Gilbertson and Curtis Johnson, *The Historic Architecture of Rutland County* (Montpelier: Vermont Division for Historic Preservation, 1988), 418.

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The historical significance of Brook Farm relates directly to the historic context of "Diversified and Specialty Agriculture" identified in the Vermont Historic Preservation Plan's Agriculture Theme.

As competition from the fertile western farmlands challenged the economic status of New England farmers during the second half of the 19th century, a widespread interest in improved farming techniques was strengthened by an exchange of information through such farming related publications as the *American Agriculturalist* and *New England Farmer*. These journals frequently published descriptions of "model farms" where new farming techniques or examples of innovative, labor saving, building designs were tried. These farms, which were often subsidized by wealthy owners, also became known as "gentlemen's farms."

As the agricultural base of Vermont's economy waned during the late 1800s and the populations of many towns decreased as men and women left for better opportunities, a surplus of farms developed in many areas of the state. At the same time, the rapid growth of industry and commerce in the nation's urban areas produced many new jobs. For upper levels of management, the standard of living of successful entrepreneurs, industrialists and financiers increased dramatically. With convenient railroad connections to the major east coast urban areas, affluent urban families seeking to escape from the heat and congestion of the cities could purchase attractive Vermont farm properties for their summer use. While the state actively encouraged the redevelopment of existing farms by seasonal residents, many towns sponsored summer "Old Home" days of activities to help lure successful family members back to their childhood homes. Indeed some wealthy individuals did purchase the homesteads of their ancestors. With the husband often commuting from the city by train for the weekends, the wife, children, and domestic help would often move to the farm for the entire summer. Although some built new summer houses, many adapted existing older homes for the new uses. Often the houses were enlarged; plumbing, lighting and heating systems were added, and new outbuildings were constructed. Farm managers were often hired to care for the property and to farm the land. Neighboring farms were

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acquired to boost the land holdings and to provide housing for the farm managers and other workers. Many of the farms became "model farms," using modern scientific farming techniques and breeding programs to develop high quality livestock and crops. The summer residents also often became patrons to local artistic, cultural and charitable activities. With the downturn of the national economy associated with the Great Depression, the era of summer estate farms had generally come to a close in Vermont by 1940.

This broad historical pattern is strongly reflected by the history of Brook Farm. One of the larger farms in the town of Cavendish, Vermont, the original settlement dates from 1788, when Nathan Conant, purchased 78 acres of easterly sloping land from Timothy Hildreth, an original landowner of the town. Conant constructed a hipped-roof, two-story house with a center chimney.² In 1820, the farm was mortgaged to William Jarvis of Weathersfield, Vermont, who a decade earlier while the United States Consul to Lisbon had imported the first large number of Merino sheep to Vermont, marking the beginning of the "sheep boom" which brought an era of great prosperity to many farmers in the state. During the early 19th century, a wing and small barn or woodshed were connected to the original house. Parts of this wing may have been reconstructed into the Equipment Shed-Shop (#3) during the 1890s.

By the mid-19th century, the farm had been sold to Chivey Chase who increased its size to 185 acres. United States Agricultural Census figures show that like many Vermont farmers, Chase decreased wool production, while increasing dairy production, as the profitability of raising sheep for wool declined with the opening of the West and increasing competition from Australian herders. By 1860, the Chase family produced for their own use and cash income about 600 pounds of butter and 300 pounds of cheese annually from a herd of five

²Moved around 1894 from its original site to allow construction of the Bates Mansion (#1) to a site just east of the Farm Manager's House (#9), and subsequently moved away from the farm site, the original house is said to have been reconstructed on Greenen Road in the village of Proctorsville, Vt.

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milk cows, as well as 200 pounds of maple sugar and 200 bushels of potatoes. In addition, a variety of crops, including hay, buckwheat, corn, beans, oats, and apples were grown, primarily to provide food for the family, the pair of work horses, a pig and a sheep. By 1870, however, cheese production on the farm had stopped, with milk presumably being shipped directly to a centralized cheese factory, the closest being the Eagle Cheese Company in Proctorsville, Vermont. Ten years later, the dairy herd had been increased to 15 milch cows. Liquid milk had become a major source of income with 4300 gallons produced. Maple sugar production also increased to 600 pounds a year.

Chivey Chase died in 1878 and by 1880 the farm was being rented to Charles Chase for a share of the crop production. In 1881, the heirs of Chivey Chase sold the farm to James H. Bates, a cousin of the Chases who was born on the farm, but had become a successful businessman in Kalamazoo, Michigan and Brooklyn, New York. James Bates developed the farm into a model farm, increasing its acreage substantially by purchasing adjacent farms and woodlots. He constructed numerous outbuildings including the Horse Stable (#2) for the carriage horses and with living quarters above for stable help, a Cow Barn (#5) for the herd of about thirty Jersey cows, a Piggery (#7), a Chicken Coop (#8), a Farm Manager's House (#9), and a Creamery (#10) in which butter and cheese were produced. The farm also had the Old Barn (#4), which collapsed in 1988, a sugar house (in ruins) for making maple sugar, and several other buildings no longer standing, including an ice house located between the Piggery (#7) and the Old Barn (#4). These detached wooden clapboard-covered outbuildings, all built in a similar vernacular style, each served a specific agricultural purpose. While Bates and his family lived at Brook Farm from June through October, Charles Chase continued to serve as the farm manager and lived with his family in the Farm Manager's House (#8) throughout the year.

The Bates Mansion (#1) was constructed in 1894. An article published in the *Vermont Tribune* of Ludlow, Vermont, on June 8, 1894, reports, "Work on the new summer residence being built for the Hon. J. H. Bates is being rapidly carried forward. A large force of men

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are employed who are under the supervision of contractor Ross of Middlebury (Vermont)..." Indeed the construction of the mansion provided needed jobs at a time when at least one major local woolen factory had closed down during a period of severe national economic decline. Although the architect is unknown, the reference to the Middlebury, Vermont, construction company suggests the possible involvement of prominent Middlebury architect Clinton Smith who designed the Addison County Courthouse in 1883. The design of the mansion borrows elements freely from the Georgian, Adamesque, and Federal styles, but magnifies their scale and proportions in the Colonial Revival style. The interior finish in the main portion is especially outstanding with over-scaled doors, richly embellished fireplaces, and a large two-story entry hall featuring an elliptical balcony opening and a grand corner staircase. Equipped with 1890s conveniences, the house was illuminated by chandeliers and wall sconces fueled by gas produced from gasoline by a water-powered machine in the basement. A speaking tube connected the master bedroom with the kitchen. Gravity-fed water from a spring located on the hill east of Twenty Mile Stream Road plumbed the kitchen and bathrooms. Overall, the Bates Mansion is one of the finest Colonial Revival style summer estate farm houses in Vermont.

The large walls of cut stone that bound the fields to the south of the farm buildings and along Twenty Mile Stream Road, and the cylindrical stone piers marking the driveway entrance reflect an effort to create an enduring picturesque landscape. The stone walls enclosed an orchard and garden for vegetables, fruit, and flowers southwest of the mansion. Probably built around 1900, the Garden House (#11) with its attached green house made it possible to grow plants requiring a longer frost-free season.

After James Bates passed away in the late 1920s, the mansion and twenty acres were willed to his wife. The remaining acreage went to his cousin, Charles Chase, the farm manager. Most of the farm was subsequently purchased by Louis Schmidt in the early 1930s. A hand-drawn map now owned by neighbor, Stewart Schmidt, probably from around 1936, shows the farm surrounded by cultivated fields growing such crops as corn, oats, clover, and hay.

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Additional parcels (not included in this nomination) extended east of Twenty Mile Stream Road, and west up the hill to the maple grove and fields bordering on the road to Plymouth Kingdom, and a woodlot which stretched to the west and south of the Plymouth Kingdom Road. Known as "Mad Wives Farm" in the 1950s and 60s, horses were raised here by the Schmidts. Stewart Schmidt constructed the oval trotting track along Twenty Mile Stream Road in the 1960s. The property was purchased by George and Diana Davis of Brookline, Massachusetts, in 1986. At that time, the mansion and out buildings were in fair to poor condition. Mr. and Mrs. Davis have had many of the farm buildings stabilized and rehabilitated. They rent the farm to groups as a vacation retreat.

Today the distinguished mansion, the cluster of outbuildings and picturesque stonewalls and agricultural landscape of Brook Farm survive as a notable example of architecture, which reflects the culmination of animal-powered agricultural development in the late 19th century, when an older Vermont hill-farm was transformed into a model gentleman's farm, expanded and subsidized by a seasonal owner. The historic integrity of the Bates Mansion and the associated farm buildings and landscape are intact and are being preserved. The farm buildings are currently being rehabilitated following the standards established by the National Park Service.

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Brook Farm
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Verbal Boundary Description

Starting at Point A at the northeast corner of the parcel of land known as Brook Farm (the property currently owned by George and Diana Davis) on the westerly right of way of Twenty Mile Stream Road about 250 feet north of the point where Twenty Mile Stream intersects with Twenty Mile Road; thence proceeds southerly to Point B along the westerly right of way of said road approximately 750 feet to a stone wall running perpendicular to the road and marking the boundary between Brook Farm and the parcel owned by Stewart Schmidt; thence proceeds westerly along said stone wall to Point C where it meets a stone wall running perpendicular to it in a north/south direction; thence proceeds along said stone wall northerly approximately 1000 feet to point D (the corner of the current Brook Farm lot); and thence proceeds in a generally east-southeasterly direction to Point A, the point of beginning. This parcel contains approximately 23 acres.

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Boundary Justification

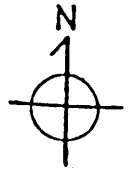
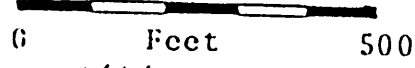
The National Register boundary for Brook Farm includes an area of about 23 acres surrounding the historic core of the farm which includes the buildings, structures, sites, and environs that comprise the core of the historic farm estate. This also includes woodland, over-grown orchards, and a maple grove on the north, with the remainder being open fields, orchards, farm roads and barn yards, surrounding the farm's outbuildings, and the lawns and gardens around the Bates Mansion (#1).

The eastern boundary of the district follows a stone wall which marks the property line along 20 Mile Stream Road. Along the south, the boundary follows a large stone wall which separated the front yard, garden, and orchard from the fields to the south. This stone wall, probably constructed during the mid-1880s, marks the southern boundary of the farm's core. The two parcels bordering on the south have a different character. On the southwest is a partially overgrown pasture, now part of adjacent farm. The field bordering on the southeast is owned the current owners of Brook Farm, but around twenty years ago, an oval horse trotting track was built, extending onto the land of the farm to the south. The western boundary follows the legal boundary along the edge the farm's upper hay field with forested land beyond. On the north, the boundary is the present legal property boundary, passing through woodland back to Twenty Mile Stream Road. This boundary is sufficient to convey the historic context of Brook Farm and to protect its architectural character.

BROOK FARM, CAVENDISH, VERMONT

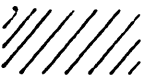
National Register
Boundary

Approximate Scale



Property Boundaries

Stone Walls



Forested



Contributing



Not contributing

