

## FORM A - AREA

Assessor's Sheets   USGS Quad   Area Letter   Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

123-01512-195

North  
Brookfield

STU.  
J

STU.201-  
204;  
STU.912

### Photograph



**Town/City:** Sturbridge

**Place** (*neighborhood or village*): Fiskdale

**Name of Area:** Hyland Orchard and RapsCALLion Brewery

**Present Use:** Brewery and event venue

**Construction Dates or Period:** 1940s

**Overall Condition:**      good

**Major Intrusions and Alterations:**  
Unknown

**Acreage:** 20.12 acres

**Recorded by:**      Bonnie Parsons

**Organization:**      Pioneer Valley Planning Commission

**Date :** September, 2017

### Locus Map

See attached assessor's map.



*see continuation sheet*

# INVENTORY FORM A CONTINUATION SHEET

STURBRIDGE

HYLAND ORCHARD

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

STU.J

STU.201-  
204;STU.912

- ☐ Recommended for listing in the National Register of Historic Places.  
*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

The Rapscallion Brewery is a complex of buildings: a central manufacturing building, two ground-level, stable barns; a sugar shack; a small shed and a Quonset-form greenhouse. They are arranged within a landscape of a rolling hillside that descends to a small pond on the south. The hillside is terraced with numerous fieldstone embankments and a winding road in an east-west direction divides the property so that its buildings are on the north side and its pond and game field are on its south side.

The central fruit storage barn, 1945 is set into a hillside so that on its east façade and south elevation it is two storied and on its north and west elevations it is a single story. The building has a single-story wing on its south elevation under a shallow shed roof. The main block of the building has a shed roof on the south half and a shed roof on the north half. The two do not meet at a ridge as the northern half is slightly lower – about 1 foot – at its highest point than the southern half. A low wall makes up the difference in height. The building is sided in a combination of board and batten and novelty siding and it rests on mortared fieldstone foundations. Typical of many manufacturing buildings, each elevation is asymmetrically fenestrated and vehicle entries have been added with changing uses of the building. The east façade is front-gabled with a row of four windows at the exposed basement level and five windows asymmetrically placed at the first story along with two pedestrian entries and two vehicle bays. The east elevation of the wing has a loading dock in front of a large vehicle bay. The three remaining elevations of the main block consist of a combination of residential scale windows (largely vinyl replacements with 1/1 sash) and vehicle bays.

The maple sugar boiling off house, ca. 1950 is a one-story building, board-and-batten sided on whose gabled roof across the ridge is a vertical, metal steam vent. It is one bay wide and one bay deep. It is not represented on the assessor's map.

The shed, ca. 1950 is similarly novelty-sided with an asphalt-covered, shed roof. It is one story in height, and one by one bay in size. It also is not represented on the assessor's map.

The first ground-level stable barn, ca. 1950 is located uphill and west of the manufacturing building. It has recently renewed vertical wood siding and a side-gable, metal-covered roof. Painted on its south gable field are the words, "Hyland Orchard & Brewery". The barn is five bays long on its eaves side and has wings at each end. There is a shed roof wing on the south and an open porch under a flat roof on the north end. This barn serves as an event pavilion.

The second ground-level stable barn ca. 1960 is located further uphill and west of the first barn. It is a vertically sided wood barn, still in use for animals. It approximately ten bays long and its principal openings are in the east and west gable ends, as is common with ground-level stable barns and it has a metal roof. Windows on north and south elevations illuminate the interior and its pens. On the assessor's map it is represented in smaller scale than it is in reality.

A greenhouse, ca. 1950 is located north of the first stable barn. One-story, it has concrete foundations above which on north and south are wood frame walls, between which, heavy-duty plastic over hoops forms an arched roof. The building's south end wall has a center door entry between two windows with 9/9 sash. On the assessor's map the greenhouse appears to be located on the adjacent parcel, though it functions as part of the orchard.

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## HISTORICAL NARRATIVE

*Explain historical development of the area. Discuss how this relates to the historical development of the community.*

As early as the 1850s Sturbridge farmers began turning to the cultivation of fruit on their farms. Apples, pears and peaches were found to grow well on the town's soil and with the encouragement of the Worcester Agricultural Society and its Sturbridge branch, orchards became one of the agricultural mainstays of Sturbridge. By 1857 this land was part of the Thomas and Mary Arnold Farm. In 1880 the Arnolds were in their sixties and farming, but in 1898 they retired and sold their farm to Edward and Susan Douty who with their eight children continued to live in Southbridge and mixing farming with a supplementary occupation as Edward was also a school teacher. So this land was an addition to their farm that they may have worked themselves or leased. But by 1920 the family had moved to Sturbridge, building a house that is now on a separate lot adjacent to this property. They were doing general farming but in 1920 Edward was 71 and Susan was 67, so in 1921 they sold to Nils and Agnes Engstrom. Nils was an immigrant from Sweden and was active in Sturbridge public life as a selectman. He was an orchard grower who was known for the success of his experiments however, the hurricane of 1938 destroyed much of their orchard as it did many of the town's farmers. The Engstroms remained on the farm working to restore its orchards but after Nils died, Agnes sold it in 1945 to F. James Hyland. Hyland began raising peaches, pears, and 50 varieties of apples which would have been stored in the barn now serving as a brewery that Hyland built the year he bought the property. All the buildings on the property date from the Hyland family's ownership. In 1968 James F. Hyland was living in the house next door to the orchard and Hyland Orchard for apples was operating. It continues to the present. The third generation of the Hyland family, Christopher Damon, continues to own and run the orchards and while the barn was rehabilitated to a brewery operated by the Rapsallion Brewery.

### STU.J Hyland Orchard Area

STU.201	195 Arnold Road	fruit storage barn	1945	utilitarian	B
STU.202	195 Arnold Road	maple sugar boiling house	ca. 1950	utilitarian	B
STU.203	195 Arnold Road	1st.ground-level stable barn	ca. 1960	utilitarian	B
STU.204	195 Arnold Road	2nd.ground-level stable b.	ca. 1960	utilitarian	B
STU.912	195 Arnold Road	greenhouse	ca. 1950	utilitarian	Structure

## BIBLIOGRAPHY and/or REFERENCES

### Maps

Bailey, O. H. & Co. Bird's eye view *Sturbridge and Fiskdale*, Massachusetts, 1892.

Beers, F. W. *Plan of Towns of Sturbridge and Southbridge*, 1870.

Walling, H. F. *Map of Worcester County*, Wm. E. Baker, Boston, 1857.

### Primary Sources

Chase, Nelly M. Photograph Album, Joshua Hyde Public Library.

### Secondary Sources

Burns, Brian. *Sturbridge: A Pictorial History*, Norfolk, 1988.

Corey, Charles F. "Old Houses in Sturbridge" Quinebaug Historical Society Leaflets, vol.1, no. 5, 1900.

Clark, Joseph. *Historical Sketch of Sturbridge, Massachusetts*, Brookfield, Massachusetts, 1838.

Davis, George. *A Historical Sketch of Sturbridge and Southbridge*, West Brookfield, 1856.

Hurd, D. Hamilton. *History of Worcester County, Massachusetts*, vol. 1, Philadelphia 1889.

Izard, Holly. *Old Houses of Sturbridge*, scrapbook, Joshua Hyde Library, Sturbridge.

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## Digital Resources

[www.Ancestry.com](http://www.Ancestry.com) for federal censuses 1790-1940 and Massachusetts State Censuses 1855, 1865.

<https://dp.la> Digital Public Library of America

[www.masslandrecords.com](http://www.masslandrecords.com) for deeds

