Agricultural Heritage Multiple Property Submission - State Register

**HISTORIC RESOURCES**

<table>
<thead>
<tr>
<th>Building Name (Common)</th>
<th>Simmons Family Farm</th>
<th>Record No. 28336</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Historic)</td>
<td>Tillotson/Fisher Farm</td>
<td></td>
</tr>
<tr>
<td>Street Address or Location</td>
<td>199 Town Farm Road</td>
<td></td>
</tr>
<tr>
<td>Town/City</td>
<td>Farmington</td>
<td>Village</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Town of Farmington, 1 Montieth Drive, Farmington, CT 06032</td>
<td></td>
</tr>
</tbody>
</table>

**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Accessible to Public</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Accessible?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>If yes, explain</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historic Use</td>
<td>Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling</td>
<td></td>
</tr>
<tr>
<td>Present Use</td>
<td>Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Style of Building</th>
<th>Gambrel ground level stable barn, Vernacular style</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Construction</td>
<td>c. 1940</td>
</tr>
</tbody>
</table>

**Material(s)**

- ✔ Clapboard
- ✔ Concrete (Type)
- ✔ Brick
- ✔ Wood Shingle
- ✔ Asphalt Siding
- ✔ Fieldstone
- ✔ Board & Batten
- ✔ Stucco
- ✔ Cobblestone
- ✔ Aluminum Siding
- ✔ Asbestos Siding
- ✔ Brick
- ✔ Wood Shingle
- ✔ Asphalt Siding
- ✔ Concrete (Type)
- ✔ Board & Batten
- ✔ Stucco
- ✔ Cobblestone
- ✔ Aluminum Siding

**Structural System**

- ✔ Wood Frame
- ✔ Post & Beam
- ✔ Balloon
- ✔ Load bearing masonry
- ✔ Structural iron or steel
- ✔ Other

**Roof**

- ✔ Gambrel
- ✔ Shed
- ✔ Hip
- ✔ Round
- ✔ Other

**Number of Stories**: 2

| Approximate Dimensions | 100' x 35', Addition II: 50' x 35' |

**Structural Condition**: ✔ Excellent

**Exterior Condition**: ✔ Excellent

**Location Integrity**: Yes

**Altered?**: Yes

**Painting/repairs underway at the time of field work.**

**FOR OFFICE USE**

<table>
<thead>
<tr>
<th>Town #</th>
<th>Site #</th>
<th>UTM</th>
</tr>
</thead>
<tbody>
<tr>
<td>District:</td>
<td>S</td>
<td>NR</td>
</tr>
<tr>
<td>If NR, Specify:</td>
<td>Actual</td>
<td>Potential</td>
</tr>
</tbody>
</table>
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- [x] Barn
- [x] Shed
- [ ] Garage
- [ ] Carriage House
- [ ] Shop
- [ ] Garden
- [x] Other landscape features or buildings: Pastures

Surrounding Environment:

- [x] Open land
- [ ] Woodland
- [x] Residential
- [ ] Commercial
- [ ] Industrial
- [ ] Rural
- [ ] High building density
- [x] Scattered buildings visible from site

• Interrelationship of building and surroundings:

See continuation sheet.

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

See continuation sheet.

Architect ___________________________ Builder ___________________________

• Historical or Architectural importance:

See continuation sheet.

• Sources:


See continuation sheet.

Photographer  Kristen Young  Date 9/6/2012

View  Multiple Views  Negative on File CTHP

Name  Kristen Young and Todd Levine  Date 9/25/2012

Organization  Connecticut Trust for Historic Preservation

Address  940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude: 41.758364, -72.828777

Threats to the building or site:

- [x] None known
- [ ] Highways
- [ ] Vandalism
- [ ] Developers
- [ ] Renewal
- [ ] Private
- [ ] Deterioration
- [ ] Zoning
- [ ] Other ________________  Explanation ________________
Interrelationship of building and surroundings:

This dairy barn (Barn I) is located on 107.4 acres of land on the west side of Town Farm Road. Two driveways extend to the west off the road and meet just in front (to the east) of the barn. To the northeast of the barn is a c. 1955 house, with which the barn is now associated. A gable-roof barn (Barn II) that was built c. 1999 is to the southeast of the dairy barn, and to the west and southwest are pole barn stables for cows. A concrete silo and a metal silo are just to the west of the barn. To the north of the barn is a cow pasture. Located across the road (to the east) are more pastures. Trees and forested land line the south and east borders of the property.

The c. 1955 house on the property faces south, and the ridge-line runs east-west, perpendicular with Town Farm Road. An enclosed porch with a shed roof encompasses the bottom half of the south eave-side of the house. An entry door with a single-pane window is found in the center, flanked by two sliding windows. The main entry is through the enclosed porch. Above the porch are three six-over-six double-hung windows with shutters. A gable-roof addition extends off the west gable-end of the house. Both the house and addition have asphalt shingled roofs and vinyl siding.

Town Farm Road extends to the north off Farmington Avenue (Rte. 4) and is to the west of Waterville Road (Rte. 10) with which it runs parallel. This property sits at the border of the Town of Avon (which is to the north), and the road name changes from Town Farm Road in Farmington to Tillotson Road in Avon. Avon Old Farms School for Boys is to the north of the property, located on Old Farms Road in Avon. Directly to the north of the property are open fields used for public space and agricultural use, and owned by the Town of Avon. To the south of the property are Tunxis Plantation Golf Course and the Farmington Club. Modern 20th century developments are to the west of the woodland surrounding the property.

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

Architectural description:

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

<table>
<thead>
<tr>
<th>Structure</th>
<th>Date</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>c. 1955</td>
<td>NC</td>
</tr>
<tr>
<td>Barn I</td>
<td>c. 1940</td>
<td>C</td>
</tr>
<tr>
<td>Barn II</td>
<td>c. 1999</td>
<td>NC</td>
</tr>
<tr>
<td>Pole barn III</td>
<td>c. 1990</td>
<td>NC</td>
</tr>
<tr>
<td>Pole barn IV</td>
<td>c. 1990</td>
<td>NC</td>
</tr>
<tr>
<td>Silo</td>
<td>c. 1950</td>
<td>C</td>
</tr>
</tbody>
</table>

Barn I:

This is a 100’ x 35’, 2-story, gambrel-roof ground level stable barn with three additions and a silo. The ridge-line runs north-south. Addition I is attached to the center of the west eave-side, Addition II is attached to the south gable-end of the barn, and Addition III is attached near the north corner of the east eave-side. The barn is clad in clapboard siding, while the gambrel roof has asphalt shingles and a slight flare at the eaves. Two, hipped-roof, ventilating cupolas sit atop the ridge-line of the barn, and have louvered vents on all four sides. Slight cornice returns are found in the gable-ends of the barn, and are not typical features of this style. The foundation of the barn is concrete.

Exterior:

The main entry is centered on the north gable-end of the barn and consists of a pair of exterior-hung sliding doors with a hood. Flanking the entry are nine-pane windows. In the gable-peak is a pair of exterior-hung hay doors on a diagonal track. An unusual square hay hood cantilevers from the peak of the roof.

Near the north corner of the west eave-side of the barn is a nine-pane stable window with a window opening just to the south of this. Just to the south is another nine-pane window, a metal hooded vent, and two more nine-pane windows. Addition I is attached to the center of the west eave-side of the barn, with a metal hooded vent and three
nine-pane windows to the south of this. In the second-story, near the north corner, is a pair of side-hinged hay doors, and found in the gambrel roof are four shed-roof dormers with four-pane windows.

Addition I is a 1 1/2-story gable roofed structure attached to the center of the west eave-side of the barn, extending to the west. A small metal silo is located near the northeast corner of Addition I, and a large concrete stave silo is attached to the northwest corner. The north side of Addition I consists of a nine-pane window near the east corner and an exterior-hung sliding door to the west of this. Attached to the west gable-side of Addition I is a gable-roof extension, approximately half the width of Addition I, with a pass-through door, a nine-pane window and a louvered vent found in the gable-peak of its west side. In the gable-attic of Addition I is a window opening. Along the south side of Addition I going east is a nine-pane window located near the west corner, a pass-through door, two nine-pane windows, a pass-through door, a window opening, a nine-pane stable window, another pass-through door and another nine-pane window.

Attached to the south gable-end of the barn is Addition II and just above this is a pair of side-hinged hay doors, centered on this side. Found in the gable-peak is an eight-pane window. The west side of Addition II is flush with the west eave-side of the barn. Along this side of Addition II, starting near the north corner and going south, is a nine-pane window, a metal hooded vent, four nine-pane windows, a metal hooded vent and two more nine-pane windows. The south end of Addition II has a pair of exterior-hung sliding doors located in the center of this side. Flanking the entry is a nine-pane window and a louvered metal vent. A series of nine nine-pane stable windows are spaced evenly along the east side of Addition II. The north end is attached to the main barn.

Along the east eave-side of the barn is a series of seven nine-pane windows starting near the south corner and going north. To the north of these windows are an exterior-hung sliding door and an additional three nine-pane windows. Attached to the east eave-side of the barn, near the north corner, is Addition III, a 1 1/2-story gable-roof structure. A pair of side-hinged hay doors are found above the series of seven windows on the south half of the east eave-side of the barn, and above the entryway is another pair of side-hinged hay doors. Protruding from the roofline of the east eave-side of the barn is a series of four four-pane shed-roof dormer windows with trim.

The south side of the addition has an open porch that is reached by two concrete steps on the east side. Near the west corner is a side-hinged pass-through door and a pair of six-pane windows with trim to the east. A side-hinged pass-through door is just to the east of this with a six-over-six double-hung window with trim near the east corner of the south side of Addition III. There are no features found on the east end of the addition. A six-over-six double-hung window with trim is near the east corner of the north side of Addition III, and to the west is a pair of six-over-six double-hung windows with trim. Protruding from the roof is a four-pane shed-roof dormer window with trim.

**Interior:**

The main entry in the barn leads into a large three-aisle space with concrete floors with manure gutters along the center aisle and mangers along the outer aisles. Numerous cow stanchions line both the east and west sides arranged with the cows facing out. The walls and ceiling of the barn are constructed of tongue and groove board paneling, painted white. Steel columns run down both the east and west sides, just to the east and west of the cow stanchions, supporting longitudinal girders that carry the loft floor above. Ventilator openings are found in the ceiling along the east and west walls. Near the southeast corner, just before the start of Addition II, is a built in ladder that leads to the second floor of the barn. A hallway near the northeast corner leads to what appears to be the milk room (Addition III) with smooth-surfaced panel walls and tile flooring in order to be easily cleaned. This approximately 20’ x 15’ space also includes a wash space and metal tanks. Addition II is approximately 50’ x 35’, has a clear span indicating roof trusses, and is connected to the barn and includes panel walls and ceiling. The floor is made of concrete and includes manure gutters. Cow stanchions are also found on both the east and west sides with an aisle along both the east and west walls for hay. The main barn and Addition II form a continuous long cow stable space.

Addition I is approximately 20’ x 15’ and is attached to the west wall of the barn. A hallway leads into a small room with concrete floors, wood plank walls and ceiling. The silo is attached to this room. An exterior-hung sliding door
leads to the gable-roof extension attached to Addition I. Hay storage and a few stalls are found in this addition. A staircase along the east wall of Addition I has eleven risers and leads to the second floor of both this addition and the main barn. An entry from the addition leads into the large open space of the barn with wood plank floors and walls. Dormer windows provide light in this large space, and two wooden ventilating shafts each are found on both of the eave walls (east and west walls). The balloon framing of the barn is visible in the second story and includes an approximately 6’ high knee wall from which the rafters spring. Each rafter is constructed with trusses at each change of pitch, and a collar tie near the peak of the roof. The roof deck is made of horizontal wood sheathing.

- Historical or Architectural importance:

Applicable Connecticut State Register Criteria:

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

This is an outstanding example of a c. 1940 gambrel-roof ground level stable barn with exceptional integrity due to its intact original materials and setting. It remains a working dairy farm. It derives additional significance from its association with ownership by Theodate Pope Riddle as part of the Avon Old Farms property.

Historical background:

Originally owned by the Tillotson family, this property has been in operation as a dairy farm for generations.

Its use as a dairy farm can be traced back to at least 1884, when the Tillotson family, the current owners [the then owners] of the property, imported pure bred Guernsey cows to establish the first Guernsey dairy herd in Connecticut. In all likelihood, the land was farmed prior to this, but the records are unclear. The land passed from the Tillotson's [sic] to Theodate Pope Riddle around 1920 when she purchased the land that now is the home of Avon Old Farms School. Theodate Pope Riddle, who is famous in part for her design of Hill-Stead, now a museum in Farmington, as well as her design of Avon Old Farms School in Avon, was actively involved with the dairy farm at least through the 1920's [sic]. During this time she raised a world champion Guernsey: Anastasia Faith of Hill-Stead. Avon Old Farms School operated the farm until 1955 when it was purchased by Stan Fisher. The farm was devastated by the flood of 1955, but it was revived by Stan Fisher and the current [at the time] dairy farmer Richard Merrit. Richard Merrit, who had begun operating the dairy farm in 1948, continued to lease the dairy farm from the Fishers until 1988. (Dolphin)

The Town of Farmington purchased this property in 2001. It is currently leased to the Simmons Family who still operates the farm as a dairy business. The c. 1940 barn has always been in operation as a dairy barn with cows on the ground floor and hay storage in the second floor. Tradition has indicated that this barn was designed and built by Theodate Pope Riddle, but there is no evidence to back up this claim.

Architectural significance:

This is an outstanding example of a c. 1940 gambrel-roof ground level stable barn with exceptional integrity due to the original materials that have been very well maintained. It still sits in its original location in which the immediate setting has not changed much. Furthermore, the barn was built as a dairy barn and currently still operates as such. The stable barn including the entire ground floor of the main barn and Addition II, represents an intact example of the typical dairy barn of its period, when the scale of commercial dairy farming was at its peak.

The barn and property are associated with Theodate Pope Riddle who was a pioneering woman architect. She was the designer of Avon Old Farms School and purchased the property with which the barn is associated in the 1920s. Avon Old Farms School owned the property until 1955.
• Sources (*continuation*):

Photographs and field notes by Kristen Young - 9/6/2012.
Interview with Ron Simmons – 9/6/2012, 199 Town Farm Road, Farmington, CT.
Interview with Elizabeth Dolphin - 9/12/2012, 1 Montieth Drive, Farmington, CT.

**Map resources:**

Account Number: 1920 0199

Aerial views from:

Historical aerial photography and maps accessed at UConn MAGIC:


**Print and internet resources:**


Dolphin, Elizabeth, Open Space and Watershed Land Acquisition Grant Program Grant Questionnaire, Town of Farmington, 2002.


1. Location map of 199 Town Farm Road, Farmington, CT - from https://maps.google.com - accessed 9/25/2012.


4. South eave-side (main façade) of the house, camera facing northeast.
5. Southwest context view of Barn I, the house (seen between the barns by the tree), and Barn II. Camera facing northeast.

7. Context view of pole barn IV with cows, camera facing north.

8. Context view of the metal silo and concrete silo both located to the west of Barn I, camera facing east.


12. West and south sides of Addition I, west eave-side of Barn I, and a portion of the west side of Addition II. Camera facing east.

15. East side of Addition II, east eave-side of Barn I, south and east sides of Addition III. Camera facing west.

17. Interior view of Addition II and Barn I, note the concrete floors with manure gutters, cow stanchions and steel columns indicating the main barn with hay-loft above. Camera facing north.

18. Interior view of the aisle in front of the cow stanchions, note the vent in the ceiling. Camera facing south.
19. Interior view of the staircase in Addition I that leads to the second floor of both Addition I and Barn I.

20. Interior view of the second floor of Barn I, note the balloon trussed framing, and the wooden ventilating shafts on the east and west walls. Camera facing north.
21. Interior view of the gambrel roof of Barn I, note the rafters with trusses at each pitch and the collar ties.

22. Interior view of the south end of the second floor of Barn I, note the wooden ventilating box on the right against the west wall, and the trusses on each rafter. Camera facing south.