### HISTORIC RESOURCES

<table>
<thead>
<tr>
<th>HISTORIC RESOURCES</th>
<th>BUILDING AND STRUCTURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Please send completed form to: Stacey Vairo, National Register and State Register Coordinator, State Historic Preservation Office, Department of Economic and Community Development, One Constitution Plaza, 2nd Floor, Hartford CT 06103</td>
<td></td>
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<tr>
<td>* Note: Please attach any additional or expanded information on a separate sheet.</td>
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</tbody>
</table>

### GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Building Name (Common)</th>
<th>Utley Farmstead</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Historic)</td>
<td>Fuller, John / Utley, William &amp; Christiana, Farmstead</td>
</tr>
<tr>
<td>Street Address or Location</td>
<td>20 Utley Road</td>
</tr>
<tr>
<td>Town/City</td>
<td>Hampton</td>
</tr>
<tr>
<td>Village</td>
<td>Village</td>
</tr>
<tr>
<td>County</td>
<td>Windham</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Richard D. and Irene Q. Brown, 20 Utley Road, Hampton CT 06247</td>
</tr>
<tr>
<td>Public</td>
<td>Public</td>
</tr>
<tr>
<td>Private</td>
<td>Private</td>
</tr>
</tbody>
</table>

### PROPERTY INFORMATION

Present Use: **Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling**

Historic Use: **Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling**

Accessibility to Public: Exterior visible from public road? ☑ Yes ☐ No

Interior accessible? ☑ Yes ☐ No  If yes, explain ____________________________

Style of Building: **Extended English barn, Vernacular style**

Date of Construction: 18th c.

Material(s) (Indicate use or location when appropriate):

- ☑ Clapboard
- ☐ Asbestos Siding
- ☐ Brick
- ☐ Wood Shingle
- ☐ Asphalt Siding
- ☑ Fieldstone
- ☐ Board & Batten
- ☐ Stucco
- ☐ Cobblestone
- ☐ Aluminum Siding
- ☐ Concrete (Type ____________)
- ☐ Cut Stone (Type ____________)
- ☑ Other **Vertical wood siding**

Structural System:

- ☑ Wood Frame
- ☑ Post & Beam
- ☑ Balloon
- ☑ Load bearing masonry
- ☑ Structural iron or steel
- ☑ Other **Scribe rule framing**

Roof (Type):

- ☑ Gable
- ☐ Flat
- ☐ Mansard
- ☐ Monitor
- ☐ Sawtooth
- ☐ Gambrel
- ☐ Shed
- ☐ Hip
- ☐ Round
- ☐ Other ________________

(Material):

- ☑ Wood Shingle
- ☐ Roll Asphalt
- ☐ Tin
- ☐ Slate
- ☐ Asphalt Shingle
- ☐ Built up
- ☐ Tile
- ☑ Other **Metal panels**

Number of Stories: 1 1/2

Approximate Dimensions: 30' x 48', 24' x 28' addition

Structural Condition: ☑ Excellent ☐ Good ☐ Fair ☐ Deteriorated

Exterior Condition: ☑ Excellent ☐ Good ☐ Fair ☐ Deteriorated

Location Integrity: ☑ On original site ☐ Moved  When? ________________

Alterations? ☑ Yes ☐ No  If yes, explain: **Photo-voltaic array installed on barn roof**

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### FOR OFFICE USE:

<table>
<thead>
<tr>
<th>Town #</th>
<th>Site #</th>
<th>UTM</th>
</tr>
</thead>
<tbody>
<tr>
<td>District: ☑ S ☐ NR  If NR, Specify: ☑ Actual ☐ Potential</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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* Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

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PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

☑ Barn   ☑ Shed   ☐ Garage   ☐ Carriage House   ☐ Shop   ☑ Garden

☐ Other landscape features or buildings: Stone walls, pond, orchard, photo-voltaic array on barn roof

Surrounding Environment:

☑ Open land   ☑ Woodland   ☑ Residential   ☐ Commercial   ☐ Industrial   ☑ Rural

☐ High building density   ☐ 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 ___________________________   Date 2/05/2013

View Multiple Views   Negative on File CTHP

Name Charlotte Hitchcock   Date 6/27/2013

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude: 41.800575, -72.063521

Threats to the building or site:

☑ None known   ☐ Highways   ☐ Vandalism   ☐ Developers   ☐ Renewal   ☐ Private

☐ Deterioration   ☐ Zoning   ☐ Other ______________   ☐ Explanation ______________
• Interrelationship of building and surroundings:

The site is located on Utley Road, which runs west from Pomfret Road (Route 97) approximately a mile north of the center of Hampton, in Windham County. The property consists of 59 acres north of Utley Road and almost 48 acres to the south of the road. On the southern parcel there is a c. 1930 garage close to and facing the road, and a stream, Fuller Brook, which runs from west to east across the property, to empty into the Little River in a valley to the east. A pond, a millpond in the 18th and 19th centuries, restored by the current owners in the late 20th, was formed by a damming the brook. To the west and east of the pond are wooded areas. To the north is an open pasture. On the north parcel, the Farmhouse is located on a knoll above the road, the Barn is to the west, a 1-story shed is to the north of the farmhouse, and open fields and orchard trees surround the buildings. The remainder of the property is wooded. The roadsides are lined with fieldstone walls; stonewalls run north-south between the Barn and house and west of the Barn.

The Farmhouse is a c. 1740 2½-story wood-framed structure consisting of a southern block with its gable roof oriented east-west parallel to the road, and a 1½-story ell extending north. The south block is 18’ x 40’, while the ell is 15’ x 32’ and incorporates an earlier c. 1719 house. The front block of the house is a five-bay façade with an entry door in the center bay, and a five-light transom above the door. The door is flanked by two twelve-over-twelve double-hung windows on each side. The upper floor has a nine-over-six double-hung window in each of the five bays. A two-story enclosed porch addition is attached at the west side. The east side is a long wall, the ell flush with the east side of the main block. The roof forms a hip at the corner. The east side has an irregular arrangement of openings, with a door at approximately the center of the ground floor and a single twelve-over-twelve double-hung window to the left (south). To the right (north) are four similar windows and another entry door, with a shed-roofed hood above. In the second floor there are twelve-over-eight double-hung windows above each of the ground floor windows. The front block has two chimneys flanking an interior hall, while the ell has one chimney. The west side reflects some modern renovations including small projecting additions and solar collectors on the west-facing roof. Siding is wood clapboards painted yellow with white trim. The foundation is granite blocks, and the roof is asphalt shingles.

This site is located approximately one mile north of the Hampton Hill National Register Historic District, which encompasses much of the town center, with 62 structures including churches and civic buildings dating from the early 18th to the early 20th century. The historic village tapers off toward the north, with scattered historic farmhouses located along Main Street/Pomfret Road, Parsonage Road, and Old Town Pound Road, interspersed with newer homes. Utley Road is toward the northern extent of this area.

To the northwest of the site, the Airline North State Park Trail has replaced tracks of the Airline Railroad; Station Road is a reminder of the old railroad station, located two miles north of the town center. Immediately east of the Airline Trail and north of the Utley Road site, is the Connecticut Audubon Society Edwin Way Teale Sanctuary at Trail Wood, the former home of Edwin Way Teale (1899-1980), a prominent naturalist and writer. The area is mixed farmland and forests, with scattered residential development. The James Goodwin and Natchaug State Forests are located to the west of the site in a north-south band paralleling the Natchaug River. Two major roads run east-west – US Route 6 to the south of Hampton (formerly through the center of town) and US Route 44 approximately three miles to the north. State Route 97 (Pomfret Road/Hampton Road) runs roughly north-south connecting them. The Hampton Hill National Register Historic District is located along Route 97.
• 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>Farmhouse</td>
<td>c. 1719, 1740</td>
<td>C</td>
</tr>
<tr>
<td>Barn</td>
<td>18th c.</td>
<td>C</td>
</tr>
<tr>
<td>Barn addition</td>
<td>19th c.</td>
<td>C</td>
</tr>
<tr>
<td>Garage</td>
<td>c. 1930</td>
<td>C</td>
</tr>
<tr>
<td>Shed</td>
<td>20th c.</td>
<td>NC</td>
</tr>
</tbody>
</table>

Barn:

This is a five-bay 1 ½-story 30’ x 48’ English barn with a gable-roofed 24’ x 28’ addition. The main ridge-line is oriented east-west, parallel with Utley Road, and the addition extends eastward. The barn is set back from the road in a mowed field. The barn and addition are clad in a mix of horizontal clapboard siding some vertical siding, painted red. The roofs have overhanging eaves and metal roofing. On the south slope of the roof of the barn are solar photo-voltaic panels. A fieldstone foundation is visible along the south eave-side of the barn.

Exterior:

The bays are numbered from west to east, 1 to 5.

The main entry a tall single door in bay 2 of the north eave-side of the barn and consists of an exterior-hung sliding door with a hooded track. The door exterior is horizontal clapboards matching the adjacent wall. A window is set within the center of the door. A basketball hoop is attached near the east corner of the north eave-façade of the barn, where the exterior of bays 4 and 5 is sided with vertical boards. A paved area at the north side serves as a basketball half-court. It appears that there was formerly an addition at this area, with the vertical siding as infill following its removal.

The grade drops towards the south along the west gable-end of the barn. The west gable-end has two horizontal four-pane stable-type windows with trim. Towards the south corner is an exterior-hung sliding door with a hooded track. This door is also finished with horizontal clapboard siding. A monolithic stone step is set outside this door. Found in the gable-attic of the west gable-end of the barn is a vertically-oriented six-pane window with trim. At the eave-line there is visible a slight offset in the clapboards, telegraphing the interior tie-girt which is set on top of the rafter plate (see interior notes).

The grade drops towards the east, revealing a fieldstone foundation along the south eave-side of the barn. At the southwest corner a massive boulder supports the corner; to the right (east) the wall is of rubble fieldstone masonry. Near the west corner of the south eave-side of the barn in bay 1 there is a two pane window with trim. Just to the east in bay 2, corresponding to the north side door, is an exterior hung sliding door with a hooded track. Like the north side door, there is a glazed opening set into the door and the exterior of the door is horizontal clapboard siding. A series of four, six-pane stable windows with trim are spaced across the south eave-side of the barn – one in bay 3, two in bay 4, and one in bay 5 along with a pass-through door at the east corner. The foundation is open below part of bay 3 and all of bay 4, allowing some access to a crawl space below the barn. The east gable-end has a six-pane attic window new the peak; the much of this end is covered by an addition.

Barn addition:

Attached to and encompassing three quarters of the east gable-end of the barn is a 1 ½-story gable-roofed addition. The south eave-side aligns with the main barn; the eaves and roof line are slightly lower.

The south eave-side has three two-over-two double-hung windows with simple trim. The left-most is lower than the other two. The east gable-end has a hinged pass-through door at the left (south) corner and a six-over-six double-hung window slightly off-center toward the left at the ground level. A nine-over-six double-hung window (similar to
some of the Farmhouse sashes) is in the attic near the peak. The north eave-side has a hay door in the left (east) bay and a pair of exterior sliding doors near the right (west) corner. Siding is also horizontal clapboards.

**Interior:**

The interior of the main block is a five-bay scribe rule post and beam structure with many classic features of an 18th-century timber frame. It is unusual to see an extended English barn in which more than three bays are constructed with early framing technique; more common is a three-bay barn with later additions. In this barn, similar gunstock posts are found throughout, all six bents have tie-girts sitting above the rafter plates and joined with English tying joinery. Timbers appear likely to be mostly chestnut. The roof is framed with a major rafter-minor purlin system and the wide random-width deck boards are consequently laid vertically across the purlin system. The ridge-pole is a hewn timber with rafters mortised into it. These are all features common to pre-1800 scribe rule barns.

A hay track is in place, suspended below the ridge. The canted braces between tie-girt and rafter appear to have been relocated for better clearance for the hay fork, as there are empty mortises visible higher along each rafter.

The end bents have two interior posts, while the interior bents for the most part have none, except the bent between bays 2 and 3, which has an off-center post. Bays 1 and 2 have a dirt floor, while the remainder has wood plank flooring. Enclosures for dairy cows have been added along the south wall of bays 3-5, where stable windows also provide light. A loft floor in this area has a white-washed lower surface in the dairy area. The interior walls have vertical board sheathing visible from the interior, over which the exterior clapboards are nailed.

The addition has space allocated for two horse stalls, along the east wall, and a carriage or wagon at the western area. Construction is a mix of hewn and sawn timbers with a lighter-weight post and beam frame and sawn dimension common rafters. A loft level floor is framed over the stalls and wagon area.

• 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 Barn and its associated Farmhouse are highly significant because of their early date, in the mid-18th century and the remarkably intact condition of the barn, house, and the surrounding rural landscape of 100 acres. The Barn is a rare surviving scribe rule frame with English tying joinery, and is particularly unique in being a five-bay structure which appears to be all of contemporaneous construction. The family stories of the Fullers and Utlesys contribute to the understanding of Hampton’s 18th- and 19th-century history.

**Historical background:**

The first settler to arrive in the part of Connecticut later known as the Town of Hampton was David Canada, who came there from Salem, Massachusetts in 1709. When the ecclesiastical society was formed in 1717, it was called Canada Parish. The term Hampton Hill was in use as early as 1712 for the central cross-roads section that roughly constitutes the [historic] district. The first meeting house was constructed in 1723. A separate Town of Hampton was split off from several adjoining towns and incorporated in 1786 … During the 18th and 19th centuries the chief occupation of the residents of the town, including the [historic] district, was agriculture. Bountiful harvests from the land provided the raison d’etre of the community. Because the land, by comparison, was relatively free from boulders, the endless stone walls that characterize the part of Connecticut south and east of Hampton are not as prominent in the district. This is a major difference between the appearance of the Hampton Hill District and many other communities in eastern Connecticut.

There were some mills in the town. Dam sites are still visible at the Little River and Fuller's Creek on Route 97 north of the district. The water power was used mostly for grist, fulling and saw mills to perform services for the local economy, grinding the farmers' grain, processing woolen cloth made in the homes, and sawing up
trees felled locally. Exceptions to this general rule were a potash works, a clock maker, and a hat manufactory, but, like the service mills, none prospered and none survived the 19th century.

When the railroad came through in mid-19th century, at the urging of the town’s most prominent citizen, Governor Chauncey F. Cleveland, the Hampton station was located two miles north of Hampton Hill. The impact of the railroad and of 19th-century industrialization in general on the district was minimal. The railroad did bring some summer vacation trade (Ransom, Section 6).

The Utley Road site is located on the northern fringe of the central area of town; it illustrates the developments itemized by Ransom, in having been the site of a mill in the 18th century, in agricultural use for three centuries, and a vacation home/gentleman farm in the early 20th century. The current owners have researched the property, using probate records, deeds, and cemetery gravestone evidence. In addition, a granddaughter of the Utleys visited and provided historic photos of the Farmhouse.

The earliest documented owner was Paul Abbott who recorded a deed in 1719 and built a sawmill on a millpond, on the south part of the property. The property of 100 acres remained intact from that time onward. John Fuller (d. 1777) moved here from Andover Massachusetts in 1743; he built the front block of the house; it is thought that the rear portion was pre-existing, possibly dating to 1719, as a center-chimney Cape-style house facing east. Joseph Fuller subsequently fought in the Revolutionary War and died in 1805. The barn likely dates from the Fullers’ ownership in the second half of the 18th century.

Probably in the 1820s, the small house was enlarged with a second floor and its center chimney removed (remains of a beehive oven were found in a 1970s renovation).

Harvey Fuller sold the property in about 1850 to William and Christiana Utley from Chaplin. In the 1850s, the center chimney of the front block was removed and replaced by the two chimneys and center stair that exist today. William Utley died in 1895. The next owner added a wrap-around porch to the front and east side of the house. Photographs from the period show another barn located near the house on the east side.

From 1910 to 1930, the Colvin family had the place; they were carpenters and farmers. Possibly during this period, the barn was outfitted for dairy cows; the wood stanchions and simple white-washed wood enclosure are characteristic of the beginnings of modern dairy practice.

In the 1930s to the 1960s, the property was a vacation home for Ada C. Hickey from New London; the garage would have been constructed during her ownership. The Hampton area was home to a summer community popular with people from Providence and Hartford. Ms. Hickey added the 2-story porch on the west side of the house for guest sleeping. During this period, the farm acreage was rented or made available to Elmer Stone, a local farmer who used the barn for cows and hay. An orchard planting dates from this time as well.

Richard D. and Irene Q. Brown purchased the property in 1972. They have restored the pond, which had drained sometime in the late 1920s, by rebuilding the dam. The 1934 Fairchild aerial photograph shows the property at that time, with the pond vanished, but more open fields than remain today. In addition to preserving the Barn with care and restoring the pond, the Browns have brought their property into the 21st century by adding solar collectors to the well-oriented roofs of the Barn and Farmhouse.

Architectural significance:

This Barn and its associated Farmhouse are highly significant because of their early date, in the mid-18th century and the remarkably intact condition of the barn, house, and the surrounding rural landscape of 100 acres. The Barn is a rare surviving scribe rule frame with English tying joinery, and is particularly unique in being a five-bay structure which appears to be all of contemporaneous construction.

The well-documented history of ownership by the Fuller and Utley families adds significance, as it extends the understanding of Hampton’s history beyond the area of the Historic District in the town center. The later incarnation of 20 Utley Road as a vacation home typifies the history of the area during period of railroad and then automobile travel.
• Sources (continuation):

Photographs and field notes by Charlotte Hitchcock 2/05/2013.

Interview with Richard D. Brown, 2/05/2013, at the site; title search by Richard D. and Irene Q. Brown.

Map resources:

Town of Hampton Assessor's Records  http://data.visionappraisal.com/HamptonCT/search.asp
Parcel ID: 2-5/7/7, 2-5/13/2.


Aerial views from:

Historical aerial photography and maps accessed at UConn MAGIC:
http://magic.lib.uconn.edu/mash_up/1934.html
http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html


Print and internet resources:

Connecticut State Library online: iconn.org or http://www.cslib.org/iconnsitemap/staff/SiteIndex.aspx#directories


Ransom, David F., Hampton Hill National Register Historic District Nomination No. 82004408, National Park Service, 1982.


4. Detail Site Plan Sketch showing the location of resources – base image from Google Maps.
5. South view of Farmhouse with Barn at left rear, camera facing north.

6. Northeast view of Farmhouse showing the rear ell, which incorporates the oldest part of the building, camera facing southwest.
7. West view of Farmhouse showing the rear ell at left, and the 1740 block at right, camera facing east.

8. Northwest view of Garage located south of Utley Road, camera facing southeast.
9. Southeast view of Barn, camera facing northwest. The main Barn is at left rear, the addition at right foreground.

10. Southwest view of main Barn, camera facing northeast; addition is at right. Note the door at bay 2, open crawl space access at bays 3-4, and photo-voltaic panels on the south-facing roof.
11. Southwest view of Barn, camera facing northeast. Note the massive stoop and boulder incorporated into the foundation.

12. Northwest view of Barn, camera facing southeast, showing context with Farmhouse at left rear.
13. Northeast view of Barn, camera facing southwest. Addition is at left foreground, main Barn at right.

14. View south to the pond from Utley Road.
15. Interior view of Barn from bay 2, camera facing east, showing bays 3, 4, 5, and the addition beyond. Note the major rafter-minor purlin roof framing and vertically-laid decking.

16. Interior view of Barn from bay 3, camera facing east, showing bays 4, 5, and the addition beyond.
17. Interior view of Barn from bay 3, camera facing west, showing bays 1 and 2. Note the English tying joinery.

18. Interior view of Barn stanchion area, camera facing northeast. Note wood stanchions and circular-sawn joists, white-wash, indicating c. 1900 dairy technology.
19. Interior view of Barn addition, showing the wagon/carriage bay with loft floor framing above, camera facing west.

20. Interior view of Barn addition loft level, showing framing detail at northeast corner.

22. Historic photograph, 1920s; southeast view of Farmhouse, showing wrap-around porch and barn at rear; collection of Richard D. and Irene Q. Brown
23. View of dam on Fuller Brook below the pond, 1920s; collection of Richard D. and Irene Q. Brown.

24. View of dam site, camera facing southwest. The pond today has an earthen dam further to the west.
25. 1934 Fairchild aerial photograph at left, and current Google Map aerial at right. Note the pond has drained in 1934, and the extent of open fields and pastures is greater.