**East Woodstock**
c. 1850
40' x 90'
Windham

Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling

Matthew & Christine Peckham, 137 Dugg Hill Rd, Woodstock CT 06281
1 1/2, B

<table>
<thead>
<tr>
<th>INTERIOR ACCESIBILITY</th>
<th>NO. STORIES</th>
<th>ROOF</th>
<th>MATERIAL(s) (Indicate use or location when appropriate):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Approximate Dimensions</td>
<td>40' x 90'</td>
<td></td>
</tr>
<tr>
<td><em>Note: Please attach any additional or expanded information on a separate sheet.</em></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Elm Farm / Peckham Dairy**

**New England bank barn, Vernacular style**

**PRESENT USE:** Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling

**ACCESSIBILITY TO PUBLIC:** Exterior visible from public road?

**INTERIOR ACCESSIBLE:** Yes  No  If yes, explain ____________________________

**STYLIST OF BUILDING:** New England bank barn, Vernacular style

**DATE OF CONSTRUCTION:** c. 1850

**STRUCTURAL SYSTEM:**
- Wood Frame
- Vertical board siding

**TOWN/CITY:** Woodstock  Village: East Woodstock  County: Windham

**OWNER:** Matthew & Christine Peckham, 137 Dugg Hill Rd, Woodstock CT 06281

**STORAGE/LOCATION:** 137 Dugg Hill Road

**FOR OFFICE USE:**

- Town #_________  Site # _________  UTM ______
- District:  S  NR  If NR, Specify:  Actual  Potential

- FOR OFFICE USE:
  - Town #_________  Site # _________  UTM ______
  - District:  S  NR  If NR, Specify:  Actual  Potential

- FOR OFFICE USE:
  - Town #_________  Site # _________  UTM ______
  - District:  S  NR  If NR, Specify:  Actual  Potential

- FOR OFFICE USE:
  - Town #_________  Site # _________  UTM ______
  - District:  S  NR  If NR, Specify:  Actual  Potential

- FOR OFFICE USE:
  - Town #_________  Site # _________  UTM ______
  - District:  S  NR  If NR, Specify:  Actual  Potential
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:
- [✓] Barn
- [✓] Shed
- [ ] Garage
- [ ] Carriage House
- [ ] Shop
- [ ] Garden
- [✓] Other landscape features or buildings: Stream to east of the farm complex.

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 Ongoing repairs: Charlie Thompson

• Historical or Architectural importance:

See continuation sheet.

• Sources:


See continuation sheet.

Photographer Charlotte Hitchcock _____________________________ Date 3/17/2013

View Multiple Views _____________________________ Negative on File CTHP

Name Charlotte Hitchcock _____________________________ Date 8/12/2013

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude: 41.979392, -71.966096

Threats to the building or site:
- [✓] None known
- [ ] Highways
- [ ] Vandalism
- [ ] Developers
- [ ] Renewal
- [ ] Private
- [ ] Deterioration
- [ ] Zoning
- [ ] Other ___________________
- [ ] Explanation ___________________
• Interrelationship of building and surroundings:

Elm Farm is located on the east side of Dugg Hill Road, slightly southeast of the village center of East Woodstock. The site slopes down toward the west and south, overlooking the valley of Muddy Brook. A tributary, Peckham Brook, runs southwestward along the southern edge of the site and drains into Muddy Brook. A small stream runs southward in a swale to the east of the complex of barns and houses, to join into Peckham Brook. The farm includes approximately 140 acres with much open pasture and field land and some woodlands. The farm buildings are clustered near the road.

To the south, Woodstock Hill is a major focus of historic resources in Woodstock, with the village center and Common included in the Woodstock Hill National Register and Local Historic Districts. Route 169, the Norwich Worcester Turnpike, forms the spine of the district, which includes more than 65 properties. Located within the district is the Henry C. Bowen Cottage, known as Roseland Cottage, a National Historic Landmark property with a significant barn as well as the house. Several other individually-listed National Register properties in Woodstock include the Matthew Bowen Homestead on Plaine Hill Road, the Captain Seth Chandler House, Taylor’s Corner, and the New Roxbury Ironworks Site. On the State Register of Historic Places is 483 Center Road, the c. 1803 Ezra Lyon House, which includes a contributing barn. In the current thematic nomination of Agricultural Heritage sites to the State Register, the following properties are included: the Walker-Upham Farmstead at 166 Woodstock Road, the Johnston-Prym Farmstead at 534 Senexet Road, and the Woodstock Fairgrounds with the Brunn Barn.

The complex of buildings at Elm Farm includes the c. 1755 farmhouse and the historic main barn, a mid-19th-century New England bank barn banked shed is located southeast of the main barn, and is clad on three sides with wood shingle siding, while the fourth side, the north, has vertical board siding. The basement is exposed on the east and north; the east side is wood infill while the north wall is a fieldstone foundation wall forming one side of a basement-level passageway into the main barn basement. The upper level is accessible by doors in the west eave-side.

A modern working dairy farm, the complex also includes four metal-roofed pole barns and equipment sheds as well as a second dwelling, a 1959 ranch-style house built at the northwest corner of the farm, with the address of 151 Dugg Hill Road. A large modern manure-handling facility is located downslope to the southeast of the farm buildings. Farmer Matt Peckham has also recently purchased another farmstead of 93 acres nearby at 324 Woodstock Road, where there is a c. 1735 house and mid-20th c. gambrel barn.

The Farmhouse here incorporates a mid-18th-century block enveloped by a later 18th-century expansion, which forms the visible exterior. The house is a 2 3/4-story L-shaped Georgian Colonial-style structure with a gable roof that has a hip at the southwest corner. The west-facing eave-side, a 43’ wide x 28’ deep block, has a five-bay facade with a centered entry door flanked by pairs of double-hung windows on the first and second floors. The entry door has pilaster trim and a triangular dentilled pediment above an entablature. Photographs from 1975 and 1977 show the first floor windows as six-over-six double-hung and the second floor, including a central window above the entry, as twelve-over-twelve. At that time the siding was horizontal clapboards with corner board trim and simple cornices at the eaves. The windows had wood shutters. Subsequently the house has been vinyl-sided and the shutters removed. This block has a massive center chimney. The wing extending east, 44’ wide, has a south-facing eave-side with three bays. A lower 2-story block is attached to the east end of the south wing and a 1 1/2-story block extends further east. A 1-story shed-roofed porch is attached along the eastern part of the south side. Roofing is asphalt shingles.

The main driveway, unpaved, enters the site from the road north of the Farmhouse and extends east between the house and barn, with branches turning north on both the front and rear of the barn to access other areas of the farmstead; a farm road extends east to service the manure storage facility to the southeast. A U-shaped drive turns north, then west to return to the road near the house at 151 Dugg Hill Road. Drylaid stone walls line the roadside and demarcate a pasture to the south of the Farmhouse.
Architectural description:

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

- **House**
  - c. 1755
  - C

- **Barn I**
  - mid-19th c.
  - C

- **Shed**
  - 19th c.
  - C

- **Pole barns, sheds, milking parlor**
  - 20th-21st c.
  - NC

**Barn I:**

This is a 2 ½-story gable-roofed seven-bay New England bank barn, 40' x 90', with a gable-roofed addition and a shed-roofed addition. The ridge-line runs north-south parallel to Dugg Hill Road. A 1 ½-story gable-roofed wagon shed addition extends west off of the southern-most half of the west eave-side. A 1-story shed-roofed addition is attached on the north half of the west eave-side. The north gable-end has an upper grade-level entry to the main floor. Grade slopes down toward the south, exposing the eave-sides where there is a basement dairy stable level. At the south gable-end, the earth has been bermed up into a ramp with stone retaining walls so that the main level doorway is accessible on this side also. The basement is reached by a doorway on the east side at the lower grade.

A 1-story concrete block masonry gable-roofed milk room addition (mid-20th c.) abuts the eastern corner of the north gable-end of the main barn and is incorporated into a gable-roofed pole barn, with a ridge line running east-west.

The barn has unpainted vertical board siding, with a few areas of shingle or board-and-batten siding; asphalt shingle roofing, and fieldstone foundation walls. The roof has a substantial overhang at the eaves and rakes, with boxed cornices and simple cornice returns.

**Exterior:**

The south entry is a large interior-hung sliding barn door located in the center aisle of the main level. The door has a central weather door flanked by two six-pane windows. A third eight-pane window is located above the weather door. A twelve-light transom is above the doorway. To the right (east) is an exterior sliding barn door with a six-pane window. A pair of windows is located in the gable attic; the east window is twelve-pane and the west window is boarded up. A grain silo sits adjacent to the southwest corner of the barn, and the banked shed sits adjacent to the southeast corner. The grade drops at the south corners of the barn with a fieldstone retaining wall supporting the ramp up to the south entry.

The gable-roofed addition extends west from the west eave-side and has three bays. The east and center bays are open bays on the basement level. The west bay has a pair of swinging hinged barn doors with original hardware. The main level of the gable-roofed addition’s south eave-façade has a pair of six-pane windows in the center bay and a hinged hay door and a pair of six-pane windows in the east bay. The west gable-end and north eave-side of the addition are blank.

The west eave-side of the main barn has three levels – basement, main floor, and upper loft. From left (north) to right, at the upper grade or main level, the shed-roofed addition appears to be two bays wide and has three six-pane stable-type windows; the main level has in each of the next two bays a three-sash panel of six-pane stable-type windows with two small basement sash below. The next two bays have pairs of six-pane stable windows in the basement level, whose upper half is exposed by the drop in grade. At the main level and upper loft levels an irregularly placed series of odd-sized windows are found. The southern two bays are covered by the attached addition.

The north gable-end of the main barn has a large interior-hung sliding barn door located in the center, opening at grade on the main level. The sliding barn door has three inset six-pane sash – one centered near the top and two below. A transom above consists of three sash each 2 panes high x 5 panes wide. A pair of six-pane windows is
located in the gable attic. The north side of the shed-roofed addition has a pair of hinged doors. The milk room abuts the left (east) aisle of the barn’s north gable-end.

**Interior:**

The interior of the barn consists of a square rule hewn timber post and beam frame with three aisles and seven 12-foot bays. The typical bents have two interior posts up to the height of the rafter plates. These are braced to the outside walls by tie-girts in the plane of the plates. The tie-girts are truncated so that they do not cross the center aisle; the interior ends are neatly chamfered, indicating that the barn was designed in this manner. Canted queen posts extend from the tie-girts up to purlin plates which are rotated against the common rafters which they support. The rafters, a mix of hewn and unplaned poles, meet at a ridge-pole into which they are mortised. There is a loft level in the side aisles and a higher loft level in the center aisle; this creates lateral bracing for the vertical posts. The structure is reinforced by added steel plates and cables.

At the center bay, a set of four additional posts above the main verticals, support what may have been a frame for a cupola, although none exists, and also a rotating hoist arm.

At the northwest corner bay, an interior silo extends from the basement level up to the plate level. The silo is open at the top, indicating that this was a container for dry chopped fodder, not a fermenting silo (as later became the standard, requiring an air-tight enclosure). A similar silo exists at 534 Senexet Road, Woodstock. The side aisles of the main level are partitioned into a series of stalls for livestock.

At the west side of the south doorway, a wooden slaughter wheel is extant. Here also can be seen the double wall post that creates a pocket for operation of the sliding door.

The basement consists of longitudinal girders on posts forming the same three-aisle layout as above, and lateral joists of un-planed peeled logs. Ongoing work is underway to install concrete post bases to alleviate rotting at the lower part of the posts. The base of the silo can be seen in the basement. The east and west walls have a series of stable windows giving light for dairy cows which were formerly stabled here. An open doorway at the southeast corner exits to the east side while a former opening on the west side is now blocked by the wagon shed addition extending westward.

• Historical or Architectural importance:

Applicable Connecticut State Register Criterion:

2. Embodying the distinctive characteristics of a type, period, or method of construction.

The barn is thought to date from the mid-1800s and is particularly significant as an exceptional and probably early example of the New England barn layout with a square rule timber frame. Like a number of other barns in Woodstock, it is a monumentally-scaled structure, built long and tall to store large amounts of hay and to accommodate a dairy herd and horses. The barn is well-preserved, with its interior frame intact and with the owner taking care with ongoing maintenance and repairs to the structure. It has many original features including a slaughter wheel (with ropes and hooks still in place), a wooden hoist, original sliding barn doors, and an interior silo. Its history of ownership by only two families over more than 250 years and its ongoing preservation as a working farm in an intact landscape, give it exceptional significance.

**Historical background:**

The Farmhouse was initially built c. 1755 by Thomas May across the road from his father Deacon John May (now 112 Dugg Hill Road), and enlarged in the late 1700s. His descendant T. May appears on the 1856 Woodford map of Windham County, and the 1860 Census recorded the family including Thomas May, age 56, wife Ruth, age 50, and their children William, 23, Mary, 15, and also Benjamin Child, 14, in the household. By the time of the 1869 Gray Atlas, William May was shown as the owner. The Mays included a large extended family in the area, beginning with John May in the early 1700s.
The Lester wall map of 1883 lists Silas May and also A. Peckham at this location, suggesting that the transition in ownership may have been in process. Amos Peckham came from Middletown, Rhode Island, near Newport, where he appeared in the 1860 Census as a farmer, age 37, with his wife Lucinda, age 24. In the 1870 Census Amos was in Woodstock, farming, with wife Hannah, 28, and children Samuel H., 4, and Annie, 1. It may be inferred that his first wife had died. It seems that he was unfortunate again, as the 1880 Census recorded Amos Peckham at age 57 with his children Samuel H. and Anna, then 15 and 11, but with his sisters Margaret Peckham, 37, and Julia A. Peckham, 30, keeping house. By 1885 Amos and Samuel Howard Peckham had purchased the farm from the Mays, and were at Dugg Hill Road.

A 1908 photograph (Wakely, p. 82) illustrates the loading of the interior silo by Samuel Howard Peckham and his sons Clarence, Burt, and Charles. Samuel’s wife Edna lived into the 1930s with sons Clayton, Charles, Ernest, and Warren in their 20s, sharing the household. The Peckham Dairy delivered milk locally in Woodstock and Putnam. In the next generation, Robert C. and Barbara Bair Peckham continued to farm the property, living until 2003 and 2012 respectively. Their son Robert G. Peckham also lives locally, while grandson Matthew is the current owner of the farm with his wife Christine. They have made major investments in modernizing the dairy operation and expanding their property holdings.

Architectural significance:

The barn is thought to date from the mid-1800s. Like a number of other barns in Woodstock, it is a monumentally-scaled structure, built long and tall to store large amounts of hay and to accommodate a dairy herd. The barn is well-preserved, with its interior frame intact and with the owner taking care with ongoing maintenance and repairs to the structure. It has many original features including a slaughter wheel (with ropes and hooks still in place), a wooden hoist, original sliding barn doors, and an interior silo.

Its construction with hand hewn timbers, including both the main timbers and the rafters, is exceptional. Barns constructed with a similar gable-end layout, multiple 12-foot bays, and bents with the characteristic truncated tie-girts and canted queen posts, are quite common (see 1209 South Street, Coventry, for example) in areas of Connecticut where farmers prospered by producing dairy products for the population of factory and urban workers during the state’s peak industrial period. However those built after about 1870 typically were erected using circular-sawn timbers, reflecting a greater degree of mass-production of the components, and often with metal rods as bracing. The hand hewn timbers here indicate either that the style of design took hold early in Woodstock while hand work was still the norm, or that hewn construction technology persisted longer in this area.

The barn complex and the associated 18th-century house continue to stand in a landscape that, except for the adjacent modern farm structures, looks much as it did 200 years ago. This is rare when so much of the Connecticut landscape has become reforested, or been altered with residential or commercial development. Elm Farm continues in its use as working agriculture. All these factors contribute to the exceptional significance of this farmstead and barn.
Sources (continuation):

Photographs and field notes by Charlotte Hitchcock, 3/17/2013.
Interview with Matt Peckham 3/17/2013, at the site.

Map resources:

Parcel ID: 5132/27/04.

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

Gray, O.W., Atlas of Windham & Tolland Counties, Keeney, Hartford, 1869
Eaton, Wm. C., Wall map of Windham County, Woodford, Philadelphia,1856.


Print and internet resources:

Cabot Cooperative web site, http://www.cabotcheese.coop/pages/about_us/farmer_stories/ ,

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

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,


Woodstock Historical Society, Bicentennial Photographic Survey, Field Data Sheet #171-34, 1975-76
Lester Wall Map of Woodstock, 1883.

2. North view – aerial “bird’s-eye” map of 137 Dugg Hill Road, Woodstock CT – http://www.bing.com/maps accessed 7/17/2013. Note: a new milking parlor has been constructed east (left) of the main barn.

4. South context view of Elm Farm, camera facing north, showing 151 Dugg Hill Road at the left rear, Barn I and the Farmhouse at 137 Dugg Hill Road.
5. West view of Farmhouse, camera facing east, 1975 photograph for Bicentennial survey, courtesy of Woodstock Historical Society.

7. Southwest view of Barn, camera facing northwest.

8. Northwest view of Barn, camera facing southeast. At left of the Barn is the Milk room incorporated into a newer pole barn. At far right rear is the Farmhouse.
9. Southeast view of Barn with Shed in the foreground, camera facing northwest. At right as the corner of the new milking parlor.

10. View of Barn south gable-end, camera facing northwest. Note large sliding door with small weather door.
11. North gable-end view of the Barn, camera facing south. Note sliding barn door, and at left the concrete block masonry of the milk room, incorporated into later pole barn structure.

12. Detail view of milk room wall with Century Farm plaque, camera facing east. Note concrete block masonry and metal-frame window, characteristic of mid-20th-century construction.
13. North context view, camera facing south, showing Barn with other non-historic structures.

14. Interior view of barn loft level, camera facing north. Note clear center aisle, tie-girts, canted queen posts, common rafters. Photo is from the center bay where four posts extend to the rafters as if designed to support a cupola; note rotating hoist.
15. Interior detail of loft and roof framing, camera facing southeast. Note chamfered tie-girt ends, hewn and pole common rafters.

16. Interior detail view of center bay looking up to roof.
17. Interior view of main level, camera facing south. Note the high loft in the center aisle, lower lofts at sides.

18. Interior detail view of main level south gable-end, camera facing southwest. Note the sliding door and the slaughter wheel above.
19. Interior detail view of main level northwest corner, camera facing west, showing the interior silo. Octagonal shape prevents fodder getting stuck in corners; openings have individual doors for access.

20. Interior view of basement level, camera facing north, showing the base of the silo.
21. Lester wall map, 1883, detail showing Silas May/Amos Peckham, courtesy of Woodstock Historical Society. Note the main May Farmstead at upper right on today’s Hibbard Road, and the village of East Woodstock.

22. 1934 Fairchild aerial photograph (left) of the site compared with modern Google aerial view (right). The landscape remains much as it was 80 years ago.
23. Historical photograph showing the north gable-end of the Barn with Samuel Howard Peckham and his sons Clarence, Burt, and Charles, loading silage into the interior silo in 1908. Photo courtesy of Woodstock Historical Society (Wakely).

24. Photograph from Old Sturbridge Village survey, 1978, showing exterior silo at the west side of Barn. Now the shed-roofed addition has been extended over the silo foundation site.