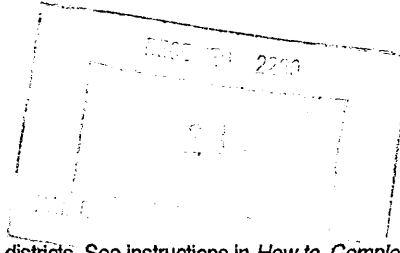


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Fletcher - Fullerton Farm

other names/site number Vermont Historic Sites and Structures Survey #1424-20

2. Location

street & number 3615 Fletcher Hill Road Extension a not for publication
city or town Woodstock vicinity
state Vermont code VT county Windsor code 027 zip code 05071

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Suzanne C. Gamble, National Register Specialist 9-20-04
Signature of certifying official/Title Date

Vermont State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register
 See continuation sheet

determined eligible for the National Register
 See continuation sheet

determined not eligible for the National Register

removed from the National Register

other, (explain): _____

Signature of the Keeper

Edson H. Ball

Date of Action

11/4/04

Fletcher - Fullerton Farm
Name of Property

Windsor County, Vermont
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
6	2	buildings
1		sites
		structures
		objects
7	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Agricultural Resources of Vermont

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic/single dwelling

Agriculture/agricultural outbuildings

Agriculture/animal facility

Agriculture/horticultural facility

Agriculture/agricultural field

Agriculture/storage

Current Functions
(Enter Categories from instructions)

Domestic/single dwelling

Agriculture/agricultural outbuildings

Agriculture/animal facility

Agriculture/horticultural facility

Agriculture/agricultural field

Agriculture/storage

Other: Tourist Accommodation

7. Description

Architectural Classification
(Enter Categories from instructions)

Greek Revival

Materials
(Enter Categories from instructions)

foundation stone

walls weatherboard

roof metal

other wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

see continuation sheets

Fletcher - Fullerton Farm
Name of Property

Windsor County, Vermont
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark " x " in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark " x " in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

- Agriculture
- Architecture
- _____
- _____
- _____
- _____

Period of Significance

1814 - 1954

Significant Dates

1814
c. 1850
1902

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other .

Name of repository:

Fletcher - Fullerton Farm.
Name of Property

Windsor County, Vermont
County and State

10. Geographical Data

Acreage of Property 55.8

UTM references

(Place additional UTM references on a continuation sheet.)

1	<u>18</u>	<u>696909</u>	<u>4827037</u>
	Zone	Easting	Northing
2	<u>18</u>	<u>697260</u>	<u>4826988</u>

3	<u>18</u>	<u>697254</u>	<u>4826757</u>
	Zone	Easting	Northing
4	<u>18</u>	<u>697164</u>	<u>4826562</u>

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name / title Jack Anderson

organization HeritageLink Historic Preservation date May 10, 2004

street & number 2812 Westerdale Cut Off Road telephone 802 457 2398

city or town Woodstock state Vermont zip code 05091

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Milton Fullerton Jr.

street & number 3615 Fletcher Hill Road Ext. telephone 802 457 2386

city or town South Woodstock state Vermont zip code 05071

Paper Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Fletcher - Fullerton Farm
Woodstock, Windsor County, Vermont

Section number 7 Page 1

Description of Physical Appearance

The Fletcher-Fullerton Farm is a 55.8 acre, irregularly shaped tract bounded by fence lines and stone walls and a short section of Benedict Road in South Woodstock, Vermont. This farm is comprised of hayfields, woodland and pastures and contains a Greek Revival Style c. 1850 main house, a 19th century carriage house, a shop/hen house, a corn barn, two early post and beam barns joined at their gable ends, a sugar house, a ground level stable barn, and a large pole shed. Dairy farming ceased on the property in 1989, but the farmstead appearance has been retained. Since 1998 the farmhouse has been used for tourist accommodations under the name "Top Acres Farm Vacations." The historic farm house is in excellent condition, and combined with the farmstead buildings and landscape features, the property retains its integrity of location, design, workmanship, feeling and association.

Setting

The Village of South Woodstock is located in Windsor County in south central Vermont on the Kedron Brook, which flows northerly into the Ottauquechee River at Woodstock, approximately five miles away. Historically, South Woodstock was a farming community in the 19th and 20th centuries, with a few water powered mills in the village center on the Kedron Brook, and a stage coach stop on the Woodstock-Springfield Turnpike, now Vermont Route 106, which runs through the village.

The property is reached by turning west onto Fletcher Hill Road Extension from Fletcher Hill Road, which leads westerly from the Village of South Woodstock. The farm's acreage straddles Fletcher Hill Extension and the farm house fronts it. This road continues westerly for a short distance before it becomes an impassable Class IV road. Decades ago, the road continued to Townsend Corners then over Long Hill to the Village of Bridgewater. Most of the pastures and hayfields are north of Fletcher Hill Extension, as are all of the buildings of the farmstead, with the exception of the sugar house which is south of the road. The farmstead takes up approximately two acres. The house, surrounded by a lawn and scattered mature maple trees and apple trees, sits back from the road and is accessed by a gravel driveway. The outbuildings located north and west of the farmhouse and are reached by an interconnected series of driveways. (see sketch map). The

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Fletcher - Fullerton Farm
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sugar house, directly south of the house, is accessed directly from Fletcher Hill Road Extension.

The Farmhouse (1) Contributing, c. 1850

The farm house is an asymmetrical, one and one-half story, timber frame house with a large one and a half story wing and a small 1985 ell extending from the eastern end of the north facade. The house faces south and the five bay wide main block has a rectangular footprint oriented east-west. The side wing, containing living space and a one bay garage (originally the woodshed) also has a rectangular footprint and is attached to and set back approximately a half bay from the west gable end of the main block. Its roof line is approximately two feet lower than the main block's roof line. A one story, c. 1810 gable roofed ell extends at center on the north facade of the wing. The house has a granite foundation, clapboard siding, and a slate and standing seam metal roof with a small overhang. The house features a mix of mostly one over one and six over six windows, almost all flanked by louvered shutters.

There is a one over one so-called "coffin window" on the west facade of the main block, in line with the roof slope and just above the wing's roofline. The first floor has a one over one window at the far left, under the porch roof.

The symmetrical five bay front facade features two pair of one over one windows spaced evenly on either side of the Greek Revival front entry, located in the middle bay. The entry is made up of a large wood paneled door, protected by a wooden storm door with a 12 light window, flanked by full length multi-pane sidelights. This ensemble is framed by pilasters and a full entablature with a pedimented cap. The front roof slope of the main block, sheathed with slate, is interrupted by a steeply pitched wall dormer with a centered one over one window. A brick stove chimney emerges from the north side of the roof ridge at the middle of the main block.

The east gable end of the main block has a bulkhead at the foundation level on the far left. Four symmetrically spaced one over one windows are on the first story. A pair of six over six windows is centered in the gable. A small, triangular louvered gable vent is located directly below the peak.

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A one story, gable roofed, rectangular ell, constructed in 1985, extends from the eastern end of the north facade of the main block. Its eastern eave facade is flush with the eastern gable end of the main block and has no fenestration. The northern, gable end of the small ell features a pair of one over one windows. The western eave facade has a single entry door at center. The ell features corner pilasters and gable returns, similar in style to the main block. Its roof is covered with cedar shingles. A modern deck with a railing wraps around the north and west facades of the ell.

A standing seam covered shed dormer runs from the midpoint of the north roof slope of the main block westward onto the rear roof slope of the wing. The dormer ties in to the house roof approximately two feet down from the ridge, at the height of the wing's ridge. A single flue chimney emerges at the midpoint of this dormer roof just north of the wing's ridge. Six windows of various configurations are irregularly spaced along the north face of the dormer; two pair of one over one windows on the left, a single, one over one window at center, and a squat but wide picture window flanked by small one over one windows on the right.

On the rear first floor of the main block, to the right of ell, there are two pairs of evenly spaced one over one windows. The leftmost window is crowded against the western, eave side of the ell.

The north, eave facade of the wing is flush with the north, eave facade of the main block. A pair of small, one over one windows is located at the far left of this facade, east of the ell which extends northward from the center of the wing. West of this ell on the wing's north facade is a pair of dissimilar sized six over six windows.

A one story, gable roofed, rectangular ell extends from the midpoint of the wing's north facade. According to the owner, this was a separate building which was previously located north of the extant house, and was likely part of the property's original farmstead, c. 1810. It was joined to the house at the time of its construction, c. 1850. There is a door fashioned from wide, horizontal boards with a centered square window on the eastern eave facade flanked by a six over six window on the left and a pair of smaller one over one windows on the right. The northern, gable end of the ell features a shed roofed projection - a former privy - on the left and a six over six window on the right. A small, six light window is centered on the north facade of the privy. The western eave facade has

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Fletcher - Fullerton Farm
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a single entry door at right center with a six over six window to the right. Its roof is covered with cedar shingles. This ell is trimmed simply with a skirt board and plain corner boards.

The western gable end of the wing has a single nine light window at left center on the first story, and a pair of one over one windows on the second story. A small, triangular louvered gable vent is located directly below the peak.

The south roof slope of the wing is covered with slate. A shed roofed dormer covered with standing seam metal spans the eastern two thirds of the roof. Four equally spaced one over one windows are on the southern face of the dormer. The south facade of the wing features a one bay garage on the left with an overhead door and a two bay recessed porch on the right. The porch roof is supported by a square column at center which is anchored on a wooden porch floor. The front wall of the wing, sheltered by the porch, features a door at right center, with a one over one window to the right. Three other one over one windows are evenly spaced to the left of the door.

The Greek Revival features of the house and wing include pedimented window caps, corner pilasters, cornice returns, a full entablature on the front, eave side, and the front entry (described above).

The interior of the main block of the house retains its original Georgian plan with center entry vestibule with staircase and front hall and parlor. The room layout upstairs is largely the same as its nineteenth century configuration, even though there is a large apartment occupying the second floor of the main block and the wing. Original details and materials include pedimented window and door surrounds, paneled doors, plaster walls, baseboards, and floors. These survive on both stories. A photograph dated 1903 reveals that the exterior of the house has remained unchanged over the past century, with the exception of the former woodshed in the wing which was converted to a one bay garage.

The Carriage House (2) Contributing, c. 1820

The Carriage House is a two bay by three bay, post and beam framed, gable roofed, one and a half story bank barn on a stone foundation. The building is sheathed with vertical boards nailed to the frame, some with battens. The roof is covered with corrugated channel drain metal panels.

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The western gable end features a sliding barn door on track in the second bay. A hinged pedestrian door is cut into the larger door on the right. An earthen ramp leads from the entire door opening to the driveway. On the top half story, there is a four light window at center, just above the floor line. The southern facade is not enclosed on the basement level, providing access for equipment storage. The sill is supported by two posts spaced between the bays. The first floor level has three windows - a nine light window in the middle bay, and a pair of six over six windows evenly spaced in the third bay. The eastern end of the barn is a full two and a half stories in height and is enclosed on the basement level. A nine light window is centered on the first floor, with an identical window centered on the gable end, just above the roof line. The northern facade has no fenestration.

The Shop/Hen House (3) Contributing, 1944

The Shop/Hen House is a two by three bay, gable roofed, two story, stick framed building on a concrete foundation with a dirt floor. The eastern end of the building is elevated, creating a crawl space beneath the building. There is workshop space on the first floor and a large open space on the second floor, formerly used as a chicken coop. The building is sheathed with horizontal novelty siding and roofed with rolled asphalt. A conglomeration of various size and types of windows are found on all facades.

The western gable end has no fenestration on the first floor, four, four light windows tightly grouped in the center on the second floor, and a four light window centered under the peak. On the first floor of the south facade, the first and middle bays are open to allow for vehicle access. The two openings share one wide sliding door, made of vertical boards, mounted on track. Three windows are equally spaced on this door; two six light windows at left and center, and a twelve light window on the right. It appears that the door has been slid to the left for some time, and effectively serves as the front wall for the first bay. The third bay features a pedestrian door at center, with a fifteen light window on the left, and a four light window on the right. On the second floor, there is a short, hinged door made of vertical boards centered in the third bay. Immediately to the left of the door is a tightly grouped row of twelve four light windows tucked under the slight eave overhang.

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The eastern gable end has an exposed half story foundation with a door made of vertical boards at right center. A horizontal window opening is left of the door, with no sash. The first floor has three abutting four light windows in the second bay. The second floor has four similar four light windows grouped at right center. A single four light sash is directly under the peak.

The first floor of the northern, eave facade features single, four light windows centered in the first and third bays, and a narrow, vertical, eight light window centered in the middle bay. There is a pair of four light windows centered in the middle bay on the second floor, directly under the eave.

The Corn Barn (4) Contributing, c. 1830

The corn barn is a one story, gable roofed, post and beam framed, rectangular building. It is built into a bank so that the north and west facades are at grade, and the south and east facades have an accessible basement level. A pair of sliding doors made of vertical boards enclose the basement on the south side. The barn is sheathed with spaced vertical boards and is roofed with asphalt shingles. There is no fenestration, with the exception of a pair of hinged doors on the western gable end. The corn barn has walls on the north and south eave facades which taper inward at the floor level, typical of corn barn/corn crib construction.

The Old Dairy Barn, (5) Contributing, c. 1830

The old dairy barn is actually two early 19th century, two bay by three bay, post and beam frame barns joined together at their gable ends, their north facades aligned. Each barn has a common rafter roof system with no purlins. The side walls of the two barns are approximately twelve feet high. The barn to the east is approximately four feet wider, one foot higher, and has shallower roof pitch than the west barn. The pair is set into a bank which provides access at grade on the north side and at basement level on the south side. A stone foundation supports the north wall of the basement, which houses the former stanchion area and calf pens. Each barn is sheathed with weathered, vertical rough sawn boards, some with battens. The basement level closed in by newer board and batten siding. The south roof slope is covered with corrugated channel drain metal panels, the north roof slope has standing seam metal roofing.

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The west gable end of the west barn has a four light window under the peak in the former hay loft. On the basement level, there is a pedestrian door on the far right and a four light window next to it on the left.

The south facade of the west barn has a small, horizontal four light window at right center on the first floor. On the basement level, two, four light windows are equally spaced in the first and second bays. There is a pedestrian door in the third bay, flanked by pairs of tall, narrow six over six windows. The south facade of the east barn has a pair of four light windows, one atop the other, at left center on the first floor. Another single doorway is at left center on the basement level. A pair of six over six windows is irregularly spaced to the left of the door; four, four light windows of various sizes are grouped together to the right.

The east gable end of the east barn has a window opening with no sash directly under the peak. A small four light window is at the far left on the first floor level. A single door is centered on the basement level, closely flanked by six over six windows. An equipment door with a pair of hinged doors is on the right.

The north facade of the east barn has a pair of tall hinged doors which occupy the entire center bay. A former doorway which accessed an exterior silo, no longer extant, is to the left of the double doors. A similar set of doors is centered on the north facade of the west barn.

The Sugar house (6) Contributing c. 1925

The sugar house is a small, three bay by two bay, one story, stick framed structure with a wood floor. The shallow gable roof is covered with rolled asphalt roofing on the north side, and standing seam metal roofing on the south side, and the building is sheathed with vertical board and batten siding, except for the gables which are covered with horizontal board siding. It is built into the bank which supports Fletcher Hill Extension, its northern roof slope is just above and adjacent to the elevation of the road. Two large, round, removable metal chimneys emerge from the roof near the ridge on the north side.

The west facade has no fenestration except a small wooden hatch centered under the peak on the attic story. The south facade has an open bay at the left, three square, one light windows in a row in the middle bay, and a pair of hinged doors, made of vertical boards, on the right. The east gable end has a single pedestrian

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door at center, with a twelve light window to the right. The north facade extends approximately two feet above the grade of Fletcher Hill Extension Road, a features a row of boarded over window openings.

The New Dairy Barn (7) Non Contributing due to age, 1963

The new dairy barn is a one story, three bay by nine bay ground level stable barn with a concrete floor on a poured concrete foundation. The shallow pitched gable roof is covered with corrugated metal panels, the exterior walls are sheathed with board and batten siding. The south, eave facade has a gable roofed one story rectangular ell at the eastern end, the former milk house. Both the east and west gable facades of the barn have a centered, wide sliding door hung on track, flanked by a pair of horizontal one light windows. There is a louvered ventilator centered under the peak on each gable end. The north and south facades each have ten pairs of one light windows tucked under the eave running the full length of the barn.

The Pole Barn (8) Non contributing due to age, 1969, with later additions

The pole barn is a two bay by eight bay, gable roofed building used for equipment storage. It has a corrugated metal roof and is sided on the east, north and west with board and batten siding. The west gable end has a wide sliding door on track on the left. The south side is open and the eastern half of the shed has a extended, overhanging eave. The eastern gable end has a large door opening at left center.

The Land

As with many historic Vermont farms, the size of this enterprise has expanded and contracted over the decades. The original farm established by Russell Fletcher was 104 acres. It reached its peak size of 500 acres in 1850, when the added acreage was undoubtedly needed to graze sheep. In 1902, it was down to 100 acres. The extant acreage of the Fletcher - Fullerton Farm - the core of the lands surrounding the farmstead - remains a significant historic element. This is the land carved out of the hills into a farm by the Fletchers in the early nineteenth century. It was this land which provided sustenance and income to generations of the Fletcher family and generations of the Fullerton family through the beginning of the 21st century.

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The farm has 53.8 acres currently enrolled the state's Current Use program as working agricultural land. This acreage is located north and south of the farmstead. It is all sloping, some of it steeply so. Approximately 85% of the land is open, with the balance wooded. The steep sections have been used traditionally as pasture, the less steep have been planted and harvested.

The land use patterns established almost two centuries ago proximate to the farmstead are still present. Stone walls edge the fields, and hedgerows mark the boundaries between hayfields, pasture, and woodlands. Land cleared for fields and pasture in the early 19th century remain open. Roadways and bar gates allow for the passage of animals and vehicles. It is important to note that two parcels from the 100 acres purchased by Erwin Fullerton in 1902 have been split off and sold - one parcel to the current owner's nephew, Glenn Fullerton, (12.5 acres) and another to his daughter, Mary Fullerton McCuaig (30 acres). These parcels, though no longer part of the property by deed, retain their historic characteristics and compliment the setting of the farm (see map).

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Woodstock, Windsor County, Vermont

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Statement of significance:

The Fletcher - Fullerton Farm is an excellent example of a Vermont hill farm which, through adaptation to evolving farming practices and the efforts of successive owners, has been able to stay in continuous agricultural use for almost two centuries. Now comprised of six contributing buildings, the house (1), the carriage house (2), the shop/hen house (3), the corn barn (4), and the old dairy barn (5), the sugar house (6), and two non-contributing buildings, a ground level stable barn (7) and a pole shed (8), and located on 55.8 acres of open land which straddles Town Road 36 (Fletcher Hill Extension) in South Woodstock, Vermont, this farm meets the registration requirements for the property type "Farmstead" as included in the Multiple Property Documentation Form "Agricultural Resources of Vermont." The property qualifies for National Register listing under Criterion A: "the property is associated with events that have made a significant contribution to the broad patterns of our history." The extant farmstead and surrounding lands portray the evolution of Vermont agriculture over the past one hundred twenty-five years and relate directly to the historic contexts of "Dairying, 1850 - 1941" and "Diversified and Specialty Agriculture, 1760 - 1940." In addition, the property qualifies for National Register listing under Criterion C, as it "embodies the distinctive characteristics of a type, period, or method of construction..." The farm house is representative of the architecture of the Greek Revival period. The farm is included on the Vermont Historic Sites and Structures Survey, and is listed on the State Register of Historic Places.

The southern part of the town of Woodstock, referred to in the eighteenth and nineteenth centuries as "The South Parish," was originally granted by Governor Benning Wentworth of New Hampshire to David Page in 1766. Page sold his interests to Charles Apthorp of New York City. The so-called Apthorp Tract in South Woodstock comprised 7,000 acres. Because Apthorp was loyal to England during the Revolutionary War, in 1779 Vermont Governor Thomas Chittenden ordered his lands, as well as those of other Tories, confiscated and sold. As these lands became available for sale, settlers from southern New England, for the most part, moved to South Woodstock and set up farms on hills now named for the earliest settlers - Fletcher Hill, Morgan Hill, Densmore Hill, and Dunham Hill - and the extended ridge known locally as Long Hill.

The Fletcher - Fullerton Farm has been owned by only two families since its inception. Both the Fletchers and the Fullertons were early settlers in South Woodstock. The Fletchers, James, Benjamin, and Russell, who started the farm, first appear in the Woodstock land records in the early nineteenth century. Russell Fletcher originally

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purchased six parcels of land: 19 acres from George Lake in 1806, a small one acre piece from Jabez Hammond in the same year, 20 acres from Cyrus Allen in 1808, 54 acres from James Fletcher in 1808 (relationship to Russell unknown, but almost certainly family), and 10 plus acres from Elijah and Samuel Royce in 1814.

Russell must have had a dwelling house, barn, and other buildings on the 104 acre farmstead. The extant farmhouse dates from the mid - nineteenth century but it is assumed that the northwest ell of the house was built from an earlier dwelling, perhaps Russell Fletcher's. The two extant post and beam barns could have been built by him prior to August 6, 1825, when he sold "the homestead farm on which I have formerly lived" to Benjamin Fletcher. It included "all the land conveyed by deed" from George Lake, Samuel Royce, Elijah Royce, Cyrus Allen, Jabez Hammond, and James Fletcher, approximately 104 acres.

Benjamin Fletcher will own the farm until 1848. The 1832 map of Woodstock, which is inside the front cover of Henry Swan Dana's History of Woodstock, Vermont (1889) shows "B. Fletcher" at the farm's physical location. Benjamin Fletcher appears in the Woodstock Land Records no fewer than forty times as grantee and grantor of property. Obviously a man of some means, he began to acquire land on September 23, 1814. He continued to buy and sell property until 1844, for three decades. Records show that he leased land as well as owned land. In 1834 he partnered with Billy Brown and Oliver Kendall to buy a clothier's shop with "a carding machine, machinery and tools" which was located in the village of South Woodstock. In 1837, he bought several small contiguous lots next to the Kedron Brook and "the distillery," apparently in some sort of business venture. It is apparent that he also mortgaged property. The records show that twice Benjamin Fletcher had the county sheriff arrest debtors - Stephen Farnsworth, in 1827, and James Powers in 1828. Both of these men were jailed, their assets seized and auctioned, and the debts were paid from the proceeds.

On April 8, 1843, Benjamin Fletcher deeded the farm to his four sons, Shubael, Benjamin Jr., James, and Achulus James. The farm was 170 acres in size. Shubael had "occupancy" until Benjamin's decease, in 1848, when the farm's ownership went to the other three brothers. However, on February 28, 1848, Shubael "bought out" his brothers, and other heirs to Benjamin's estate, and acquired ownership of the farm. He will own it for forty years, until 1888. Prior to this buy out, Shubael had entered into an agreement to take care of his parents, Benjamin and Polly, in exchange for a \$3,000 payment. His parents obtained a life estate.

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The United States Agricultural Census for Vermont, done in 1850, 1860, 1870, and 1880, was taken during Shubael Fletcher's ownership (census summary attached). The census shows a diversified farming operation during this last half of the 19th century. The farm produced butter, cheese, maple sugar, and wool. It grew potatoes, corn, oats, peas, beans, apples, wheat, rye, barley, and buckwheat. From 1850 to 1880, the farm grew from 400 acres to 600 acres, then reverted to 400 acres again as lands were acquired and sold. Accordingly, the value of the farm went from \$4,000 to \$10,000 to \$7,800. Farm work was accomplished with horses and oxen, and there was a relatively small herd of dairy cows in each of the census years. In each of the census years there were a few swine to use for lard and meat.

As stated in the National Register of Historic Places Nomination Multiple Property Documentation Form "Agricultural Resources of Vermont" most farms in Vermont in the 18th century were "general purpose" farms. Accordingly, the Fletcher-Fullerton Farm was typical in that it raised a variety of crops for subsistence and sustenance. As did many farmers, the Fletchers produced goods for sale off the property, such as wool, butter, cheese, potatoes and maple sugar, as the census records show quantities too large for home consumption. Before the advent of rapid transportation and refrigeration, milk was turned into less perishable butter and cheese.

As stated in the MPDF, "The growing demand for dairy products in the sprawling urban centers of southern New England, together with the coming of the railroad and the invention of the iced butter car in 1854 which opened those markets to Vermont farmers, provided the basis for the rise of the dairy industry in Vermont." While some of the butter and cheese from this farm may have made it to markets out of state, it was more likely marketed regionally in the town centers throughout southern Windsor County.

Keeping with the statewide agricultural trends of the years before the Civil War, the farm raised sheep for the wool they produced. The woolen industry in Vermont flourished; the number of woolen mills tripled from 33 in 1836 to 100 by 1850. There were three mills proximate to this farm, at Bridgewater, Woodstock, and Quechee. Through the years the farm increased its flock of sheep, topping out at 300 animals in 1860. More sheep meant more land for grazing, and the farm grew correspondingly to 550 acres in that same year. Likewise, as farms in Vermont gave up sheep raising for profit, flocks diminished and farms shrunk in size. Such was the case with the Fletcher - Fullerton farm.

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The extant farmhouse was most likely built by Shubael Fletcher after he acquired the farm in 1848. It's Greek Revival detailing is consistent with mid - nineteenth century building and style practices in Vermont. The Greek Revival style was the most popular 19th century style in the state, in widespread use from the 1830's to the 1870's. The records show that Shubael had the means to dress his house with rich architectural detail of the style - corner pilasters, pedimented window caps, an entablature at the eave, and a centered entry with sidelights and its own full entablature. The house form with its Gothic Revival inspired, steeply pitched wall dormer centered on the front facade suggests that Shubael may have remodeled an extant, eaves front Georgian Plan cape to its current form.

The farm was purchased by Shubael Fletcher's son, Porter Fletcher, on June 25, 1888 (Shubael Fletcher died in 1893). He paid \$4,000 for the 160 acre farm and a 190 acre pasture on Long Hill not contiguous to the farm, also owned by Shubael. It is interesting to note that in the 1880 census, the farm's size is listed at 400 acres. Porter, a single man, will operate the farm until the late 1800s, when he mysteriously disappeared.

Porter Fletcher's disappearance has never been explained. Reportedly, he walked out of his house - the extant farmhouse - on a summer's day and was never seen again. Neighbors and relatives searched for days for him. Two detectives from Boston were brought into the case. Finally, they gave up, figuring he had wandered off and perhaps perished in the woods, to be found in the fall, during hunting season. It never happened. His body was never found, and to this day his fate is unknown.

What is known is that the Windsor County Probate Court appointed Frank Atwood as Trustee of Porter's estate. As such, he sold the farm to Erwin Fullerton on March 29, 1902. The deed reads that Porter Fletcher is "formerly of said Woodstock, who has disappeared under such circumstances as to satisfy the court that he is lost, insane, or dead." Erwin Fullerton paid \$1,300 for the farm, by 1902 reduced to 100 acres. He also bought "all house furnishings, wood, tools and personal property belonging to said estate.

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Thus begins the Fullerton family's ownership of the farm. The current owner of the farm, Milton Fullerton Jr., is the third generation of Fullertons to farm here but his great-great-great grandfather, Araunah Fullerton, was a Revolutionary War soldier who came to the town c. 1790. The Fullerton family also settled in South Woodstock, and were neighbors and acquaintances of the Fletchers over several generations. Erwin Fullerton, son to Isiah Fullerton and born in 1870, had actually worked for Porter Fletcher as a hired man. He was born just down the road, in the house now owned by Gladys Fullerton.

Erwin Fullerton will operate the farm until his death in 1917, at age 47. He was very active in the South Woodstock community and on the farm. He was a teacher, working in the Bridgewater schools, a Woodstock School Director, and member of the Grange. A eulogy printed in the local paper on January 11, 1917, written by Everett V. Perkins, aptly states what was going on at the farm: "I became greatly interested in his farming. I learned bit by bit how he and his wife had come to the farm with little capital something like fifteen or twenty years ago and how they had to struggle to get started. But they did get started. By hard work and good management they paid off the indebtedness, repaired the buildings, set out fruit trees, developed a splendid herd of cows and increased the productiveness of the land. Although deprived of an agricultural education when young, Mr. Fullerton had a mind open to new ideas and was a constant student of the problems of the farm. He kept strict accounts and made a habit of paying cash for what he bought. He raised his own garden seeds. I know of no one around here who could show in the fall a crib of corn like his. He studied each cow's record and the value of different feeds."

Erwin also gave the farmstead its current configuration at the beginning of the twentieth century. He moved the two post and beam barns together, joining them at the gable ends, even though one barn was about four feet wider than the other and the roof lines did not match. He also moved the extant carriage house and corn barn to their current locations. According to Erwin Fullerton, Erwin's grandson, the joined barns had about 14 to 16 stalls in the basement, with hay storage overhead. His grandfather also did sugaring, and sheared sheep for neighbors.

Upon Erwin's death in 1917, Milton, the oldest son, was responsible for the farm, though he was only 18 years old. He and his family continued to operate the farm and in 1934, Milton Sr. and his wife Mary "bought out" his mother and brother Olin and got the deed to "100 acres with buildings thereon." Milton Fullerton Sr. operated the farm he named "Top Acres" for about forty years.

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Milton's son, Erwin Fullerton, who was born in 1927, has very vivid memories of the farm in the years prior to WWII. Top Acres was a dairy farm, with a herd of around 18 milkers and 15 heifers. The milk was taken daily to the milk stand next to the Orion Grange in South Woodstock Village, where it was picked up by truck and taken to the creamery at Bellows Falls. The cans were transported in the trunk of a 1935 Chevy in the summer, by sleigh in the winter.

It was also a poultry farm. On the second floor of "the shop" Milton Sr. kept "a couple of hundred" birds - broilers and fryers. They were sold for meat and he had laying hens as well. Milton would buy chicks in the spring and keep them in coal fired brooder houses. Regularly, he would slaughter and dress off chickens and deliver them fresh to people in town.

The farm raised a variety of crops, fruits and vegetables for their own consumption and for sale. There was a large strawberry bed. The farm picked and sold 25 cases a year which they would deliver house to house and to stores around town. Milton Sr., who had attended Randolph Vocational Technical Institute to learn farming techniques, also raised and sold large quantities of potatoes and apples. He also tried growing grapes, pears, cherries, plums, gooseberries and currants. There was a large vegetable garden each year. About six acres of corn was grown each year to chop into silage and to store as whole cob or ear corn in the corn barn.

The farm was diversified and self sufficient in these years following the Great Depression. There was a table saw in the carriage house, powered by a "one lunger" engine, where Milton sawed material to make boxes for shipping tins of maple syrup. The engine also powered a grind stone to mill grain for the chickens and the horses. Milton cut 20 cord of firewood each winter, some of which he delivered and sold at Woodstock High School. Sugaring was done in the spring, averaging about 250-300 gallons per year.

The farm had three horses - one to ride and two to team up for work, until the farm got its first tractor during WWII. Hogs were kept in the basement of the corn barn. Erwin had two swarms of bees, for honey, which he gave away when he went in to the service during WWII.

Milton Fullerton Sr. had three sons, Erwin, born in 1927, Milton Jr., born in 1931, and Bruce, born in 1938. All three grew up on the farm, but it would be Milton Jr. who would eventually continue the Fullerton ownership and management of Top Acres. Erwin

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joined the service after high school, moved to New York state in 1949 to attend school there and ended up staying in the Empire State to work and raise a family, returning to Vermont in 1994. Bruce left home after high school, eventually settling in Arizona.

Milton Jr. finished high school in 1949 and went to school to study agriculture at Cobleskill, New York. After a stint in the army, he returned to school at Cornell University to earn a B.S. in Agriculture. In the late 1950s and early 1960s, he worked for Eastern States, based in Massachusetts. Then, in 1962, he and his wife, Ann, whom he married in 1956, moved to Top Acres to jointly operate the farm with Milton's parents. They shared living quarters in the farm house (there were two separate apartments, one on each floor) and in 1963 Milton began buying the farm from his father. The purchase was completed on November 6, 1970, when he got the deed to the farm. Part of the sale included a life estate for Milton and Mary.

Milton Jr. would greatly expand the dairying operation. In 1962, the farm milked up to 28 Jersey cows in the cramped stanchion area in the basement of the two joined barns. In 1963, construction began on a large ground level stable barn with an attached modern milk house with a bulk tank. It went into operation in January of 1964. The barn would hold up to 46 head, by 1969 the barn reached that capacity. It became obvious that the farm's croplands would not support a herd of that size, so Milton began to hay other properties in order to put by enough haylage and baled hay to feed through the winter. He also needed up to 35 acres to grow corn for silage, and he grew that crop on other people's lands as well. These various parcels were located throughout the community of South Woodstock. He planted corn on the parcels closest to the farm, when possible.

Top Acres continued as a dairy farm until 1989, helped in the decade of the eighties by Milton and Ann's partnership with their daughter, Mary, and her husband Carl McCuaig. This partnership was formed in 1983 and it helped sustain the farm's operation, as Carl actually worked on the farm and shared financial and operational responsibilities. But in 1989 Carl left the partnership, and with the passing of Milton's wife, the partnership was reduced to two, Milton and his daughter. The partnership continues today.

Carl's leaving was the catalyst for selling the dairy herd in 1989. But the farm continued with agricultural pursuits. In the 1990s, Milton had a herd of beefalo on the property, housed outdoors in a pole shed. After 10 years of little profit, that enterprise was abandoned. More importantly, he invigorated the farm's sugaring operation, expanding to 3,800 taps. The operation incorporated four large sugarbushes, only one of which was

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owned by the Fullertons. They were able to tap trees on other people's lands to increase production. They installed a larger arch for boiling, and purchased a reverse osmosis machine to reduce the sap's water content. They produce at least a thousand gallons of syrup yearly, approaching two thousand gallons in a good year. Sugaring today is the farm's principal agricultural activity, with the farm's sugarbush in Mary McCuiag's ownership.

After almost two hundred years, the Fletcher-Fullerton farm, known in the 20th century as "Top Acres," continues to operate. The farm is enrolled in the state's land use program; the fields are fertilized and hayed each year by a local dairy farmer. The farm is part of the state's "Agritourism" initiative, providing farm vacations to people from the cities and the suburbs. This business, named "Top Acres Farm Vacations," offers two apartments within the farmhouse, each with its own kitchen and bath, plus a room with private bath. Over the course of many decades, the farm has evolved and adapted to various practices and economies, and survives today because of its ability to do so.

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U.S. Agricultural Census for Vermont, 1850, 1860, 1870, 1880
Fletcher - Fullerton Farm, Woodstock, Windsor County, VT
ng = data "not given" on the census form

year	acres improv- ed	acres unim- proved	cash value	value of farm mach.	horses	mules	cows	oxen	other cattle	sheep	swine	value of lives- stock
1850	350	50	4000	75	2	0	6	4	37	175	5	1330
1860	500	100	6000	150	2	0	7	4	12	300	2	1400
1870	400	50	10,000	800	2	0	5	4	8	210	3	1200
1880	400	0	7800	200	4	0	4	2	12	100	2	600

year	bushels peas & beans	bushels pota- toes	value of orchard prod.	pounds butter	pounds cheese	tons hay	pounds maple sugar	value of animals slaught.	chick- ens	amount paid for wages	value of fences	weeks of hired labor
1850	1	500	\$10	600	300	70	350	\$80	ng	ng	ng	ng
1860	2	300	\$20	500	300	60	800	\$150	ng	\$400	ng	ng
1870	7	300	\$30	300	0	75	400	\$460	ng	ng	ng	ng
1880	3	200	\$30	200	0	60	500	ng	20	\$300	ng	0

q year	bushels wheat	bushels rye	bushels corn	bushels barley	bushels buckwhe at	bushels oats	pounds wool	value of farm prod.	dozens of eggs	bushels of apples	cords of wood	lbs honey
1850	8	70	70	4	15	100	400	ng	ng	ng	ng	ng
1860	40	0	150	0	0	100	1200	ng	ng	ng	ng	ng
1870	30	0	150	0	50	100	1240	2100	ng	ng	ng	ng
1880	0	0	200	0	0	200	600	1000	150	300	30	0

*In 1870, Shubael Fletcher was not listed as operator of a farm in South Woodstock in the census. Joshua Fletcher and Joseph Fletcher were listed, however. The census takers would record the operator of the farm, not the owner, if the owner was absent. Perhaps this was the case with Shubael Fletcher in August of 1870. Joseph Fletcher - Shubael's son - is referenced for 1870. Shubael is the operator/ owner again in 1880.

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Woodstock, Vermont, Land Records - Deeds- Leases - Mortgages - Probate Decrees

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5	404	3/15/1806
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8	115	4/1/1822
8	190	1/20/1823
8	483	8/6/1825
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10	337	6/3/1834
10	407	1/29/1835
11	466	11/8/1837
12	247	9/30/1842
12	615-6	9/20/1841
13	259	9/20/1842
13	380	4/9/1843
15	230	2/28/1848
30	596-7	6/25/1888
34	527	3/29/1902
45	355	10/11/1934
60	391	11/6/1970
111	83-4	6/16/1993
119	216-7	6/5/1995

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UTM references, continued:

5. 18 / 697029 / 4826547

6. 18 / 697001 / 482637

7. 18 / 696884 / 4826794

Verbal Boundary Description:

Town of Woodstock Parcel Number 11-02-09. The boundary of the Fletcher - Fullerton Farm is as described in Volume 119, page 216 of the Woodstock Town Records wherein Milton Fullerton Jr. conveys the deed from himself to a revocable trust:

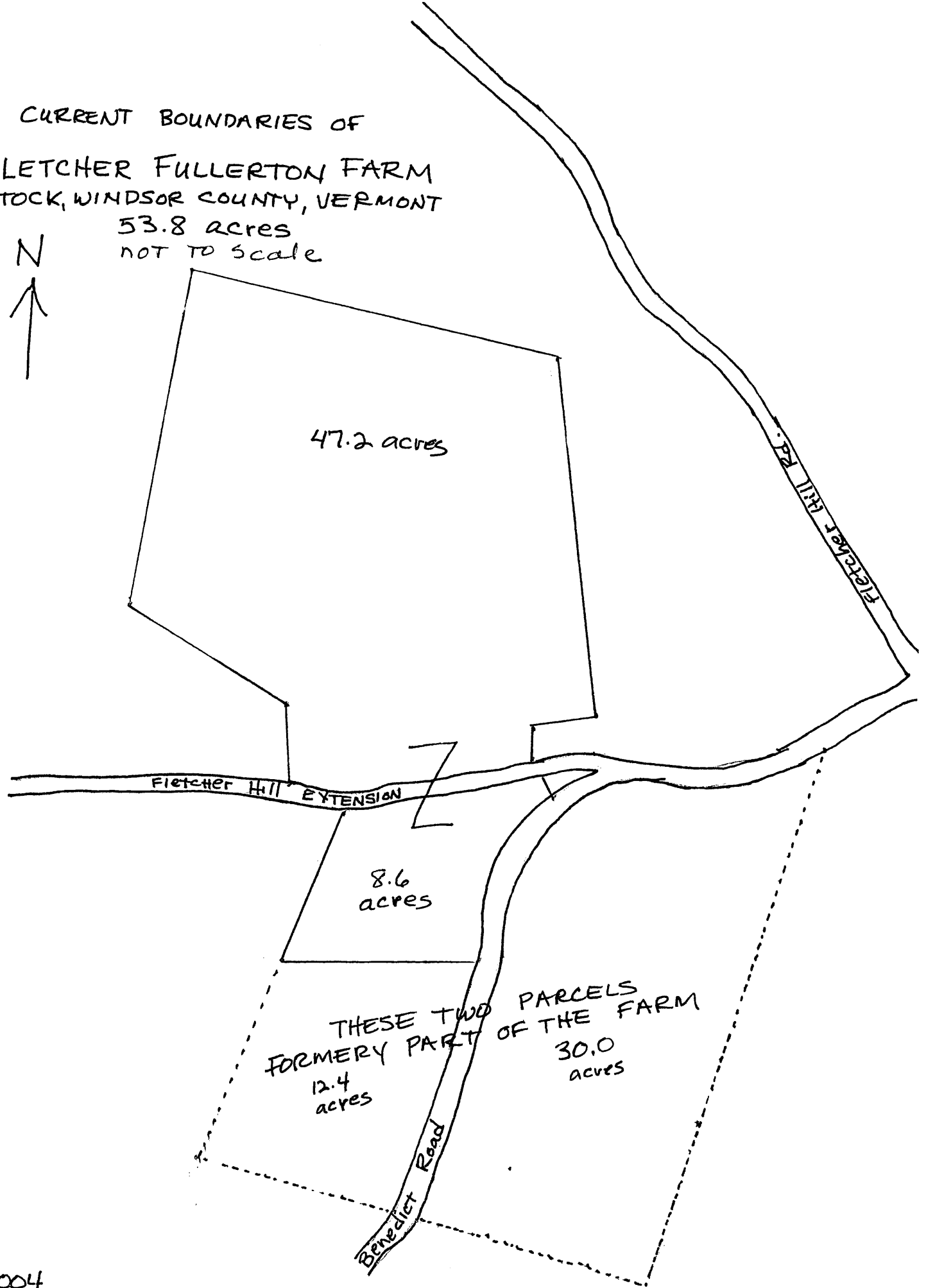
"The farm known as Top Acres Farm, formerly known as the "Shubael Fletcher Farm" which was described in a conveyance from Milton Fullerton and Mary L. Fullerton to Milton A. Fullerton Jr. and Ann W. Fullerton, dated Nov. 6, 1970, and recorded in Book 60 at page 391 of the Woodstock Land Records. Excepting from this farm is a parcel of 30 acres as conveyed to Grantor's daughter, Mary McQuaig, by deed of Milton A. Fullerton Jr. and Ann W. Fullerton, dated June 16, 1993, recorded in Book 111 page 83-84 of the Woodstock Land Records."

Boundary Justification

The boundary includes the farmstead, fields, pastures, and woodland that have historically been part of the Fletcher-Fullerton Farm. These lands and buildings retain their historic integrity and spatial organization.



CURRENT BOUNDARIES OF
FLETCHER FULLERTON FARM
WOODSTOCK, WINDSOR COUNTY, VERMONT

53.8 acres
NOT TO SCALE



MAY, 2004

Fletcher-Fullerton Farm
Woodstock, Windsor County, Vermont

Contributing 
Non-Contributing 
NOT TO SCALE

