

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received APR 10 1984

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Bailey Farm

and/or common

**2. Location**

street & number 373 Wyatt Road, N.A. not for publication  
city, town Middletown N.A. vicinity of cong. dist. #1 - Hon. Fernand J. St Germain  
state Rhode Island code 004 county Newport code 005

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N.A. in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Mr. & Mrs. Frank L. Nunes and Mr. & Mrs. Frank F. Nunes  
street & number 373 Wyatt Road 263 Wyatt Road  
city, town Middletown N.A. vicinity of state Rhode Island 02840

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Middletown Town Hall  
street & number 350 Main Road  
city, town Middletown state Rhode Island 02840

**6. Representation in Existing Surveys**

Historic and Architectural Resources of Middletown, R.I.:  
title A Preliminary Report has this property been determined eligible?  yes  no  
date June 1979  federal  state  county  local  
depository for survey records Rhode Island Historical Preservation Commission  
150 Benefit Street  
city, town Providence state Rhode Island 02903

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Bailey Farm is a 45-acre parcel of still-open land, still-used farmland on which stand two complexes, each consisting of house and out-buildings. The main complex, located roughly at the center of the farm, centers on a story-and-a-half, center-chimney, frame 18th-century farmhouse whose gable roof was raised and architectural detailing carefully updated in the Greek Revival style in 1838. Ranged behind and beside this house are the components of a small farm complex: a large early 20th-century barn, a mid- or late-19th-century shed, an early 20th-century garage, and two other sheds. The stone-wall-enclosed Bailey Family cemetery is located at the northwest corner of the property; adjacent to it is the second complex: a 1930 house, a garage, and two small sheds. Surrounding these two complexes are gently rolling fields crossed by a brook and defined by a network of particularly handsome and unusually well maintained stone walls. These fields have been farmed since the early 1700s and remain in agricultural use today.

The heart of the complex is the Bailey House. Tradition holds that this house was built c. 1701 and rebuilt c. 1750 by the Bailey family, early settlers in Newport, and by extension, Middletown. What remains today is probably an early to mid-eighteenth-century structural frame (and several doors which appear to date from that time) overlaid by mid-nineteenth century Greek Revival detail and massing.

The house, three bays wide by two deep, is clapboarded and has broad Greek Revival cornices and return mouldings, and channelled corner pilasters, and similar channelling ornaments the pilasters flanking multi-paned sidelights of the front entrance beneath a flat Greek Revival pediment. The windows have 6/6 double hung sash which appear to date to the time of the 1838 remodelling.

The house follows a fairly typical five-room center-chimney plan with front parlors flanking a rather generous stairhall and kitchen located in the rear with smaller rooms opening off it. To the east is a modern kitchen and to the west a bathroom and a back entry hall from which staircases lead to the second story and to the cellar. These back stairs and the uneven depth of the two parlors--the east parlor is somewhat deeper than the west--are the chief variants to the plan. Alterations include the opening up of a pass-through from the modern kitchen to the old kitchen, the closing of a doorway from the northeast parlor to the modern kitchen, and the installation of the bathroom.

The channelling motif established on the exterior is used throughout the primary first floor spaces--both parlors, the stairhall, and the original kitchen--in a series of very carefully thought-out variations. All of these rooms have channelled door and window frames with raised carved corner blocks and channeled cornices. The three mantels have channelled pilasters and friezes.

(See Continuation Sheet #1)

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Continuation sheet 1

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The outbuildings surrounding the Bailey House are all simple utilitarian, vernacular buildings: all have gable roofs, are covered with shingles, and have simple double-hung sash.

The second complex, located in the northwest corner of the property consists of a two-and-a-half story, clapboarded house constructed in 1930 by the owner of the farm; a garage, probably contemporary with the house, and two small sheds, which appears to have been constructed after 1930. This second complex has no particular historical or architectural significance and is in fact far more suburban in character than it is rural; it makes no positive contribution to the significance of the Bailey Farm, but is included because it is located on the original farm property and is so close to the Bailey Family cemetery, which is a significant component of the farm.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1838  
mid-18th century Builder/Architect Unknown

### Statement of Significance (in one paragraph)

The Bailey Farm is a well-preserved example of Rhode Island's 19th-century island farms, typical of its region in its form and in its history of use and ownership. It survives as an entity of road, buildings, stone walls, stream, pond, and farm fields and represents an important component of the state's 19th-century agricultural history--the moderate-size farms of the large islands of Narragansett Bay.

The farmstead (once as large as a hundred acres, now about 47 acres) was owned throughout the 18th century and well into the 19th century by members of the Bailey family; early settlers in Newport, a branch of the Baileys may have lived here as early as 1682. Easton Bailey owned the farm in 1838 when the early Bailey farmhouse was remade into the Greek Revival composition seen today. The farm left Bailey ownership in the 1850s and changed hands several times until 1878 when Peleg Sherman, a Middletown farmer, purchased it; the Sherman family owned the land until 1918--though tenant farmers may have occupied it--when it was sold to the Nunes family, whose descendants still own the farm.

Though the frame of the Bailey house apparently dates from the mid-18th century (and possibly earlier), it is now a handsome 19th-century house, its Greek Revival form and detail documenting a common pattern of prosperous 19th-century owners up-dating earlier houses. The farm complex as a whole retains the character it achieved in the 19th century--its out-buildings, which date from the 19th and early 20th centuries, are probably replacements for earlier barns and sheds, and are all representative vernacular farm buildings. Despite their changes and replacement, the complex as a whole survives intact, documenting the siting of the buildings and their orientation to the road, to the landscape, and to each other. In 1930, Frank F. Nunes, owner of Bailey Farm, build a simple frame house at the extreme northwest corner of the farm near the Bailey cemetery. Though it does not contribute to the historic significance of the Bailey Farm, it is included in the nomination because it is adjacent to the cemetery.

Middletown, originally a northern section of Newport which was set off as a separate town in 1731, was an agricultural hinterland for the city to its south throughout the 18th and 19th centuries. In the 18th century, Newport was a major seaport; in the 19th and early 20th centuries, it was the nation's premier resort. Middletown and Portsmouth to the north of Newport, and Jamestown, a large island to its east, were the location of

(See Continuation Sheet #2)

## 9. Major Bibliographical References

Historic and Architectural Resources of Middletown, R.I.: A Preliminary Report, Rhode Island Historical Preservation Commission, 1979.

## 10. Geographical Data

Acreeage of nominated property c. 45

Quadrangle name Prudence Island, R.I.

Quadrangle scale 1:24,000

### UTM References

A 

1	9	3	1	0	9	7	0	4	5	9	8	8	6	0
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Zone		Easting				Northing								

B 

1	9	3	1	0	9	4	0	4	5	9	8	7	0	0
1	9													
Zone		Easting				Northing								

C 

1	9	3	1	0	4	1	0	4	5	9	8	7	4	0

D 

1	9	3	1	0	3	2	0	4	5	9	8	9	4	0

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### Verbal boundary description and justification

The Bailey Farm includes lots 31, 31-A, 31-B, 31-C, and 32, of Middletown Assessor's Plat 119, about 45 acres. The property comprises (See Continuation Sheet #3)

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

Walter Nebiker, Principal Historic Preservation Planner  
name/title Ancelin V. Lynch, Principal Historic Preservation Planner  
Pamela A. Kennedy, Senior Historic Preservation Planner  
organization R.I. Historical Preservation Comm, date 15 February 1984

street & number 150 Benefit Street

telephone 401-277-2678

city or town Providence

state Rhode Island 02903

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Richard C. Williamson*

title State Historic Preservation Officer

date 3/23/84

### For NPS use only

I hereby certify that this property is included in the National Register

Entered in the  
National Register

date

6/4/84

Keeper of the National Register

Attest:

date

Chief of Registration

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the many farms which grew the produce and livestock for Newport. By contrast with Rhode Island's hill farms, which became marginal a century after settlement, these island farms were relatively prosperous operations and, unlike the rocky thin soil of the Rhode Island hills, the island soil remained productive. Never heavily industrialized, Portsmouth, Jamestown, and Middletown farms produced perishable fruits, vegetables, and meats which were sold in Newport. By 1850, for example, when many of the state's hill farms were struggling subsistence affairs, Middletown had 150 active farms. In that year Bailey Farm, operated by James Gardiner, his wife, and a hired laborer and his family, grew produce in its market garden and corn, oats and hay in its fields; livestock included horses, oxen, milch cows, swine, and sheep. The market garden produced \$200 worth of fruits and vegetables, and \$210 worth of meat was sold from the farm.

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the core of the Bailey Farm which in the 19th century was about 100 acres. The main farm complex is located near the center of the property; the second complex is located in the extreme northwest corner of the property and is included because it is adjacent to the Bailey cemetery. The fields on either side and behind the central complex are still in agricultural use (as they have been since at least the 18th century) and are interlaced by a series of fine dry-laid stone walls.

MARGARET J. DERRY, TRUSTEE

RAY H. DURFEE & THOMAS L. TROUT

DENNIS J. MURPHY JR.

LOT-32  
13.4 ACRES

LOT-31-C  
17 ACRES

LOT-31-B  
8.745 ACRES

LOT-31  
14 ACRES

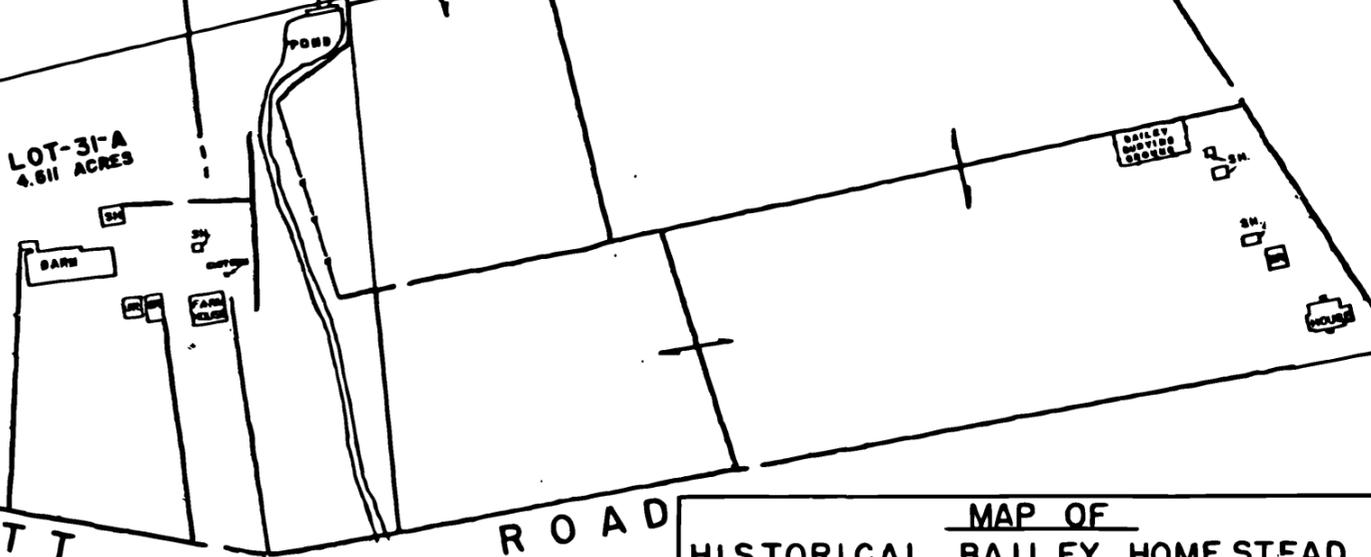
LOT-31-A  
4.611 ACRES

BERKELEY AVENUE

WYATT ROAD

MAID FORD RIVER

NOTE  
LOTS 31, 31-C & 32 OWNED BY FRANK JR. & SUSAN C. NUNES  
LOTS 31-A & 31-B OWNED BY FRANK L. & MARY M. NUNES  
ALL LOTS ARE SHOWN ON MIDDLETOWN TAX PLATE-119



HAROLD E. ST. JOHN  
15 ADMIRAL KALBFUS ROAD  
NEWPORT RHODE ISLAND

MAP OF  
HISTORICAL BAILEY, HOMESTEAD  
"THE OLD HOMESTEAD"  
MIDDLETOWN RHODE ISLAND  
FEBRUARY, 1983 — SCALE GRAPHIC