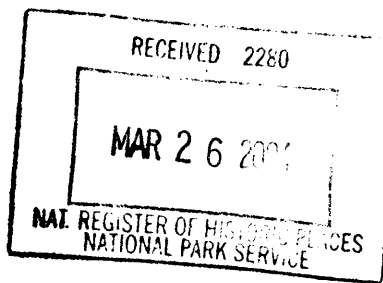


United States Department of the Interior
National Park Service

**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 or by entering the information requested. If any 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 Hine-Buckingham Farms

other names/site Anderson-Bostwick Farms; Hunt Hill Farm

2. Location

street & number 44, 46, 48 Upland Road; 78, 81 Crossman Road N/A not for publication

city or town New Milford vicinity N/A

state Connecticut code CT county Litchfield code 005 zip code 06776

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally X. (See continuation sheet for additional comments.)

J. Paul Loether 3/25/04
Signature of certifying official Date
J. Paul Loether, Acting Director and Deputy State Historic Preservation Officer
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 commenting or other official Date

State or Federal agency and bureau

Hine-Buckingham Farms

Name of Property

Litchfield County, CT

County and State

4. National Park Service Certification

I, hereby certify that this 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

Date of Action

[Handwritten Signature]

5/7/04

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

10

Noncontributing

1 buildings

1 sites

structures

objects

2 Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
AGRICULTURE/animal facility/outbuilding/storage/
agricultural field

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
COMMERCE/specialty store/education-related/
single dwelling/studio
AGRICULTURE/agricultural field

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL/Postmedieval English; MID-19TH CENTURY/Greek Revival.

Materials

(Enter categories from instructions)

foundation stone
walls wood shingle/aluminum siding
roof asphalt shingle
other tin shingle

Narrative Description

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

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Hine-Buckingham Farms, New Milford, Litchfield County, CT

Section 7 Page 1

The Hine-Buckingham Farms occupy 137 acres on the east side of the East Aspectuck River Valley in Northville, a village in New Milford about four miles northeast of the town center. Situated about two miles west of the border with the Town of Washington at the intersection of Upland and Crossman roads, the farm complex rises up about 300 feet from Route 202 on the valley floor and extends for almost a mile to the east (see Map #s 1, 2). The rolling terrain, which encompasses seven contiguous parcels, ranging in size from 2 to 88 acres, reaches 750 feet at its highest point. While most of the surrounding hills rise to about 900 feet, on the much steeper western side of the valley, the highest summit, Bear Hill, reaches 1281 feet.

Relatively open agricultural fields and pastures studded with rocky outcroppings, many bordered by stone walls and rail fencing, surround ten contributing resources: farmhouses, barns, and other outbuildings erected by the Hine and Buckingham families from about 1760 to 1940 (Photograph #1). Stone walls also border the unpaved farmway that once was the original path of Upland Road. Relocated and paved in 1949, this road partially borders the complex on the north and west. Unpaved access roads, cow paths, and intermittent streams wind through the largest upland parcel, a farm/forest management preserve purchased by the state and the town in 2003 (Map #3). Open fields there are bordered by stands of mixed hard- and softwoods of various sizes (maple, ash, oak, birch, and hemlock); larger mature oaks and maples are found near the buildings, along stone walls, and in former outlying woodlots. A Christmas tree farm and pastures occupy the westernmost parcel that runs down to the river. There are only two non-contributing resources, a barbecue shed and a spring-fed manmade farm pond, both dating from the 1970s.

The Buckingham Farm consists of a small five-bay, two-story Greek Revival and the associated outbuildings across Crossman Road to the west (Inventory A; Photograph #2). Like the rest of the farm dwellings in the complex, it has been sided with aluminum, but the original sheathing (wood shingle or clapboard) remains underneath. Original features of the house include six-over-six sash and the Greek Revival front door surround, which has a high entablature and flat pilasters. Additions to the 1836 main block (28' x 31') include a c. 1920 shed-roofed section with a screened front porch. An open recessed porch at grade separates the main block from an attached tack room (25' x 16') at the rear. There is a chicken coop in the field to the south (Inventory B).

The Buckingham Barn consists of two sections at right angles: the original c. 1800 bank barn at the rear (57' x 24') and a cow barn (32' x 60') with hayloft added by about 1840 (Inventory C; Photograph #s 3, 4). In the 1930s the cow barn was remodeled and enlarged by extending the south slope of the gable roof to include another bay with a door. A c. 1900 banded wood silo with a double conical roof is located at the front left corner; a concrete silo dating from c. 1940 is found at the right rear junction of the barns. Two small concrete block additions face the barnyard. While cow stanchions remain in place in the lower level, the rest of the building was converted to a 7000-square foot residence by the present owners (Photograph #s 5, 6). Exposed beams, posts, and rafters were retained throughout and a brick fireplace was installed in the great room, which has an open loft on the opposite wall. An open deck was added at the second story off the dining room-kitchen area at the left rear. Detached buildings in this group include a restored horse stable to the south (Inventory E), a tobacco storage barn (Inventory D; Photograph #7), which has sliding doors on the east elevation, and a non-contributing barbecue shed (Inventory F). The present fixed vertical-board sheathing on the tobacco barn may be a replacement for the original louvered-board system commonly used for this type of building. Breaks in the tree line and the stone walls that border this barn lot provide vistas of open land to the south and down the valley to the west (Photograph #8).

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Hine-Buckingham Farms, New Milford, Litchfield County, CT

Section 7 Page 2

The Hine Farm includes two houses and three outbuildings on both sides of the former path of Upland Road. Although some of the land here was farmed as early as 1750, the main farmhouse on the south side, a two-story, five-bay Georgian Colonial (27' x 37'), was erected about 1760 by Daniel Hine (Inventory G; Photograph #9). A number of features date from the Greek Revival-style remodeling by Carr Hine in the 1850s. They include the pedimented portico supported by square posts that shelters the main doorway, which has flanking pilasters and fixed multipaned sidelights. It is surmounted by a Palladian-type window, with narrow side windows with operable sash. The center window there and in most of the rest of the building contain two-over-two sash. A frieze extends across the facade and under the pedimented north gable. The pediment and frieze were omitted at the rear and on the south elevation, where there is a "coffin" door to the parlor and a later two-stage, one-story wing (42' overall). A former wagon shed, now a poolhouse, is located just northeast (rear) of the main house (Inventory H) and a c. 1900 field barn sits next to Upland Road farther north with its gable end facing the street (Inventory I). The farm pond southeast of the house was installed about 1970 (Inventory J). Across the farmway to the north is a small three-bay Greek Revival cottage built by Carr Hine about 1841 (Inventory K; Photograph #10). Composed of a main block with a high roof plate (31' x 28') and a small east wing (20' x 17'), it features pedimented blind gables, narrow attic windows under the eaves and a Greek Revival doorway.

Just below the cottage is the Hine Barn which consists of three sections arranged around a U-shaped barnyard on the uphill (south) side (Inventory L; Photograph #s 11, 12, 13, 14). The bank barn in the center, which has a doorway to the main floor on the second level in the south elevation, is the oldest structure in the complex (49' x 39'). Possibly contemporaneous with the main house, it certainly was standing by at least 1800. It is flanked by a c. 1840 cowhouse/stable on the north (16' x 62') and a smaller heifer barn offset at the southwest corner (26' x 36'). Two small sheds connect the latter building to the main barn. Exterior twin silos at grade on the north elevation of the bank barn were added around 1900. That barn now contains a gallery and gift shop; a cooking school is located in the east wing and a music studio in the heifer barn (Photograph #15).

In the complete inventory that follows, dates of buildings estimated in the field based on stylistic analysis and historic chronological typologies, were generally corroborated by documentary evidence from historic maps, and land and probate records. Letter designations for resources in the inventory and the text are keyed to the attached maps.

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Hine-Buckingham Farms, New Milford, Litchfield County, CT

Section 7 Page 3

Inventory of Contributing and Non-Contributing Resources

<u>Address</u>	<u>Name/Style or Type/Date</u>	<u>C/NC</u>	<u>Photo #</u>
78 Crossman Road			
A.	Gilbert Buckingham House, Greek Revival, c. 1836	C	2
B.	chicken coop, c. 1930	C	
81 Crossman Road			
C.	Buckingham Barn and Cowhouse, c. 1800/c. 1820; wood silo, c. 1900, addition to cowhouse, 1932; concrete silo, c. 1940 (converted to residence, c. 1975)	C	3, 4 5, 6
D.	tobacco storage barn, c. 1920	C	7
E.	stable, c. 1900	C	5
F.	barbecue shed, c. 1970	NC	
48 Upland Road			
G.	Daniel & Carr Hine House, Georgian Colonial/Greek Revival, c. 1760, c. 1855	C	9
H.	wagon shed (pool house), c. 1850	C	
I.	field barn, c. 1900 (on parcel 73/31)	C	
J.	farm pond, c. 1970	NC	
46 Upland Road			
K.	Carr Hine Cottage, Greek Revival, c. 1841	C	10
44 Upland Road			
L.	Hine Barn, c. 1800; heifer barn, c. 1850 (converted to a studio); cowhouse/stable, c. 1840; twin silos, c. 1900 (converted to a shop, school, and gallery)	C	11, 12 13, 14, 15

8. Statement of Significance

Applicable National Register Criteria

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

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: Hunt Hill Farm;
New Milford Historical Society

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Hine-Buckingham Farms, New Milford, Litchfield County, CT

Section 8 Page 1

Statement of Significance

A highly significant and cohesive rural landscape, the Hine-Buckingham Farms are distinguished by an exceptionally complete collection of vernacular farm architecture historically associated with the nineteenth-century development of dairying in the western hills of Connecticut. Generations of Hines and Buckingham have left their mark on the land as they labored to preserve the integrity of their agricultural heritage and provide for their families, traditions carried on by Swedish immigrants on the Hine farm after World War I. As each generation succeeded to the stewardship of the land, their ability to accommodate to a changing market economy, and the employment of conservative inheritance practices and coping strategies, such as the pooling of resources, illustrate why family farms survived in Connecticut for more than 200 years.

Historical Background and Significance

By the late seventeenth century, the original colonial towns along the Connecticut coast were becoming overcrowded. With the opening of Connecticut's western frontier to settlement in the early 1700s, among the first new plantations authorized by the colony were New Milford, Newtown, Ridgefield, and New Fairfield. In 1702 investors in the New Milford Plantation formed a land company under the leadership of Colonel Robert Treat of Milford, the former governor of the colony (1683-1689). Having received permission from the General Assembly to purchase up to 50,000 acres along the Housatonic River, Treat and 111 other investors took title under a legislative patent in 1707 and became proprietors of the new plantation. Following accepted policy, they surveyed and divided up the land for the town plot on the elevated terraces on the east side of the river, the location of the present village center. Although proprietor meetings were held in Milford until 1715, where many of investors lived, others hailed from several other Connecticut coastal towns and Massachusetts. Few of the original proprietors actually settled in New Milford; the majority reserved their rights for future generations or became land speculators, selling their rights at a profit.

New Milford was still a wilderness frontier community when 12 families petitioned the General Assembly to become an incorporated town in 1712; the privilege was granted the following year. Proprietors laid out the first highways soon thereafter, and a boat was built at town expense for crossing the Housatonic (the river was not bridged until 1736). Although far fewer than the customary number for establishing the requisite Congregational church, an ecclesiastical society was founded in 1716. New Milford grew rapidly in the next decades; by 1754 the population exceeded 1000.

Clearing the woodland and establishing farms in the intervals of the Aspetuck rivers began sometime after 1722, the year the "North Purchase" was acquired as common land. Once the area was divided and set to New Milford proprietors, lots in each division were available to sell to new owners or to pass along to sons and grandsons. Daniel Hine, who was born in Milford in 1707 and settled in the New Milford village center about the time of his marriage to Mary Brownson in 1737, had a farm in Northville by mid-century. In addition to the half-right of proprietor Andrew Sanford acquired by his father or grandfather in 1730, Hine received lots in the 8th and 9th divisions totaling 5.5 acres by 1749/50. Abel Buckingham (c. 1750-1826) became Hine's neighbor in 1773. As a gift from his father, Nathaniel Buckingham of Milford, Abel received one-quarter of his grandfather Thomas' rights in the undivided land, another 5 acres in the 12th division "not yet laid out," as well as 40 acres with a barn. The latter parcel was part of a farm Nathaniel had purchased from a neighbor, Samuel Ferrand. While their first obligation was the support of their immediate families, over time, Daniel and Abel began to consolidate their dispersed land holdings, combining pasture, plow- and woodland into contiguous farm estates large enough to sustain several more generations.

The transfer of land wealth from one generation to the next was perhaps even more of a challenge than scratching a living from the stony soil of the New Milford's hill country. Essentially it was a balancing act between providing sons

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Hine-Buckingham Farms, New Milford, Litchfield County, CT

Section 8 Page 2

with a start in life and preserving the integrity of farm estates. While trying to avoid the diminishing returns for succeeding generations that full partible inheritance would entail, in the colonial period, most sons were promised land, but waited until their fathers died before they owned even part of the family farm.¹ By the nineteenth-century, often it was the youngest son who was rewarded with a series of *intervivos* gifts for staying on the farm and taking care of his aging parents. Some took title to these gifts in their father's lifetime, usually when he was ready to retire from farming. In following the inheritance practices of these two families over time, it becomes apparent that genetics played a major role. While the Buckinghamhs had to provide for many sons over time, for five successive generations there was only one Hine son to inherit the family farm, a decided advantage. In the long run, however, it was the overriding demographic trends of the late Victorian era that disrupted direct lines of succession in both these families. Fewer adults married in this period, and those that did had fewer children. In fact, by the early twentieth century, childless couples were the only direct heirs to the Hine and Buckingham farms.

Daniel Hine 2nd (1748/49-1835), pastor of the Strict Congregational Church,² received the farmstead with the house about 1770 (Inventory G). Most farmers' daughters received only cash bequests, usually as part of their dowry, but three of Daniel's sisters inherited adjoining parcels totaling 31 acres, which they sold to their brother in 1773. Daniel 2nd and his wife, Lydia Beecher, had five children, four daughters and one son, also named Daniel. Apparently Reverend Hine added to the farm, for by 1814, he was able to give Daniel 3rd (1780-1864) 70 acres on the west side of the homestead, reserving life use. Six years later, when his father retired and Daniel 3rd was 30, "for love and good will" he received 73 more acres, the rest of the "old farm." Daniel and his family of seven continued to live with his parents. Two sons were born to his second wife, Lucy, the widow of Ephraim Buckingham (Abel's son), but apparently only Carr, the youngest, survived.³

Carr married in 1840 and received a 27-acre lot across the road from his father's house where he built the present Greek Revival cottage the following year (Inventory K). In another deed of gift in 1851, Carr received one-half of the waggon [sic] house, presumably the present building just north of Daniel's house (Inventory H), and one-third of the barn and cowhouses (Inventory L). Although his father reserved life use of the land and buildings except for Carr's cottage and garden, Carr and Daniel apparently traded dwellings, for on the town map of 1859 his parents were identified with the cottage where they lived out the rest of their lives. The circumstances suggest that Carr updated the main house in the Greek Revival style when he moved there in the 1850s, even though it continued to be identified as the "old house" in the land records until much later in the century.

Abel Buckingham's c. 1770 house was still standing when he died in 1825. In the distribution of Abel's estate, Gilbert Buckingham (1785-1845), his youngest son, inherited most of the land and his widow, Sarah, received the customary one-third use of the property. Under the terms of the will, there was a token bequest of \$12 to one son, and Abel's dwelling was divided equally between his other three sons and his grandson, Hart (son of the late Ephraim), with the following proviso: Given the right to either occupy the house, or to pull it down and carry away their shares, the heirs elected to raze the building. Gilbert, who already owned the lot on which it stood, and another house and 70

¹ Although several Buckinghamhs married cousins, neither family resorted to sibling exchange marriage to protect family estates, a common colonial practice.

² The Strict Congregational Church, founded in 1761, was one of several Separatist sects formed in New Milford in the aftermath of the religious revival of the 1740s known as the Great Awakening. Rejecting the new ideas being promoted by New Light Congregationalism, such as the half-way covenant, Strict Congregationalists held to the original belief in salvation of the elect, or visible saints, of the Old Light Congregationalism.

³ Bonds with these neighbors were further strengthened by the marriage of Carr's sister, Thalia, to Harry Buckingham, a cousin who lived north of the Hine farm.

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Section 8 Page 3

acres down the road, waited until 1836 to build a new house there (Inventory A).⁴ His oldest brother, Nathaniel, had sold him full title to the barn lot with buildings in 1828.

Agriculture

Connecticut agriculture was in bad shape in the early 1800s. Overproduction had depleted the land; crop failures due to disease and mid-summer frosts had taken their toll. Farm prices were depressed. Marginal farms were abandoned and the rural population declined rapidly. Sons, the main source of farm labor, were leaving Connecticut as early as 1790, an emigration that became a flood by the 1820s. Although New Milford was less affected than surrounding communities by the exodus (New Fairfield and Ridgefield experienced severe losses), the impact of the population drain was felt locally by 1860. After reaching 4058 in 1850, the high for the century, New Milford's population dropped by 523, which represents nearly 60 percent of the total gain since 1800. The resulting labor shortage remained a problem for most regional farmers up through the Civil War, only partially relieved by hiring landless sons or newly arrived immigrants. Agricultural societies formed in Litchfield and Fairfield counties by 1820 introduced more scientific methods of cultivation and cattle breeding, but with the notable exception of several gentlemen farmers, there was little acceptance of such progressive ideas. Subsistence farmers like the Hines and the Buckingham still practiced the mixed husbandry of the colonial period and had a small surplus for sale or trade. With the Litchfield Turnpike (Route 202) at their door by the early 1800s, it is likely that they took advantage of access to a growing market for butter and cheese. Although labor intensive, these products could be traded through local merchants or shipped directly to other towns by wagon.

The age of specialization and a greater participation in an external market economy awaited the arrival of the Housatonic Railroad from Bridgeport in 1840, a major stimulus to both the dairying and tobacco industries. As early as 1855, towns in the region were shipping whole milk by rail to Bridgeport and Waterbury (Danbury farmers were even shipping to New York City), and with the introduction of refrigerated cars in the 1880s, production increased ten-fold. Tobacco was grown on the river terraces of the Housatonic by 1848, and cigars were manufactured in 1852. New Milford center had eight packing houses by 1882, and by 1897, a modern steam-heated sorting and curing plant. Soon after the newly formed Housatonic Valley Tobacco Company built six warehouses in town in 1912, outlying hill farmers began to cultivate tobacco as a cash crop. With facilities for most stages of tobacco processing available in town, apparently barns such as the one built on the Buckingham-Bostwick farm were used just for temporary storage (Inventory D; Photograph #7).

The Hines and Buckingham were fully engaged in commercial dairying by 1850. From wills, probate inventories, and distributions of estates, it is evident that cowhouses were attached to the earlier barns at least by the 1840s and the present configuration of their respective barnyard structures is shown on the county map of 1853. They had shared a common water supply since 1817, when Abel Buckingham gave his son, Gilbert, and Daniel Hine 3rd "liberty to lay down lead pipes and bring water from a spring on my lot...for the use of their families as long as trees grow and water runs." Both families employed laborers who lived on the farms by 1860. Given the size of their dairy operations, it is likely that the Hines and the Buckingham were involved in sales to urban dealers. After the Northville Creamery, a farmers' cooperative, was organized in 1885 to process whole milk, at least part of their output was sold as butter.

⁴ Gilbert was given a half acre and built a house in 1815 (70 Crossman Road); not part of the nominated properties. The 70-acre parcel was purchased after a neighbor was foreclosed in 1826.

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The Hines were the more successful and progressive farmers. Even after giving half the farm to his only son Walter C. Hine (1853-1942), Carr left an estate valued at \$40,000 when he died in 1883. The estate inventory, which gives some idea of the scope of his operation, listed considerable livestock: 56 cows and calves (the latter raised in the heifer barn at the west end of the bank barn), a bull for breeding, a pair of oxen, and several horses, along with three breeding sows and spring pigs, as well as a kitchen garden. Farming supplies, tools, and equipment, including half of the farm's ten-gallon milk pails, were valued at over \$6000, and Carr had an equal amount invested in notes and railroad stock. Although Carr's will made some provision for all his heirs, in the distribution of the estate in 1884, Walter got the rest of 122-acre home farm plus 43 acres on Bear Hill, along with the remaining half interest in the barns and livestock. They shared ownership of the farm with Jeanette, Walter's oldest sister, until she married. Jeanette also received a quarter share of the personal property valued at \$4800, as did her sisters, Nora Hine and Sarah Lyon. The will had also provided that Sarah was to have 12 acres near the home farm, and land along the "Old Plain" of the Housatonic, with "wheat now growing," and four acres of woodland on the river. Only 33 years old when he took title to the farm, Walter and his wife, Dora Couch, whom he married in 1876, were set for life. Walter prospered as a farmer and became one of the town's leading citizens. A prominent supporter of the Northville Baptist Church, in 1907 he was the marshal for the bicentennial parade celebrating the founding of New Milford.

By the early 1900s, Connecticut dairymen were being squeezed by urban dealers and facing increasing competition from out-of-state suppliers. Compliance with state regulations had become burdensome. All of these factors may have contributed to Walter Hine's decision to retire from farming. Since Walter had no children to succeed him, in 1921 he sold the farm to the Andersons, one of the many Swedish families to buy land in New Milford.⁵ According to the federal census, 36 first- and second-generation Swedish farm households, employing at least 20 single Swedes as laborers or servants, accounted for much of the town's population growth in the first decade of the century.

Gust(av) Anderson, the head of the family that took over the Hine Farm, came to this country in 1889 at age 20, and first lived with his sister, Alma, in Kent Hollow, just over the border from New Milford. According to the census of 1910, Gustav was then a tenant farmer and employed another Swede as a hired hand. He had married Hannah in 1909, the year she arrived in Connecticut. By 1920 Gustav was the owner of the Kent property and listed as a dairy farmer. When the Andersons moved to New Milford in the spring of 1921, Gustav, his three young sons, and their dog "Boy," drove their dairy herd the five miles over to Northville, while his wife and daughter brought over household and farm goods in a wagon, making several trips. The last one had their wood supply and an old iron stove for heating.

Homer Buckingham (1828-1897) did not fare as well as his neighbors. His father Gilbert had nine children by two wives; Homer, the youngest son, was only 17 when his father died, apparently without leaving a will. In the distribution of the estate by the probate court in 1845, the widow was assigned the customary third, which included two rooms in the house and one-third of the milk room, woodhouse, and cowhouse. The rest of the heirs each received part of the dwelling and the land. As an example of the exquisitely rational distribution system then being practiced, Annis, the youngest daughter, received 1/12 of the land and yard, the east and middle chambers in the house, and the clothes press south of the chimney. Three sons eventually left New Milford, Ralph for Washington, Connecticut, and William and Orrin to Michigan. Orrin, who was still at home when his father died, shared the barn lot with Homer. Orrin also was assigned the south half of the barn and all the stables there, the west half of the cowhouse and barnyard, along with the two east bins in the granary and half the water supply. The rest of the family quitclaimed some of their rights after Homer came of age, obviously in exchange for his continued support of his mother, but as late as 1860, the

⁵ By then, fully one-third of the state's farms were owned by Germans, Italians, Eastern Europeans, and Scandinavians.

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federal census shows that he actually owned little more than the house. By 1870 his mother, then age 81, was living with Homer, his wife Adaline, and their four daughters. Although he now reported a respectable \$10,000 in real estate, his personal property amounted to only \$2000. Land records show he began to mortgage property to raise cash, probably with the expectation that building improvements or new farm equipment would make his farm more profitable.

While mortgaging property was common in this period, for Homer and many other farmers, the gamble never paid off. In fact, he accumulated so many debts during his lifetime, including mortgages on the home farm, that he died insolvent in 1897. In addition to the auction of all of his inventory of household goods and farm equipment, the entire farm--homestead, barn lot, and adjoining land--was put up for sale to satisfy his creditors. Fortunately Stephen C. Beach (1851-1938), who was married to Homer's daughter, Cora, raised the money to buy the property in 1898, keeping the farm in the family. Although Beach had to start over nearly from scratch, by the early 1900s the farm once again became a viable operation. Since the Beaches had no children, in their later years they turned to relatives for assistance, Cora's grandniece, Florence,⁶ and her husband, Raymond W. Bostwick, a descendant of one the earliest settlers in new Milford.

The Bostwicks first lived in town, renting a house on Maple Street. According to their son, Raymond C. "Bud" Bostwick, they moved to Northville in 1922 and farmed the property with the Beaches. When Stephen Beach died in 1938, the heirs included 19 nieces and nephews on both sides of the family, but it was the Bostwicks who inherited the north half of the farm, with all the livestock and equipment. They also had the right to purchase the rest for \$6000, an option that Raymond W. exercised the following year. Their initial herd of 20 cows was milked by hand. With an addition to the cow barn in 1932 and another silo after 1938 (the concrete one at the northwest corner), the herd was increased to 36. The Bostwicks never invested in the early gasoline-powered milking machines, and apparently continued to milk by hand until the late 1930s. Bud had learned how to milk at age 6, and as a youth, it was his job to take the herd to upland pastures to graze. Silage corn and grain crops for animal feed were raised on the available plowland, using only horse-drawn equipment up through to the 1940s. Like most farmers in the hill country, they found the early gas-powered tractors, which had spiked metal wheels, unsuited for the rocky terrain. The Bostwicks also grew much of their own food. In addition to raising pigs and chickens, they had a large garden and an orchard. Forty cords of wood were cut each year to heat the farm, a chore that occupied much of the winter.

The Bostwicks and the Andersons next door began farming about the same time. Friends and neighbors for almost 50 years, they shared a seasonal way of life and a dedication to dairy farming. Surviving members of both families recall how they often visited back and forth, wearing a path between their houses. The countless times that someone sat up with a sick neighbor or rallied around in other times of crisis were perhaps too routine to mention in their memoirs, but it is known that they often shared resources, borrowing each other's tools and machinery and even trading the Sunday "funny papers." The spring deeded back in 1817 was still flowing and served both farms, providing water for about 80 cattle. The families probably worked together at haying and harvest time, or to raise the new barns at the Bostwick farm (Inventory H & D).

After two generation of Andersons on the land, a surviving daughter-in-law, Bertha Marie Anderson, sold their farmstead with two houses and barns in 1964, and in 1968 it was bought by the present owners, Ruth and Skitch Henderson, the noted musician and conductor. Bud Bostwick reluctantly followed suit in 1972, and after selling the

⁶ Her mother, Homer's daughter, Charlotte, had married her cousin, Edgar Buckingham (son of Hiram), who owned a nearby farm in Northville by 1910.

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Hendersons his house, barn lot, and upland parcel, took a job in town. One of the last survivors of a way of life that had sustained his New Milford forebears for centuries, he told the new owners, "I was getting too old and my son wasn't interested in farming. [When] I sold my cows....that was the worst day in my life. I knew each one by name."

Skitch Henderson, who was born Lyle Cedric Henderson in Birmingham, England, in 1918, came to the United States in 1932. One of the few musicians who moves freely between the classical and popular fields, he was actively involved in the early years of radio and the development of television. After serving as a pilot in the RAF and the USAAF during World War II, he resumed his career, becoming musical director for NBC Radio and TV from 1952-1966. Perhaps best known as the band leader for the "Tonight Show" with Steve Allen and Johnny Carson, he also was a conductor for the New York and London Philharmonic orchestras and the Tulsa, Oklahoma Symphony. On his 85th birthday in 2003, Henderson celebrated the 50th anniversary of his debut at Carnegie Hall at the Steinway Centenary Concert, and his 20 years there as founder and director of the New York Pops, the culmination of a career as an accomplished pianist, composer, and conductor.

What started out as a simple country retreat for the Hendersons has become a vibrant museum of Connecticut farm life. Dedicated to preserving the property, now known as Hunt Hill Farm, they have found practical uses for the buildings, and with the guidance and support of the Connecticut Forest Stewardship program, have managed the upland fields and pastures as a wildlife habitat. Cows from neighboring farms graze there in season. Fields still in cultivation produce hay, corn, pumpkins, and Christmas trees. Garden crops include vegetables, berries, herbs, and flowers. Their living quarters (once in the Hine farmhouse) are now in the Buckingham-Bostwick barn and cowhouse; the concert grand used at Carnegie Hall occupies a corner of the great room there. When they entertain friends in the nearby tobacco barn, meals are prepared in the barbecue shed, the only new building on these properties. An avid collector of antiques and Americana, Skitch's collections are found throughout the complex.⁷ They range from clocks, musical instruments and holograph scores, model airplanes, and toys, to early farm tools and machinery, the latter stored in the field barn on Upland Road. Carousel animals highlight the lofts in the great room of the house and his studio, which also contains his extensive musical archive, and a studio grand piano, signed by four of the Steinways. The proposed use of the complex as a public museum for the display of Americana under the aegis of the Smithsonian Institution and the transfer of land to a public conservation trust will help assure the continued preservation of the integrity of this extraordinary agricultural resource.⁸

Architectural Significance

In the true folk or vernacular tradition, the Hine-Buckingham Farms represent the adaptation of Old World English agrarian practice to the economic and environmental constraints of Connecticut's hill country from the colonial period to relatively modern times. This long documented history is writ large upon these historic farmscapes, from the collection of vernacular buildings that exhibit the traditional typology and spatial organization so characteristic of Connecticut, to the land itself, imprinted with the collective stewardship of five generations.

With uninterrupted vistas of rolling uplands and down valley pastures and fields to the south and west, the Hine-Buckingham landscape appears timeless. And yet, there is everywhere evidence of a hard-won battle with nature, as

⁷ Application has been made to the National Trust's Save America's Treasures program for a grant to archive and preserve the collections and music memorabilia.

⁸ When the purchase of the 88-acre upland parcel by the state and the town is finalized in December 2003, it will become part of a major open space corridor of more than 500 acres of contiguous farmland in New Milford administered by Weantinoge Heritage, Inc.

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the each generation built upon the land, cleared fields and defined boundaries, a truly evolutionary process. As was the case with many outlying farms, buildings are clustered around a convenient crossroads, accessible from several directions. On the west Upland Road sweeps down to a major highway, a historic social and economic lifeline that connected all the farms on the east side of the East Aspetuck River Valley with the town center and the county seat.

Land use practices largely dictated by soil quality and agricultural necessity created a patterned farmscape differentiated by function. Even though the first rail fences that once separated the various parcels have long since rotted away, hedge rows and stone walls along these original boundaries still define the limits of new and old fields, pastures, and wood- and barn lots. While many of the ancient trees along these walls began as volunteers, accidental plantings from seeds born by wind and birds more than a century ago, shade trees were planted along the roads, including the original path of Upland Road. In a striking contrast to the sterile treeless modern pavement that now bypasses the nominated properties, this unpaved farmway with its bordering dry-laid stone walls and rail fencing, lends authenticity to the historic setting. Areas around the houses once as bare as the barnyards were covered with grass by the late 1800s, essentially the extent of domestic landscaping. Except for a few shrubs in the front yard of the cottage or the hedged stone pathway up from the road to the Buckingham's front door, there is little evidence of the designed dooryard of the late Victorian period.

Perhaps the oldest of the well-established body of rural building traditions demonstrated here was the orientation for solar gain in winter.⁹ Although not a universal practice, many colonial-period houses were sited facing south or west and most of the older buildings here have some southern exposure. This orientation was often accomplished without regard for the location of the nearest road, as was the case with the older Hine House (Inventory G). For barns, a southern orientation as well as immediate access to the roadway was the ideal arrangement, as shown by the Hine Barn, where over time, additions created a fully sheltered south-facing barnyard. Even though the Buckingham Barn was less well oriented for the climate, the addition there created some shelter from winter winds.

There was strong Old World precedent for the first barns erected by the Hines and Buckingham's. Constructed with side-wall bents or bays and a gabled roof, these large scale, all-purpose English barns were in common use from the colonial period up through about 1820. Both buildings once displayed the characteristic barn doors in the long elevation, a feature obscured by later additions at Buckingham's. Wagons could be unloaded in the center bay, often called the drive floor when there was a matching door in the opposite wall. This space also was used for threshing and other farm chores, such as corn husking or sheep shearing. It was flanked by a tie-up bay for animals on one side and hay storage with a loft on the other. Despite the accretions over time, both of these outbuildings can be identified as bank barns, increasingly rare survivals of this type. As the name implies, their stone foundations are tucked into the slope of the barn lot, which creates a cellar beneath the main floor. Rarely used for animals except pigs, this space was often used to store manure and was partially open to the weather. With the more conventional barn, a manure shed often was attached at the rear.

Unlike many northern New England farmsteads that evolved over time into integrated house-and-barn complexes, the Hines and the Buckingham's continued to favor a detached plan of organization.¹⁰ For most Connecticut farmers, the

⁹ According to Thomas Hubka, a recognized expert in the rural material culture of New England, the south-facing orientation of houses and barns was an accepted vernacular farming tradition in the colonial period. It was one of the few time-tested practices still being recommended in the new farm journals of the early 1800s. *Little House, Big House, Backhouse, Barn* (Hanover, New Hampshire and London: University Press of New England, 1984), pp. 181-183.

¹⁰ *Ibid.* Hubka contends that Northern farmers were not simply responding to their more severe winters, as has been generally believed, but to progressive designs advocated by agriculturists in this period. That the connected plan did not find favor in Connecticut, however, certainly suggests that climate played some role.

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physical separation between farmhouses and outbuildings was simply a practical arrangement, one that kept noise and odors away from the living quarters and reduced the potential spread of fire. Also, unlike the connected plan, in which all structures were arranged around a common, multipurpose outdoor work space, the separate work domains of dooryard and barnyard tended to perpetuate traditional female and male roles.

Despite this reliance on a traditional spatial order, there was a major shift in outbuilding typology. Like many Connecticut farmers, in the 1840s the Hines and the Buckinghams began to build the so-called New England barn, a form that remained popular through the historic period. It was constructed with a series of transverse bents, making it easier to erect and enlarge, usually with the main door in the gable end. Whether attached or freestanding, in keeping with old English tradition, however, these new barns were usually function specific. The cow barn addition to the Buckingham Barn is somewhat of a hybrid because of its later remodeling (Inventory C; Photograph #s 3, 4). The attached stable and heifer barn at the Hines (Inventory L; Photograph #s 12, 14), or the freestanding stable at Buckinghams (Inventory E) are more conventional examples of this newer type. As shown here, separate field barns of this plan and form were erected for the storage of hay and tobacco well into the early 1900s (Inventory I & D; Photograph #7). Sliding doors in the long east elevation of the latter building are due to its location alongside the stonewall at the rear of the barn lot.

The dwellings at the heart of these farmsteads are typically modest in scale and detail. While displaying some Greek Revival influence, the near universal stylistic vocabulary of the day, there was a continued reliance on older forms. As shown by the Gilbert Buckingham House of 1836, rural conservatism generally won out over style (Inventory A; Photograph #2). Architectural detail is limited to the doorway, while the form and center-chimney plan are colonial, perhaps the result of rebuilding on an older foundation. Even though there were no such constraints on the all new Hine cottage, it too has colonial antecedents (Inventory K; Photograph #10). A Cape with the high-plate form popular in the late 1700s, again embellished with a stylish doorway, it also displays pedimented gables. However, unlike the more advanced temple form of this style, the pediments here are unadorned. In the later remodeling of the old Hine homestead, a classic five-bay Georgian Colonial farmhouse, Carr Hine proclaimed his wealth and status with detailed elaboration of the original façade and north gable end, but this prudent Yankee certainly wasted no money on elevations not visible from the road (Inventory G; Photograph #2).

Conclusion

As this evaluation of the historical and architectural significance has demonstrated, the Hine-Buckingham Farms fully meet the National Register's eligibility criteria for significant rural historic landscapes.¹¹ In the management of their farms, the Hines and Buckinghams adapted to a discrete agricultural environment and were influenced by building traditions, passed down from father to son for five generations. In this long continuum of agriculture practice, subsistence farmers became market specialists; the patterned landscape that evolved encompasses the history of their passage. Carving out their own niche in the rural economy with varying degrees of success, they continued to build upon their original heritage, adopting new modes of construction and more progressive methods to maximize production. A tangible record of the process of modernization that transformed Connecticut's rural economy, this extraordinarily cohesive and evocative farmscape fully illustrates how the development of the dairy industry sustained the state's farmers well into the twentieth century.

¹¹ See *National Register Bulletin: Guidelines for Evaluating and Documenting Rural Historic Landscapes*, National Park Service, 1989, revised 1999.

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9. Major Bibliographic References

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Hine-Buckingham Farms

Name of Property

Litchfield County, CT

County and State

10. Geographical Data

Acreage of Property 137.

UTM References

(Place additional UTM references on a continuation sheet)

1				3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			

X. 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 Jan Cunningham, National Register Consultant

organization Cunningham Preservation Associates, LLC date 9/03

street & number 37 Orange Road telephone (860) 347 4072

city or town Middletown state CT zip code 06457

Property Owner

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

name: Ruth Henderson

street & number: 44 Upland Road telephone: (860) 355 0300

city or town: New Milford state CT zip code 06776

name: Town of New Milford

street & number: 10 Main Street telephone: _____

city or town: New Milford state CT zip code 06776

Paperwork 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.).

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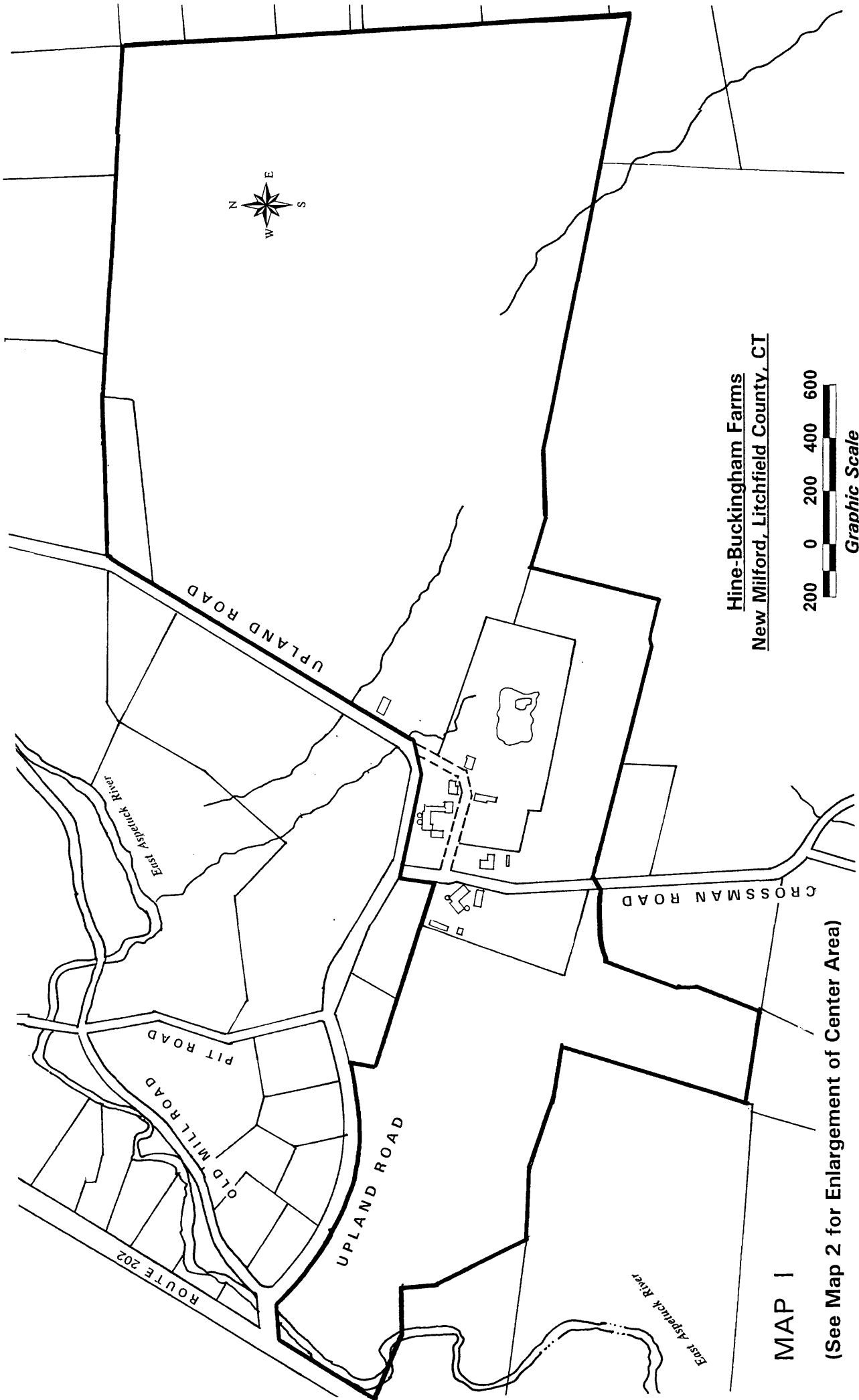
10. Geographical Data

UTM References (USGS: Kent & New Preston Quads)

- | | |
|----------------------|-----------------------|
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| 3. 18 635520 4611030 | 4. 18 635600 4610570 |
| 5. 18 635030 4610580 | 6. 18 635000 4610420 |
| 7. 18 634490 4610280 | 8. 18 634370 4610270 |
| 9. 18 634180 4610480 | 10. 18 634000 4610680 |

Verbal Boundary Description: The boundaries of the nominated property are shown on the attached map drawn to scale from New Milford Tax maps 72 and 73.

Boundary Justification: The boundaries of the nominated property encompass the contiguous properties associated with the Hine Buckingham, Anderson, and Bostwick families during the period of significance.



Hine-Buckingham Farms
New Milford, Litchfield County, CT

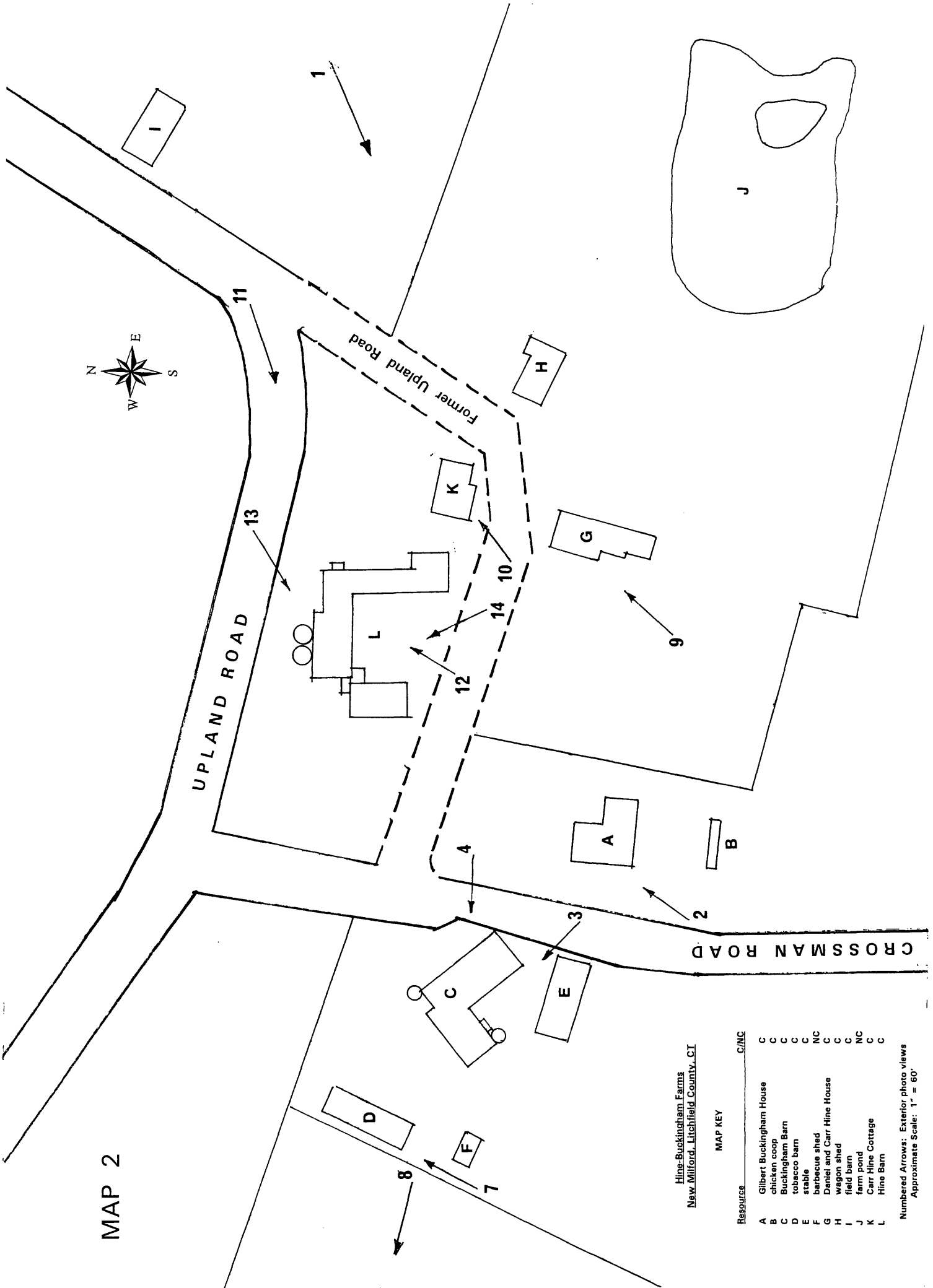
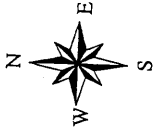
MAP 1

(See Map 2 for Enlargement of Center Area)

Bold Line: National Register Boundary

Complied from New Milford Tax Assessor's Maps 72, 73
 Cunningham Preservation Associates, LLC 9/03

MAP 2

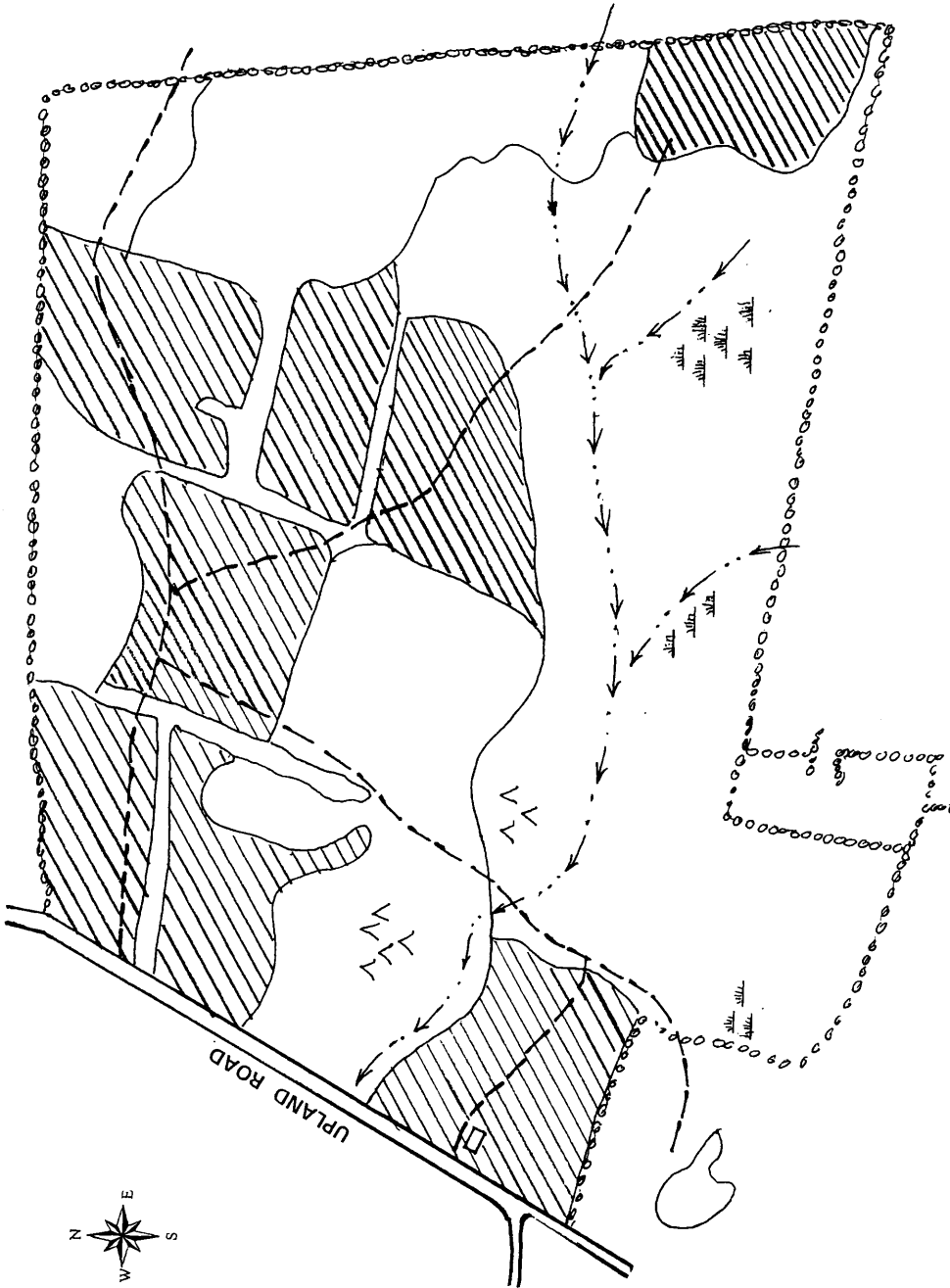


Hine-Buckingham Farms
New Milford, Litchfield County, CT

MAP KEY

Resource	C/NC
A	C
B	C
C	C
D	C
E	C
F	NC
G	C
H	C
I	C
J	NC
K	C
L	C







Numbered Arrows: Exterior photo views
Approximate Scale: 1" = 60'



Hine-Buckingham Farms
 New Milford, Litchfield County, CT

MAP 3: SKETCH PLAN OF UPLAND PARCEL

KEY

-  Open fields
-  Woods/forest boundary
-  Wetland
-  Streams
-  Rock outcropping
-  Access roads

Scale: 1" = 500'

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Photo page 1

List of Photographs

Photographer: Cunningham Preservation Associates, LLC (unless otherwise noted)

Date: May 2003 (unless otherwise noted)

Negatives on file: Connecticut Historical Commission

1. Aerial View, c.1980, camera facing SW (*courtesy of Hunt Hill Farm*)
2. Gilbert Buckingham House, façade and south elevation, camera facing NE
3. Buckingham Barn (stable on L), camera facing NW
4. Buckingham Cowhouse, camera facing W
5. Great Room, camera facing NE
6. Great Room, camera facing SW
7. Tobacco Barn, camera facing NE
8. Fields behind Buckingham barns, camera facing down river valley to W
9. Daniel and Carr Hine House, façade and south elevation, camera facing NE
10. Carr Hine Cottage, camera facing NE
11. Hine Barn complex, camera facing SW from Upland Road
12. Hine Barn, south elevation with barnyard (stable on R), camera facing NE
13. Hine Barn with silos, north elevation, camera facing SW
14. Hine heifer barn (main barn on R), camera facing NW
15. Skitch Henderson's studio in heifer barn, camera facing NW