

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 Sutton Farm

other names/site number n/a

2. Location

street & number 4592 Dorset Street

not for publication n/a

city or town Shelburne

state Vermont

code VT

county Chittenden

vicinity n/a

code 007

zip code 05482

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 X locally. (See continuation sheet for additional comments.)

Suzanne C. Denne National Register Specialist 8-23-04
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 commenting or other official/Title

Date

State or Federal agency and bureau

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 Keeper

10/7/04

Date of Action

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

Contributing	Noncontributing	
3	2	buildings
0	0	sites
1	2	structures
0	0	objects
4	4	Total

Number of contributing resources previously listed in the National Register

0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
 Prehistoric and Historic Resources of "Shelburne, VT"

6. Function or Use

Historic Functions (Enter categories from instructions)

Sub:	Single dwelling
DOMESTIC	Agricultural outbuilding
AGRICULTURE/SUBSISTENCE	Storage
	Animal facility
	Agricultural fields

USDI/NPS NRHP Registration Form	
Sutton Farm	
Shelburne, Chittenden County, Vermont	
Prehistoric and Historic Resources of Shelburne, VT	(Page 3)

Current Functions (Enter categories from instructions)

Cat: DOMESTIC <hr/> AGRICULTURE/SUBSISTENCE <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	Sub: Single dwelling Agricultural outbuilding Storage Animal facility Agricultural fields
---	--

7. Description

Architectural Classification (Enter categories from instructions)

MID-19TH CENTURY/Greek Revival

Materials (Enter categories from instructions)

(Enter categories and instructions)
foundation STONE
 CONCRETE
roof METAL
walls BRICK
 WOOD
other WOOD
 BRICK

SEE CONTINUATION SHEET

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)
SEE CONTINUATION SHEETS

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 a 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.

USDI/NPS NRHP Registration Form	
Sutton Farm	
Shelburne, Chittenden County, Vermont	
Prehistoric and Historic Resources of Shelburne, VT	(Page 4)

Areas of Significance (Enter categories from instructions)

Architecture
Agriculture

Period of Significance c. 1792-1954

Significant Dates 1792
c. 1815
c. 1830

SEE CONTINUATION SHEET

Significant Person (Complete if Criterion B is marked above)
n/a

Cultural Affiliation n/a

Architect/Builder n/a

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)
SEE CONTINUATION SHEETS

9. Major Bibliographical References

Bibliography

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

SEE CONTINUATIONS 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: _____

10. Geographical Data

Acreage of Property 104 ACRES

USDI/NPS NRHP Registration Form					
Sutton Farm					
Shelburne, Chittenden County, Vermont					
Prehistoric and Historic Resources of Shelburne, VT					(Page 5)

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1 18	644649	4918380	3 18	646074	4918270
2 18	646052	4918599	4 18	644674	4918102

See continuation sheet.

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

SEE CONTINUATION SHEET

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

SEE CONTINUATION SHEET

11. Form Prepared By

name/title Deborah Noble, Principal

Organization Deborah Noble Associates date April 2004

street & number PO Box 106 telephone (802) 695-2507

city or town Concord state VT zip code 05824

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 the SHPO or FPO.)

name Phyllis Borden, Trustee

Walter Sutton Trust

street & number 952 Penn Wood Court telephone 717-261-4305

city or town Chambersburg state PA zip code 17201-4908

SEE CONTINUATION SHEET

=====
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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Project (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Sutton Farm

Section number 7 Page 1

Shelburne, Chittenden County, VT

DESCRIPTION

Materials (cont.):

walls: METAL
other: STONE
METAL

NARRATIVE DESCRIPTION

The Sutton farm in Shelburne, Chittenden County, Vermont, consists of a complex of well preserved buildings on the both the east and east and west sides of Dorset Street. The Greek Revival style farmhouse built c. 1815 and altered c. 1830, a c. 1935 garage with a c. 1953 attached garage/equipment shed, and a c. 1935 poultry house are situated on the east side of the road with a large, gambrel-roofed barn built c. 1938 – 1953 in several sections, a contemporaneous attached milkhouse, three concrete silos built from 1950 -1975, and a non-contributing mobile home facing the house complex on the west side of the road. The Sutton Farm retains approximately 104 acres of land in common ownership that exhibits original field patterns resulting from continuous and current agricultural usage since settlement in 1792. Situated on rich, gently rolling terraces on the eastern shores of Lake Champlain adjoining Shelburne Pond, the buildings and land comprising the farmstead retain their historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association, reflecting the changes made necessary to adapt to the varying cultural and economic demands of the farm industry. The high degree of integrity, especially of setting, feeling and association, is an increasingly rare occurrence in this western portion of the state adjacent to the development pressure of the burgeoning city of Burlington, Vermont.

a. SUTTON FARMHOUSE, c. 1815 with later alterations, contributing.

The Greek Revival style, 3x2 bay, 1-3/4 story, gable-roofed, brick-faced dwelling with a concrete faced fieldstone foundation has a 1-1/2 story brick-faced wing with a c. 1930 shed-roofed front porch and c. 1900 wood frame, shed wing at the southwest rear. Built originally as a plank house c. 1815, the main block and wing were faced with brick laid in common bond c. 1830, although the rear façade of the main block shows indications of structural brick headers interspersed through the middle portion. There are metal ties in the north gable end to maintain the connection of the brick portion of the structure to the underlying wood frame of the house. An interior, off-center, brick ridge chimney and a central, rear, shed-roofed wall dormer project from

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

**National Register of Historic Places
Continuation Sheet**

Sutton Farm

Section number 7 Page 2

Shelburne, Chittenden County, VT

the sheet metal, gable roof of the main block, and an interior, brick end chimney rises from the roof of the wing.

The façade is articulated with a complete entablature having a wide plain frieze and gable returns; the raking frieze on the gable ends is narrower. The principal entrance is recessed under a large granite lintel: the altered 6-panel door with a large light in the upper section is flanked by narrow, $\frac{3}{4}$ sidelights over raised panels, louvered shutters, and half pilasters supporting a full entablature. Fenestration is set in splayed brick flat arches, wood and/or stone sills, irregularly placed flanking louvered wood shutters, and features mixed sash: replacement 1/1, with narrow 4/2 double hung sash in the gable ends. The clapboarded, 3x1 bay, 1-story shed on the west rear of the wing features a sheet metal, shed roof, fixed 6-light sash and a vertical board door with a metal latch. The shed roofed porch on the east front of the wing features grouped 1/1 sash over a clapboarded half-wall.

The interior of the dwelling reveals a Georgian floor plan. Structural corner and intermediary posts indicate that the house was originally constructed as a plank house and later was faced with brick. Original features remaining reveal several 6-panel "Christian Cross" doors with latches, several doors on the second story with twin vertical panels and latches, wide board floors, accordion lath and plaster, and several original cupboards. The central stairhall features a straight-run staircase with a turned newel post and square balusters. Remodeling in c. 1920 include narrow, hardwood flooring. A narrow staircase from the wing leads to the roughly finished attic over the wing. This room opens into the finished rear hallway of the main block featuring corner posts sheathed with boards on each face that are beaded at the corners. The main block has a full cellar revealing hewn timbers and log joists with bark, brick support piers, a cistern and jelly cupboard. The wing has a partial cellar, leading to the bulkhead. The house does not show indications of a central, massive chimney foundation which would indicate an early construction date. This may be due to the fact that it was entirely removed, or that the wing was constructed first and the chimney located over the crawl space.

b. Garage/Equipment Shed, c. 1935 and c. 1953, contributing.

The southern end of this 1-1/2 story, gable-roofed block was constructed c. 1935, with a larger wing and ell built c. 1953. The original portion of the building is 4x2 bay, balloon framed with a concrete foundation, novelty siding, plain cornerboards and exposed rafter tails at the eaves of the sheet metal roof with a rear chimney stack. The building is divided into two garage bays with overhead doors and a shed portion

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Sutton Farm

Section number 7 Page 3

Shelburne, Chittenden County, VT

on the southern end with a vertical, beaded board pass door and tripled 6-light sash in a vertical configuration. The interior is sheathed in unpainted horizontal boards. An enclosed privy is built under the staircase to the loft in the southwest rear corner of the shed portion.

The c. 1958 addition on the northern end is used for equipment storage and consists of a wing that has a larger floor plan projecting to the west rear; the gable roof maintains the same ridgeline, but extends the rear slope of the sheet metal roof. This portion of the addition is sheathed in the same novelty siding as the original portion of the building and has a cement floor and two overhead doors. It has plain cornerboards and exposed rafter tails, with paired sash and a pass door in the west rear eaves façade. The 2x3 bay, c. 1958 northern gable roofed ell is clad in sheet metal with a concrete foundation, a vertical board door and the paired 6-light sash exhibited throughout. There are stalls in the west rear interior of the structure.

c. Poultry House, c. 1935, non-contributing.

This 1-story, 8x2 bay, balloon framed wood structure has vertical board siding, a sheet metal roof, 2/2 sash and is whitewashed on the interior. This building is in extremely poor condition and is non-contributing due to deterioration.

d. Barn, c. 1938-48, c. 1953, contributing.

The northern portion of the barn complex, situated just across Dorset Street from the dwelling (a.) was built c. 1953 after the 19th century barn on this site was torn down c. 1942. This 1-story, 7x3 bay, gable roofed pole barn wing is aligned with the eaves façade facing Dorset Street to the west. It features plain cornerboards, a sheet metal roof, novelty siding, exposed rafter tails, sash with 4 lights and plain trim. The north gable end of this wing has twin vertical board doors, a smaller vertical board sliding door and a single 4-light sash. The eaves façade has a pass door at the southern portion of the block where it adjoins the gambrel roofed section of the barn. The barn was originally built as a pole barn for horses and then enclosed more thoroughly. It currently is used for equipment storage and contains a milkroom.

The 2-level, southern section of the present barn complex was built in two sections and features a metal, gambrel roof with exposed rafter tails, 2 shed roofed dormers and metal ventilator cupolas each surmounted by a cow weathervane and is clad with novelty siding. The northern portion of this block was built c. 1938, with the southern wing added c. 1952. The west eaves façade features a 1-story gable roofed

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

**National Register of Historic Places
Continuation Sheet**

Sutton Farm

Section number 7 Page 4

Shelburne, Chittenden County, VT

milkhouse ell, a shed roofed entrance bay with twin, vertical board doors and wood ramp, and 13 paired, 6-light sash identical in their vertical configuration to those in the garage (b). The north gambrel end features twin 6-light sash, while the south end features quadrupled 6-light sash flanking a vertical board sliding door, with a twin leafed, vertical board sliding hay door on the second level, a hinged, horizontal board hay door above, and twin 6-light sash and evidence of a hay fork mechanism in the peak.

A 1-story, shed roofed wing extends to the east eaves rear along the southern half of the barn, with a cement cattle yard located just to the north. It features a sheet metal roof, tripled 6 light sash and novelty siding.

The 1 story, 3x1 bay, gable roofed milkhouse ell on the west eaves façade of the older portion of the gambrel roofed barn has paired sash, a vertical board door and novelty siding.

The interior of the barn reveals stanchions for approximately 45 cows with pens on the south end of the lower level and manure removal trenches in the concrete floor. The rear shed roofed wing houses the manure removal mechanism. The original watering system and manure removal system was sold with the rest of the contents of the estate at an auction during the 1990's.

e. Silo, c. 1950, contributing.

This smallest of the three concrete silos on the property has a metal conical cap and metal reinforcing hoops. It is located close to the center portion of the existing barn complex on the western eaves façade.

f. Silo, c. 1970, non-contributing due to age.

This concrete silo is just to the north of the oldest existing silo (e), is slightly taller and is similarly constructed.

g. Silo, c. 1975, non-contributing due to age.

This is the most recently constructed concrete silo on the farm. It differs from the earlier silos in that it has a bottom unloader mechanism.

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

**National Register of Historic Places
Continuation Sheet**

Sutton Farm

Section number 7 Page 5

Shelburne, Chittenden County, VT

h. Mobile home, c. 1970, non-contributing.

This mobile home is situated on the east side of Dorset Street at the southern end of the property frontage and south of the barn complex. It has been used to house farm help and their families. It is non-contributing due to age.

Agricultural fields

The present farm complex with 104 acres of land includes 38 acres on the west side of Dorset Street with the house complex (a, b, c) and 66 acres on the east side where the agricultural buildings and mobile home (d, e, f, g, h) are located. Figure 1 (Section 7 page 6) shows the field patterns as the land was used in 1942. The patterns of use have changed very little in Figure 2 (Section 7 page 7), which shows the property in 1992. Generally, the land surrounding the house on the west side of the property has been used for corn and other crops, flexibly varied to accommodate changing market demands and rotated with hay according to good farm practice to maintain the fertility of the soil. The section of open, undivided field is surrounded with stone walls; apple trees form a hedgerow along the northern property line. A section of land just to the west rear of the present property line is forested and has a wetland. It may have been part of the original 230 acre farmstead and was sold off for development as relatively unproductive.

The eastern 66 acres is broken into sections of pasture, crops and hay fields by stone walls and fencing. The perimeter is marked by stone walls, hedgerows and fencing. Interior portions of pasture are managed with portable electric fencing. Several brooks run through the central portion of this acreage which contribute to wet conditions in parts of the fields and determine the land use. A fenced barnyard is located just behind (east of) the barn, which opens onto a fenced pasture in the southwestern quadrant of the parcel. A class 2 wetland with a pond just northeast of the barn complex marks the dividing fence line that runs east-west across this portion of Sutton Farm. Several apple trees grow on the northwestern periphery of the pond. A four acre field in the northwest quadrant of the parcel is rotated with corn and hay. The meandering Seeley brook flows through the central portion of the acreage, with another stream feeding into it from the northwest. The meandering drainage was altered with straight drainage beds apparently at some point during the twentieth century. The remaining acreage is used to pasture cows with moveable electric fencing to rotate the grazing.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Sutton Farm

Section number 7 Page 6

Shelburne, Chittenden County, VT



**FIGURE 1: Sutton Farm vicinity Dorset Street and Shelburne
Pond, aerial photograph, 1942**



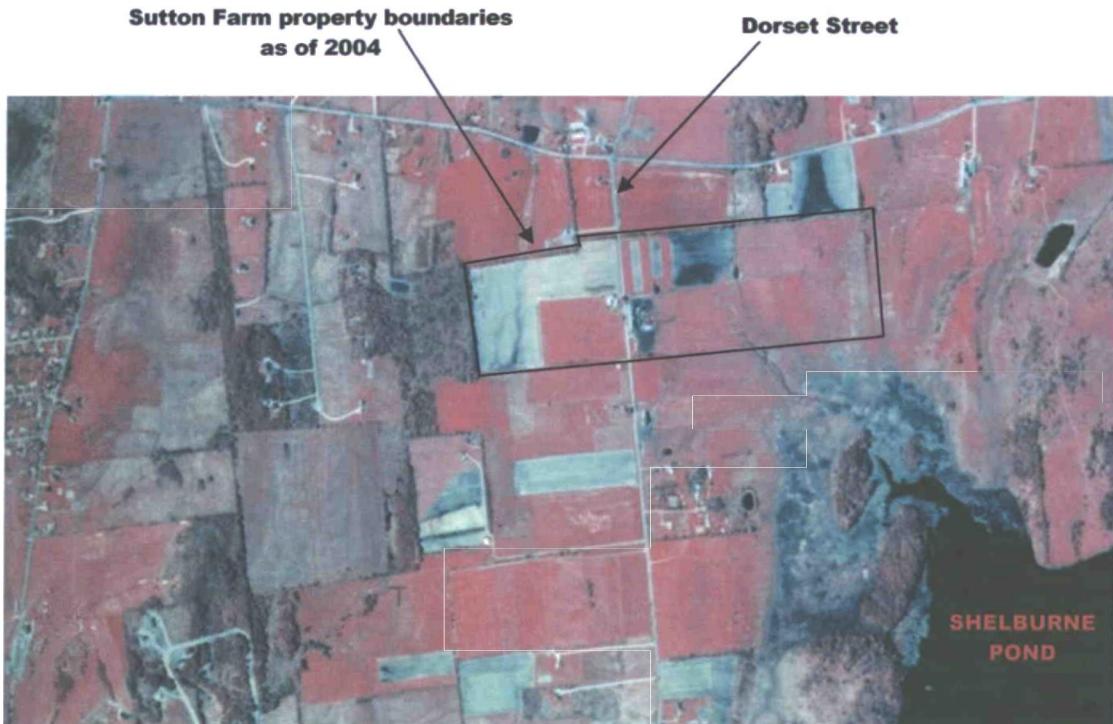
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Sutton Farm

Section number 7 Page 7

Shelburne, Chittenden County, VT



**FIGURE 2: Sutton Farm vicinity Dorset Street and Shelburne
Pond, Infrared aerial photograph, 1992**



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

**National Register of Historic Places
Continuation Sheet**

Sutton Farm

Section number 8 Page 1

Shelburne, Chittenden County, VT

STATEMENT OF SIGNIFICANCE

The Sutton Farm in Shelburne, Vermont, is an excellent example of a farmstead as discussed in the context "Agricultural Resources of Shelburne, Vermont, 1760 – 1954" in the multiple property documentation form "Prehistoric and Historic Resources of Shelburne, Vermont. The farmstead has been maintained in continuous agriculture by descendants of Benjamin Sutton since he first settled the land in 1792. Comprised of a brick, vernacular, Greek Revival style farmhouse built c.1815 with associated agricultural outbuildings from the twentieth century and 104 acres in common ownership, the Sutton farmstead is important as illustrating the evolution of agriculture in Shelburne and as a fine example of vernacular Vermont architecture. The 3-bay front, brick house with high kneewall (a) is a unique, local early house-type in northeastern Shelburne and may reflect the involvement of a local builder. The principal door surround of the house with pilasters and louvered sidelights is particularly noteworthy. The large, gambrel roofed barn, attached milkhouse and three silos (d, e, f, g) are excellent examples of agricultural adaptations to changing economies and represent the thriving dairy specialization of this area of Shelburne.

The Sutton Farm is located just west of Shelburne Pond in the northeastern corner of Shelburne in an agricultural district that borders the towns of South Burlington and Williston. Approximately 1,000 years ago, during the final periods of Native American occupation known as the Late Woodland period, agriculture of corn, beans and squash was begun and people began to live in more permanent settlements. Along the nearby Winooski River on the Burlington Intervale floodplain adjacent to Lake Champlain, evidence has been found that agriculture was practiced in this locality by Native Americans as well. As of 1990, there were 49 recorded and 7 rumored prehistoric Native American archeological sites of several types in Shelburne (Peebles, p.4). Most of these findings to date have been in the locality of nearby Shelburne Pond. With Sutton family farmers of this property recalling seeing Native Americans at Shelburne Pond as late as the late 1800's, the potential for the discovery of archaeological resources located on this property is high.

Benjamin Sutton raised 14 children on this farm after he emigrated in 1788 with his mother, Sarah, his brother James, and his wife, Jemima (Van Wart) to Shelburne from Greenwich, Connecticut where his father, Thomas III, had recently passed away. Benjamin was a devout Quaker and had been captured by Tory allies in the Revolution. He began to acquire lots of land that had not been previously settled in Shelburne in 1791, paying taxes on the northern half of original lot #69 (53 acres), lot #70 (111 acres) and the northern portions of lots #119 and #120 (72 acres) in 1798,

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

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Sutton Farm

Shelburne, Chittenden County, VT

laid out to the original proprietors Richard Gleason, Samuel Hight and Uriah Field. Brother James located in St. George. The family first built a log cabin farther east of the present homestead, near the trail of blazed trees they had followed north from Connecticut and before a road was established. When the blazed trees failed to become the first highway and the road was built, another log cabin was built south of the present homestead.

In 1805, Benjamin Sutton mortgaged for \$500 a 115 acre portion of his farm that lay on the west side of the highway (the entire farm encompassed both sides of the road, now Dorset Street): the “premises with appurtenances thereof”, paying the loan off in 1818. This financing most probably was used to construct the plank house that underlies the present brick residence, and is the most reliable indicator of the early construction date aside from surviving early interior construction details, since the grand lists from 1800 until c. 1880 have been lost. The house in its original wooden form would have resembled the nearby c. 1790 house belonging to N. Norton and A. Lavelle later in the 19th century (see Figures 1 and 2) and listed as 0413-32 on the VT State Survey. The characteristic high kneewall of the Norton-Lavelle House, ¾ stories under the roof, and larger than usual attic fenestration are characteristic of this northeast section of Shelburne, seen also in nearby 0413-31 and 0413-51 in the State Survey.

The original plank house was faced with brick and updated in the Greek Revival style most probably when son Byron took over the farm c. 1833. Byron Sutton most likely followed the locally prevailing building fashion common in this neighborhood where at least five brick homes were of this unusual cottage form with a 3-bay eaves front. Byron had been born on the farm in 1800 and married Caroline Sears, who had been born in nearby Charlotte in 1806, raising nine children on the farmstead.

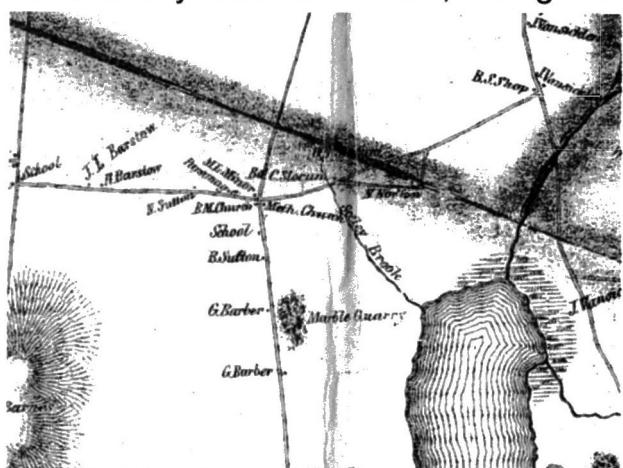


FIGURE 1: Detail, Wallings Map of 1857

Individual farm figures were not available until the agricultural census of 1850 - 1880, but it is probable that the practices reflected the trends described in the multiple property submission for the period, which focused first on subsistence and diversified agriculture and then on sheep farming after c. 1820. Byron, the oldest son, was the farmer noted on the Wallings Map of 1857 (see Figure 1). The US Agricultural Census

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

**National Register of Historic Places
Continuation Sheet**

Sutton Farm

Section number 8 Page 3

Shelburne, Chittenden County, VT

of 1850 of the 230 acre farm then owned by Byron Sutton is reflective of the overall characteristics of farming in Shelburne. Sheep farming was on the wane due to unfavorable competition with the western states. The abolition of the imported woolens tariff in 1846 further undercut the profitability of sheep farming in Shelburne and led some farmers to change their tactics and specialize in sheep stock breeding, dairying, and/or orchard farming. In 1849 the Sutton farm had 150 sheep and produced 1150 pounds of wool, which undoubtedly was down from the peak sheep production years of 1820 -1840 when the herd was most probably larger.

Sutton Farm is typical of the era, which was making the switch to specializing in dairying due to the decline in sheep farming. Although it still reflected a rather subsistence type of farming practice at this 1850 census, with the 150 sheep, 4 milk cows, 2 working oxen, 10 other cattle and 3 swine, the production of butter and cheese on the Sutton Farm was the second highest of anywhere in town, at 8,000 pounds of butter and 800 pounds of cheese. The Russell farm (two farms to the south on Dorset Street), with 29 milk cows, produced the most dairy products in town: 1,000 pounds of butter and 8,000 pounds of cheese. The switch to dairying was assisted by the arrival of the Rutland Railroad to Shelburne in 1849, facilitating the distribution of dairy products and crops to more distant markets, although it also worked in reverse by opening the region up for competition from the west. The farm utilized the 180 acres of improved and 50 acres of unimproved land to raise 100 bushels of wheat, 100 bushels of Indian corn, 200 bushels of oats, 30 bushels of peas and beans, 200 bushels of Irish potatoes, 75 tons of hay, \$75 of orchard products, \$20 of market garden produce, \$23 home manufactured products, and \$85 animals slaughtered.

By 1857, the northeast corner of Shelburne was a thriving agricultural community. Early settlers in this part of Shelburne included Asa Slocum, Benjamin Sutton, Ebenezer Barstow, Rosel Minor, Nathaniel Gage, Heman Chittenden, Robert Elliott and Harry Russell. Due to the distance to the village of Shelburne developing to the southwest, two churches, the Protestant Methodist Church and the small brick meeting house built in 1844 known as the Gage Meeting House were built adjacent to the Sutton farm to the north (see Figure 1). Nathaniel Gage's home just west of the corner became the parsonage (Webster, p. 81), reflecting the importance of religious practice in the lives of these early farmers and the change in modern cultural attitudes.

By 1860, Byron Sutton's oldest son, James Byron, had inherited the farm. Born on September 10, 1832, he married his neighbor, Abby Slocum, eldest of six daughters of George Newton Slocum, in 1858 and had three sons and two daughters. The

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

National Register of Historic Places Continuation Sheet

Sutton Farm

Section number 8 Page 4

Shelburne, Chittenden County, VT

former Slocum farm with its brick house characteristic of the area is visible just to the northeast of the Sutton Farm (see Figure 1) and was settled by Asa R. Slocum of Hubbardton, MA. Typical of the accommodations to market demands for agricultural products in 1860, James B. had no sheep, raised no corn, raised 300 pounds of rice and switched from butter to cheese production with 1000 pounds of butter and 3000 pounds of cheese. It appears that rice was raised by many Shelburne farmers in 1860, but quickly died out after that period. The invention of the iced butter car on the railroad in 1854 accelerated the switch to dairy products since they could be preserved for shipping further distances. The farm had 17 milk cows, 3 other cattle, 3 swine and 6 horses. The 150 acres of improved land supported the growth of 100 bushels of wheat, 100 bushels of oats, 17 bushels of peas and beans, 230 pounds of irish potatoes, 60 tons of hay, \$70 of orchard products, and \$830 animals slaughtered.

Dairying in 1870 was evolving away from the production of butter and cheese on the farm to factory production. A cheese factory was established in Shelburne 1871 on



FIGURE 2: Detail, Beers Atlas of 1869

road 30 and was owned by J.E. White from 1877 (Child, p. 256). By 1870, James B. Sutton had begun to pay \$250 in wages during the year, had reduced his number of milk cows from 17 to 10, produced more butter and no cheese (since he probably sold it to the cheese factory), cut his rice production and had added honey and buckwheat to his farm production. The Sutton Farm had 3 horses, 10 milk cows, 7 other cattle, 4 swine and raised 20 bushels of winter wheat, 50 bushels of buckwheat, 5 pounds of

peas and beans, 200 bushels Irish potatoes, 60 tons of hay, 2,000 pounds of butter, 75 pounds of honey, \$25 of orchard products and \$200 animals slaughtered. In contrast to other Shelburne farms, the Sutton Farm retained the capacity to produce butter on the farm, rather than selling fluid milk to local factories for that purpose.

By 1880, while most other Shelburne farmers were producing fluid milk for sale, James B. Sutton continued to manufacture butter on the farm, with 1800 pounds of butter produced. The farm raised 15 milk cows and 4 other cattle, 7 horses, 11 swine, and 18 poultry producing 75 eggs. The farm continued to be relatively diversified, with 40 acres of grass mown and 40 tons of hay produced, 3 acres

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

**National Register of Historic Places
Continuation Sheet**

Sutton Farm

Section number 8 Page 5

Shelburne, Chittenden County, VT

producing 75 bushels of barley, 5 acres growing 150 bushels of Indian corn, 8 acres producing 300 bushels of oats, 2 acres growing 8 bushels of wheat, 1 acre producing 100 pounds of Irish potatoes, 1 acre with 20 apple trees producing 75 bushels of apples and \$15 of orchard products, and 25 bushels of Canada peas. In a new census category, 45 cords of wood and \$50 of wood products were produced on Sutton Farm.

The Sutton Farm passed to son Walter Erwin Sutton at the end of the 19th century, who had been born in 1864 and had married Delia Casey, born in Limerick, Ireland, in 1882. Walter carried on the farm before and after the death of his father, James B., in 1909. Walter E. Sutton died in 1928 when his two sons, Walter Arthur and James Erwin, were 15 and 20 years of age. Their mother wanted to sell the farm, but the "boys" (as Jim and Walter were known locally) promised that they would continue to work the family homestead. The two boys never married, continued to farm the property and assumed ownership of the farm upon their mother's death in 1954.

"There they now live in great brotherly companionship, and united labor, directed by some knowledge of the best agricultural methods. They specialized in milk production, which includes knowledge of animal husbandry and crop raising." (Fanny Sutton Lake, c. 1960).

Figures are not generally available after the 1880 agricultural census, but it appears that the Sutton Farm continued to specialize in dairy farming and followed the ever changing agricultural trends as described in the multiple property submission. Fluid milk production overtook the importance of cheese and butter and former building practices changed with ground level stables and concrete floors, and separate milkrooms. While many farms went out of business during the Great Depression, the Sutton farm is noteworthy in not only surviving, but remaining under the ownership of the original settler's family.

A period of expansion occurred from 1930, when the present buildings on the property began to be constructed by the Sutton brothers according to the new agricultural standards. The original 19th century barn was located across the road from the house, on the west side of Dorset Street, on the site of the present pole barn (d). The large gambrel roofed barn, built in several stages from c. 1938-52, was added to the south end of the original barn, which was torn down c. 1942. It was not until c. 1953 that the present pole barn for heifers and storage was added in its place. The separate milkroom was added to the new barn c. 1943 to keep pace with dairy sanitary requirements for the production of milk and its storage. The immense size of the gambrel roofed barn mirrors the large, nearby barn of the Barber - LaMothe -

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

**National Register of Historic Places
Continuation Sheet**

Sutton Farm

Section number 8 Page 6

Shelburne, Chittenden County, VT

Maille farm just to the south and continues to evoke the prosperous nature of specialized dairy farming in this section of Shelburne. The first concrete silo was constructed c. 1950 and indicates that the Sutton Farm continued to reflect the agricultural standard of prevailing dairy practice of growing corn for silage (see multiple property submission). The construction of the last and largest concrete silo c. 1970 indicates the continued prosperity of the Sutton Farm as a dairy farm.

The Vermont Department of Agriculture encouraged farmers to diversify their dairy operations beginning in 1910 by raising poultry. By 1936, poultry was the state's second largest source of income. On the Sutton Farm, Walter and Jim Sutton kept abreast of new trends by adding the poultry house (c) c. 1935 to the western portion of the farm behind the brick dwelling (a). Also at this time, the first, southern portion of the garage/equipment shed (b) was built, with the northern ell added c. 1953 to house the large equipment necessary to continue with up-to-date farming technology.

Jim Sutton died c. 1980 and Walter had Tom Miner farm the property for several years before giving up farming altogether c. 1985. The herd and farm contents were auctioned c. 1991. Ownership of the Sutton Farm passed to Phyllis Borden, trustee of the Walter Sutton Trust, the niece of Jim and Walter Sutton, and the granddaughter of Walter Erwin Sutton. The Maille family has farmed the property and utilized the buildings since the time of the auction (owners of the Barber - LaMothe - Maille Farm adjoining the property to the south).

The Sutton Farm continues to evoke the image of successful agricultural farmsteads from the period of European settlement to the present through its architecture and surrounding farmland. The close proximity of the farm to known archaeological sites around Shelburne Pond indicates a strong possibility to yield archaeological evidence of Native American culture. The farm is presently for sale, with various options to ensure the preservation of this historic cultural resource being explored, since residential subdivision has engulfed similar farms just to the north on Dorset Street in the towns of South Burlington and Williston. The Vermont Land Trust has recently acquired the western portion of the property of this farm and the adjoining Barber - LaMothe - Maille Farm that also borders Shelburne Pond. Fee simple ownership of this portion of the Sutton Farm will pass to the Maille Family, which will continue farming the land.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Sutton Farm

Shelburne, Chittenden County, VT

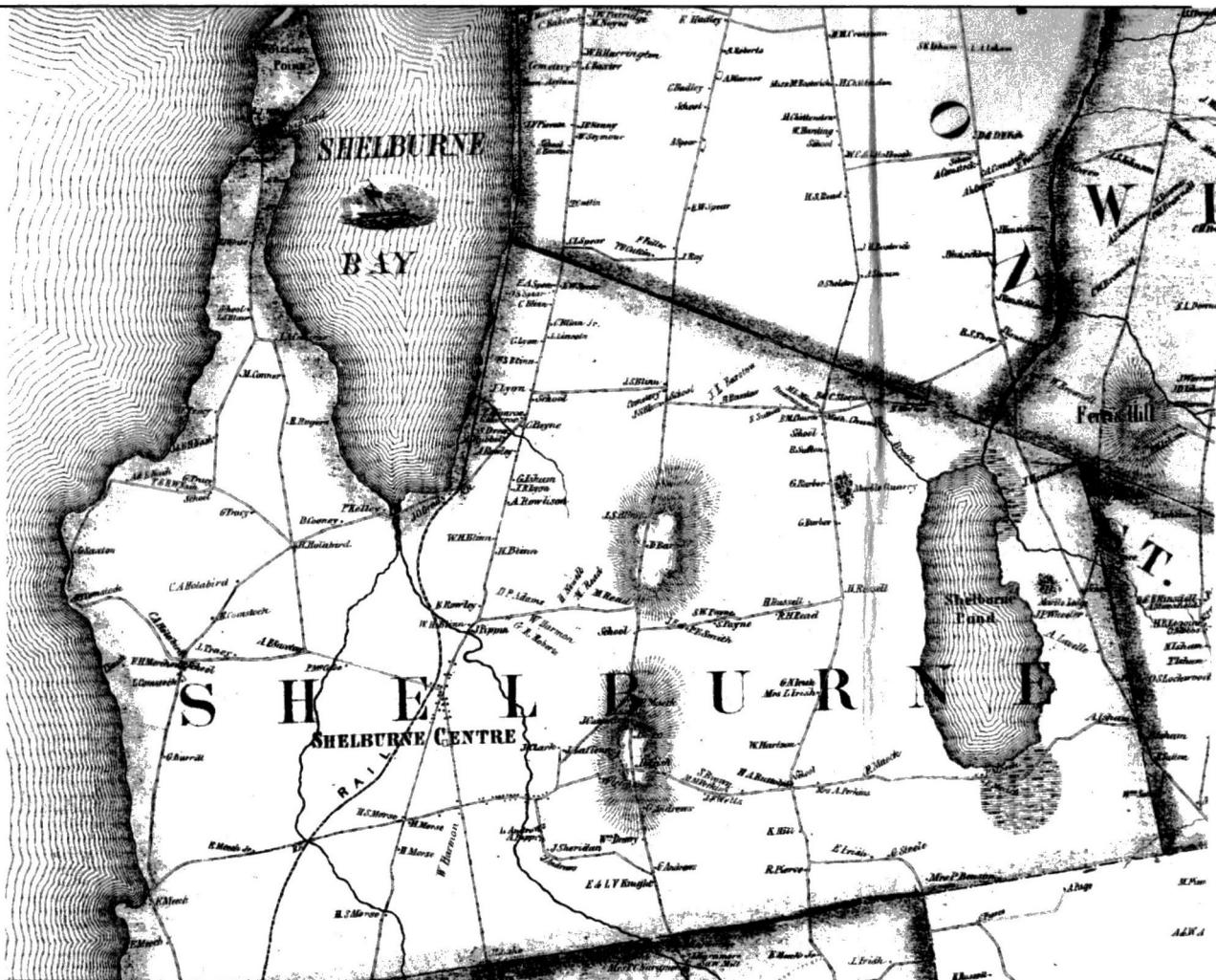


FIGURE 3: Wallings Map of Shelburne, 1857

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

Sutton Farm

Shelburne, Chittenden County, VT

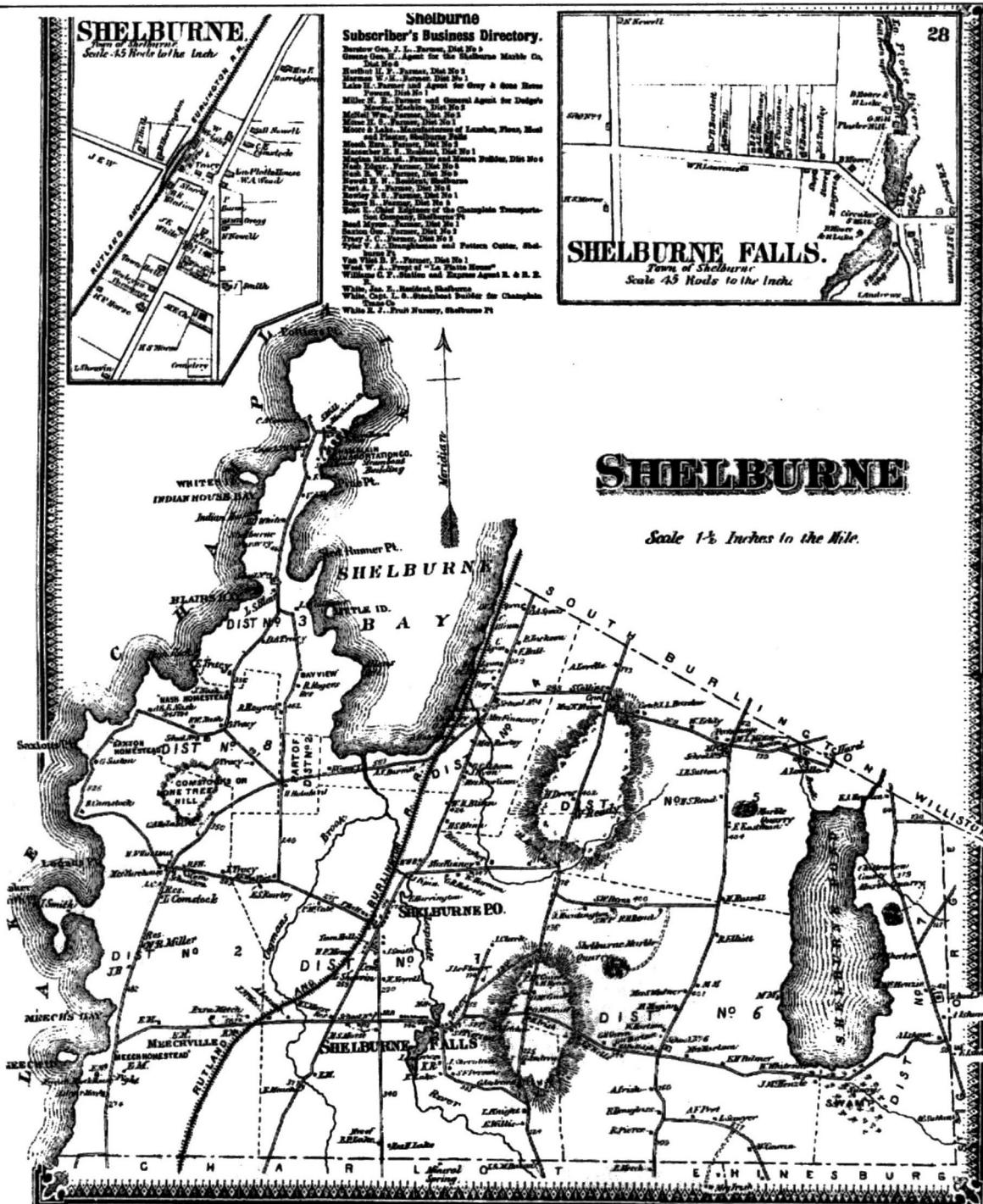


FIGURE 4: Beers Atlas Map of Shelburne, 1869

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

**National Register of Historic Places
Continuation Sheet**

Sutton Farm

Section number 8 Page 9

Shelburne, Chittenden County, VT

STATEMENT OF SIGNIFICANCE

Significant Dates (cont): 1935
1938
1953

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sutton Farm

Section number 9, 10 Page 1

Shelburne, Chittenden County, VT

MAJOR BIBLIOGRAPHICAL REFERENCES:

Lake, Fanny Sutton. *History of the Sutton Family*. c. 1960.

Aerial photographs, US Dept. of Agriculture, Williston, VT.

Land Records, Town of Shelburne, Shelburne, VT.

Interview Jim and Joe Maille, Shelburne, VT, January, 2004.

Interview Polly Darnell, Shelburne Museum, March, 2004.

GEOGRAPHICAL DATA (cont):

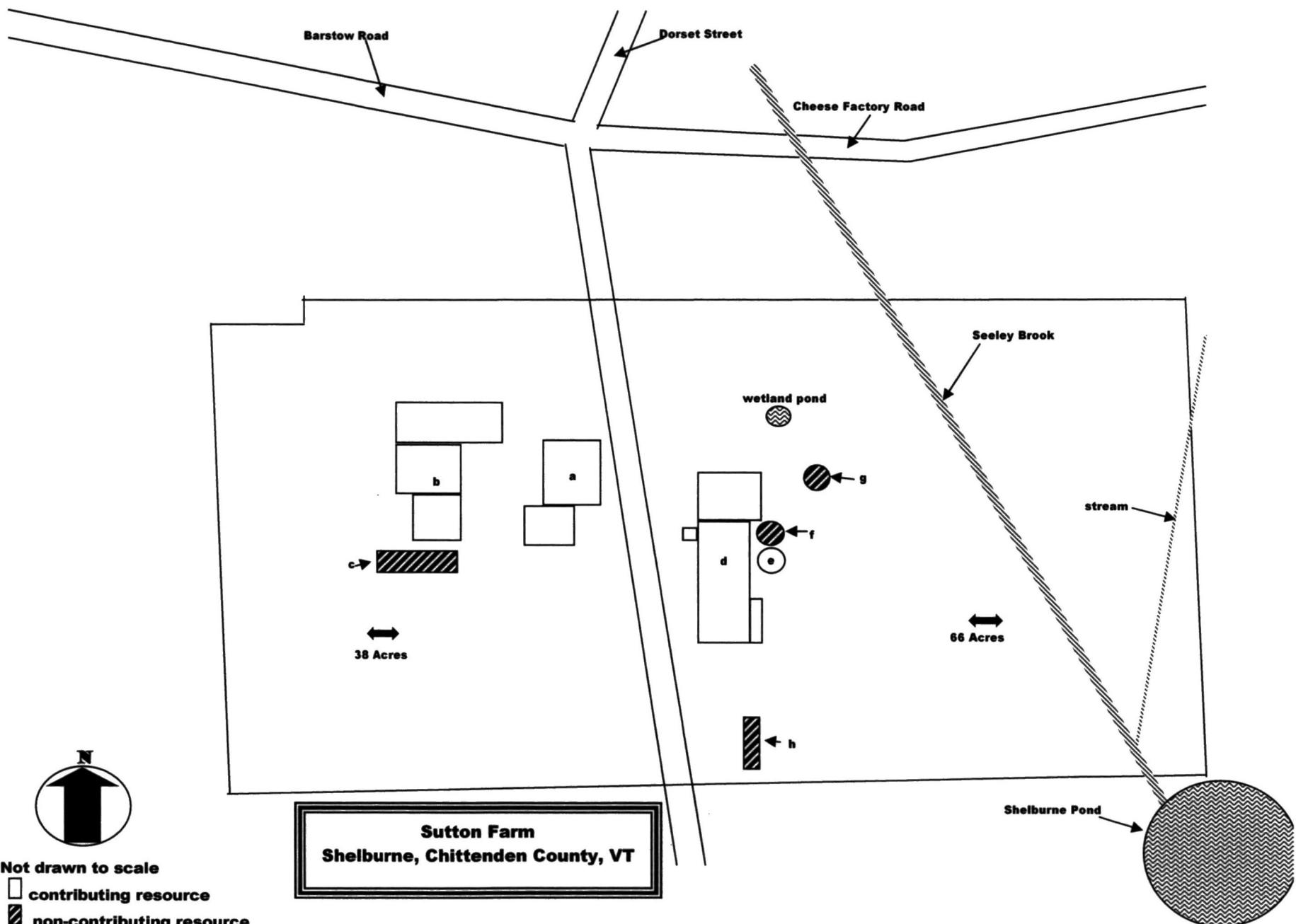
Verbal boundary description: the boundary is coextensive with the legal property boundary of the Sutton Farm contained in the Shelburne Tax Records as of March 2004: Map 07-01-01.000, Parcel # 0622127000.

Verbal boundary justification: the nominated property includes the property in common legal ownership as of March 2004 and is the land historically associated with the farmstead.

PROPERTY OWNER (cont):

Dan Stanyon, Trustee
Walter Sutton Trust
c/o Chittenden Bank
2 Burlington Square
Burlington, VT 05401
(802)658-4000

Joseph L.P. Maille Revocable Trust
Marguerite M. Maille Revocable Trust
4786 Dorset St.
Shelburne, VT 05482
(802)985-3625



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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 04001132 Date Listed: 10/07/04

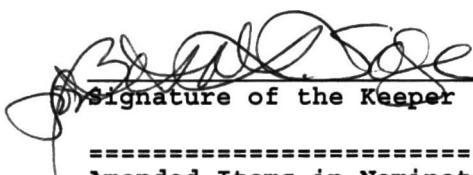
Sutton Farm
Property Name

Chittenden
County

VT
State

Shelburne, Vermont MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

10-7-04
Date of Action

=====

Amended Items in Nomination:

5. Classification
Description: Number of Resources within Property

The count of contributing resources has been clarified as 3 c. buildings, 2 nc. buildings, 1 c. structure, 2 nc. structures, and 1 c. site for the farmstead's fields, pastures and woodlands from the late 18th and 19th centuries, which contribute to the property's historic agricultural importance.

This information was confirmed with Sue Jamele, National Register Specialist, VTSHPO, by telephone.

DISTRIBUTION:

National Register property file
Nominating Authority (without attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Sutton Farm
NAME:

MULTIPLE Shelburne, Vermont MPS
NAME:

STATE & COUNTY: VERMONT, Chittenden

DATE RECEIVED: 8/24/04 DATE OF PENDING LIST: 9/16/04
DATE OF 16TH DAY: 10/01/04 DATE OF 45TH DAY: 10/07/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04001132

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM. / CRITERIA *Accept*

REVIEWER Savage

TELEPHONE

DISCIPLINE Architectural History
DATE 10/7/04

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



1. Sutton Farm
2. Shelburne, Chittenden County, Vermont
3. Deborah Noble
4. April 2004
5. VT. Division for Historic Preservation
6. Sutton Farm: property and buildings, looking southwest to Adirondacks
7. #1



1. Sutton Farm

2. Shelburne, Chittenden County, Vermont

3. Deborah Noble

4. April 2004

5. VT Division for Historic Preservation

6. Sutton Farm: buildings and structures a, b, d, F, g, looking southwest
M. #2



1. Sutton Farm
2. Shelburne, Chittenden County, Vermont
3. Deborah Noble
4. April 2004
5. VT Division for Historic Preservation
6. Sutton Farmhouse (a) and garage/equipment shed (b), east facade, looking west
7. #3



1. Sutton Farm
2. Shelburne, Chittenden County, VT
3. Deborah Noble
4. April 2004
5. VT Division for Historic Preservation
6. Sutton Farm: south and west facades of poultry house (c), garage/equipment shed (b) and farmhouse (a), looking northeast
7. #4



1. Sutton Farm
2. Shelburne, Chittenden County, VT
3. Deborah Noble
4. April 2004
5. VT Division for Historic Preservation
6. Sutton Farm: north and west facades of barn (d), silos (g+f), looking Southeast
7. #5

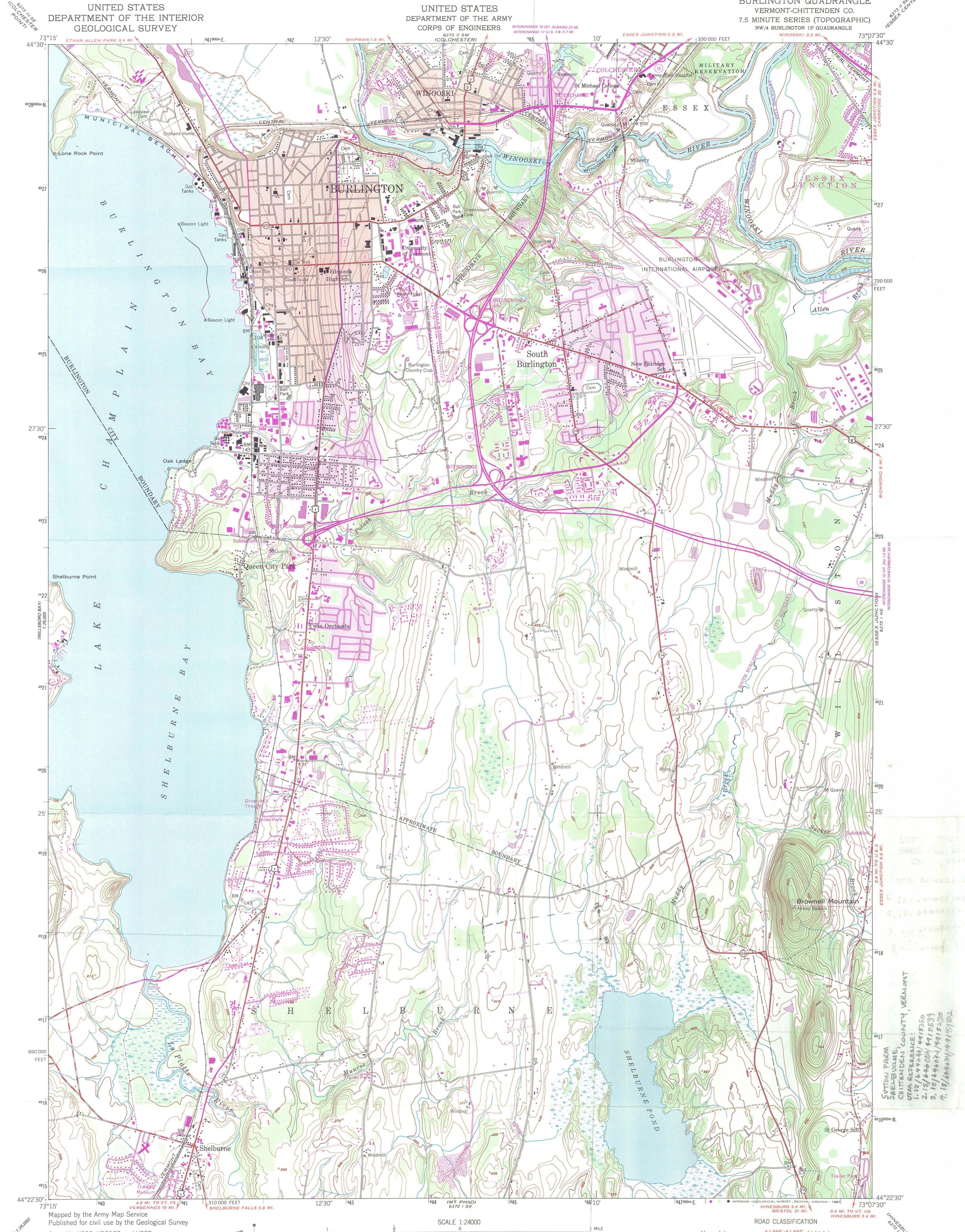


1. Sutton Farm
2. Shelburne, Chittenden County, VT
3. Deborah Noble
4. April 2004
5. VT Division for Historic Preservation
6. Sutton Farm: south and west facades of barn (d), silos (e, f, g) and mobile home (h),
looking northeast
7. #6

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS

BURLINGTON QUADRANGLE
VERMONT-CHITTENDEN CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW/4 BURLINGTON 15' QUADRANGLE



Mapped by the Army Map Service
Published for civil use by the Geological Survey

Control by USGS, USC&GS, and USCE

Topography from aerial photographs by multiplex methods
Aerial photographs taken 1947. Field check 1948
Polyconic projection. 1927 North American datum
10,000-foot grid based on Vermont coordinate system

10,000-foot grid based on Vermont coordinate system
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue
To place on the predicted North American Datum 1983

To place on the predicted North American Datum 1983 move the projection lines 2 meters south and 34 meters west as shown by dashed corner ticks

Red tint indicates area in which only landmark buildings are shown
No distinction is made between barns, dwellings, commercial, and industrial buildings

commercial, and industrial buildings

There may be private inholdings within the boundaries of the National or State reservations shown on this map.

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled by the Geological Survey from aerial photographs taken 1983 and other sources. This information not field checked Map edited 1987

BURLINGTON, VT.
NW/4 BURLINGTON 15' QUADRANGLE
44073-D2-TF-024

PHOTOREVISED 1987
DMA 6372 I NW-SERIES V813

13 A

BURLINGTON, VT.
NW/4 BURLINGTON 15' QUADRANGLE

44073-D2-TF-024

1948 PHOTOREVISED 1987
DMA 6372 | NW-SERIES V813

**Certified Local Government
National Register Final Review Report**

Name of SHPO: Jane Lendway, Vermont Division for Historic Preservation

Name of CLG Commission: Town of Shelburne, Vermont

Name of Property: Sutton Farm

Address: 4592 Dorset Street, Shelburne, Vermont, 05482

Owner: Walter Sutton Trust/ Phyllis Borden Trustee

Date of Notification by SHPO: June 10, 2004

Date National Register nomination form received by CLG: Final draft of Nomination form received, distributed, and reviewed in April and May of 2004. See minutes attached.

Date of Final Review by CLG Commission: July 8, 2004

The CLG agreed with the SHPO to expedite the review period for this nomination.

Yes _____ (date of agreement) No

Signature of CLG Commission
Chairperson
(F. Horton)

Signature of Chief Elected Local
Official
(S. Dates)

Was nomination form distributed to CLG Commission members? Yes No

Comments:

The CLG provided the following opportunities for public participation in the local review of this nomination: A public presentation of the draft nomination was held May 24, 2004. A notice of public hearing was published on June 12, 2004. A public hearing was held July 8, 2004. Items relating to the preparation of the nomination and MPDF report were published in local newspaper on numerous occasions.

Were any written comments received by the CLG? Yes No

Did the CLG seek the assistance of the Division for Historic Preservation in evaluating the eligibility of this property for the National Register? Yes No

Name of Property: **Sutton Farm**

Address: **4592 Dorset Street, Shelburne, Vermont, 05482**

Associated Historic Contexts: **Agricultural Resources of Shelburne, Vermont, 1760 - 1954**

Associated Property Types: **Farmstead**

Registration Requirements

National Register Criteria Met: (Specify Historic Contexts)

A-Historic Association

B- Association With Famous People

C- Architectural Merit

D- Information important to pre-history or history.

Level of Significance: Local State National

Possesses Sufficient Integrity: Yes No

Additional Comments:

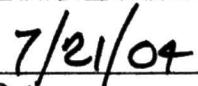
As documented in minutes for meeting held July 8, 2004, the Shelburne Historic Preservation and Design Review Commission has voted to recommend approval of the nomination. The Sutton farm in Shelburne, Chittenden County, Vermont, consists of a complex of well preserved buildings on the both the east and east and west sides of Dorset Street. The Greek Revival style farmhouse built c. 1815 and altered c. 1830, a c. 1935 garage with a c. 1953 attached garage/equipment shed, and a c. 1935 poultry house are situated on the east side of the road with a large, gambrel-roofed barn built c. 1938 – 1953 in several sections, a contemporaneous attached milkhouse, three concrete silos built from 1950 -1975, and a non-contributing mobile home facing the house complex on the west side of the road. The Sutton Farm retains approximately 104 acres of land in common ownership that exhibits original field patterns resulting from continuous and current agricultural usage since settlement in 1792. Situated on rich, gently rolling terraces on the eastern shores of Lake Champlain adjoining Shelburne Pond, the buildings and land comprising the farmstead retain their historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association, reflecting the changes made necessary to adapt to the varying cultural and economic demands of the farm industry. The high degree of integrity, especially of setting, feeling and association, is an increasingly rare occurrence in this western portion of the state adjacent to the development pressure of the burgeoning city of Burlington, Vermont.

RECOMMENDATION OF CLG COMMISSION:

Approval Denial (specify reasons)



Signature of CLG Commission Chairperson
F. Horton



Date

RECOMMENDATION OF CHIEF ELECTED LOCAL OFFICIAL:

Approval Denial (*Specify reasons below*)


Signature of Chief Elected Local Official
S. Dates

7/27/04
Date

Additional Comments:

Date of transmittal of this report to SHPO: August 2, 2007

Date of receipt of this report by SHPO: