

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

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

1. Name

historic Bailey Farm

and/or common

2. Location

street & number 373 Wyatt Road

N.A. not for publication

city, town Middletown

N.A. vicinity of

cong. dist. #1 - Hon. Fernand J. St Germain

state Rhode Island

code 004

county Newport

code 005

3. Classification

Category

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

Ownership

- public
- private
- both
- Public Acquisition**
- N.A. in process
- being considered

Status

- occupied
- unoccupied
- work in progress
- Accessible**
- yes: restricted
- yes: unrestricted
- no

Present Use

- agriculture
- commercial
- educational
- entertainment
- government
- industrial
- military
- museum
- park
- private residence
- religious
- scientific
- transportation
- other:

4. Owner of Property

name Mr. & Mrs. Frank L. Nunes and Mr. & Mrs. Frank F. Nunes

street & number 373 Wyatt Road

263 Wyatt Road

city, town Middletown

N.A. vicinity of

state Rhode Island 02840

5. Location of Legal Description

courthouse, registry of deeds, etc. Middletown Town Hall

street & number 350 Main Road

city, town Middletown

state Rhode Island 02840

6. Representation in Existing Surveys

Historic and Architectural Resources of Middletown, R.I.:

title A Preliminary Report

has this property been determined eligible?  yes  no

date June 1979

federal  state  county  local

depository for survey records Rhode Island Historical Preservation Commission  
150 Benefit Street

city, town Providence

state Rhode Island 02905

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

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

For NPS use only
received
date entered

Continuation sheet 1

Item number 7

Page 2

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

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

## 8. Significance

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

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

### Statement of Significance (in one paragraph)

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

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

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

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

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

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

For NPS use only

received

date entered

Continuation sheet 2

Item number 8

Page 2

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

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

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

For NPS use only

received

date entered

Continuation sheet 3

Item number 10

Page 2

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

## 9. Major Bibliographical References

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

## 10. Geographical Data

Acreeage of nominated property c. 45

Quadrangle name Prudence Island, R.I.

Quadrangle scale 1:24,000

UTM References

A 

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

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

Verbal boundary description and justification

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

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

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

## 11. Form Prepared By

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

street & number 150 Benefit Street telephone 401-277-2678

city or town Providence state Rhode Island 02903

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature *Thomas D. Williams*

title State Historic Preservation Officer date 3/23/84

For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

BAILEY FARM  
Middletown, RI

Photographer: Warren Jagger

Date: April 83

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI

View: Bailey Farm, from the north; from left to  
right: barn, garages, house.

Photo #1







BAILEY FARM  
Middletown, RI

Photographer: Warren Jagger  
Date: April 83  
Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI

View: Bailey Farm House, from the north.

Photo #2



BAILEY FARM  
Middletown, RI

Photographer: Warren Jagger  
Date: April 83  
Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI

View: Bailey House; northeast chamber, first floor.

Photo #3



BAILEY FARM  
Middletown, RI

Photographer: Warren Jagger  
Date: April 83  
Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI

View: Bailey Farm House, northwest chamber, first  
floor.

Photo #4





BAILEY FARM  
Middletown, RI

Photographer: Warren Jagger

Date: April 83

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI

View: Bailey Farm House, chamber, first floor, rear.

Photo #5





BAILEY FARM  
Middletown, RI

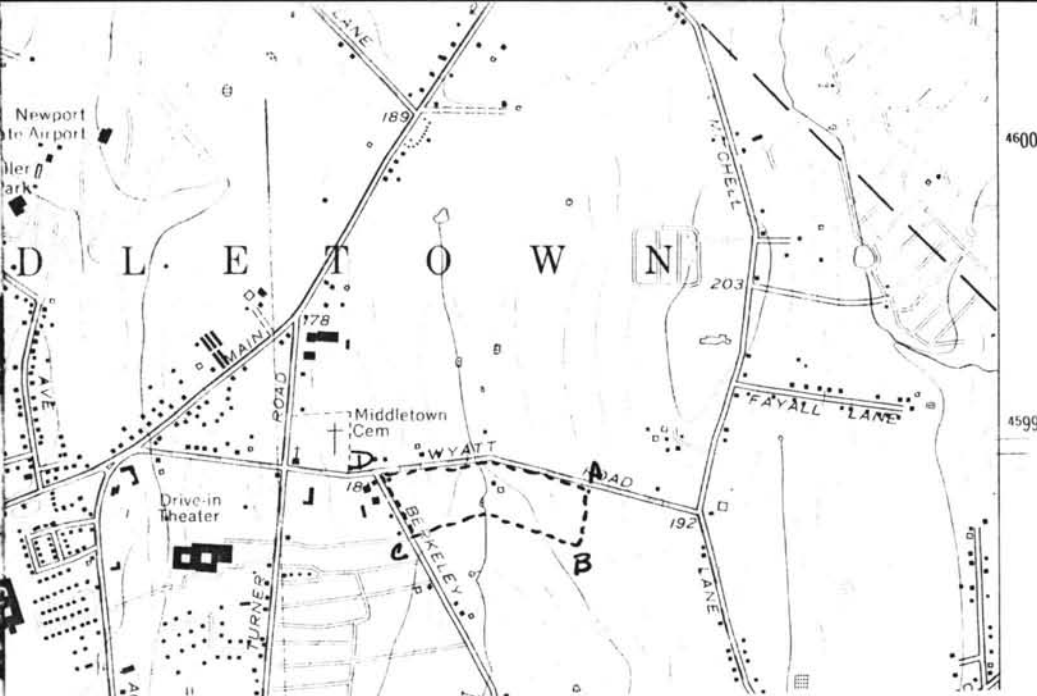
Photographer: Warren Jagger

Date: April 83

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit  
Providence, RI

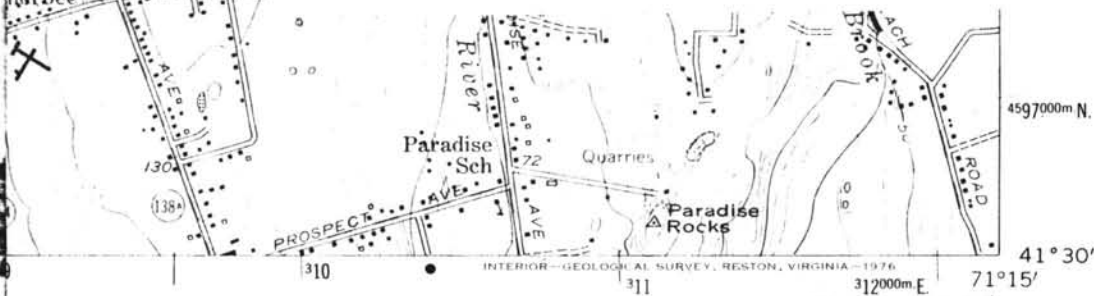
View: Bailey Farm House; stair.

Photo #6



**Bailey Farm  
Middletown, Rhode Island**

- A: 19 310970 4598860
- B: 19 310940 4598700
- C: 19 310410 4598740
- D: 19 310320 4598940



INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1976

**ROAD CLASSIFICATION**

- Heavy-duty Light-duty
- Medium-duty Unimproved dirt
- State Route

(SAKONNET POINT)  
6766 I NW



QUADRANGLE LOCATION

**PRUDENCE ISLAND, R. I.**

N4130—W7115/7.5

1955  
PHOTOREVISED 1970 AND 1975  
AMS 6767 III SE—SERIES V815

MARGARET J. DERRY, TRUSTEE

RAY H. DURFEE & THOMAS L. TROUT

DENNIS J. MURPHY JR.

LOT-32  
13.4 ACRES

LOT - 31-C  
17 ACRES

LOT - 31-B  
8.745 ACRES

LOT-31  
14 ACRES

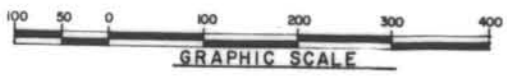
LOT-31-A  
4.511 ACRES

MAID FORD RIVER

BERKELEY AVENUE

WYATT ROAD

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



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

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

