**HISTORIC RESOURCES**

**BUILDING AND STRUCTURES**

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator, State Historic Preservation Office, Department of Economic and Community Development, One Constitution Plaza, 2nd Floor, Hartford CT 06103

*Note: Please attach any additional or expanded information on a separate sheet.*

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**GENERAL INFORMATION**

<table>
<thead>
<tr>
<th>Building Name (Common)</th>
<th>Neumann, Fredrick and Adolph, Barn</th>
<th>Record No. 40661</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Historic)</td>
<td>Neumann, Fredrick and Adolph, Barn</td>
<td></td>
</tr>
<tr>
<td>Street Address or Location</td>
<td>185 West Chippens Hill Road</td>
<td></td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Daniel and Kathy Zabel, 185 West Chippens Hill Road, Burlington, CT 06013</td>
<td>Public Private</td>
</tr>
</tbody>
</table>

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**PROPERTY INFORMATION**

**Present Use:** Agriculture/Subsistence: agricultural outbuilding

**Historic Use:** Agriculture/Subsistence: agricultural outbuilding

**Accessibility to public:** Exterior visible from public road? ☑ Yes ☐ No

**Interior accessible?** ☑ Yes ☐ No If yes, explain ____________________________

**Style of building** English bank barn, vernacular style **Date of Construction** mid-19th c.

**Material(s)** (Indicate use or location when appropriate):

☑ Clapboard ☐ Asbestos Siding ☐ Brick ☐ Wood Shingle ☐ Asphalt Siding

☑ Fieldstone ☐ Board & Batten ☐ Stucco ☐ Cobblestone ☐ Aluminum Siding

☑ Concrete (Type block masonry) ☐ Cut Stone (Type) ☐ Other vertical board siding

**Structural System**

☑ Wood Frame ☑ Post & Beam ☐ Balloon ☐ Load bearing masonry ☐ Structural iron or steel

☐ Other ____________________________

**Roof (Type)**

☑ Gable ☐ Flat ☐ Mansard ☐ Monitor ☐ Sawtooth

☑ Gambrel ☑ Shed ☐ Hip ☐ Round ☐ Other ____________________________

**Material**

☑ Wood Shingle ☐ Roll Asphalt ☐ Tin ☐ Slate ☑ Asphalt Shingle

☐ Built up ☐ Tile ☐ Other ____________________________

**Number of Stories:** 1 1/2, B **Approximate Dimensions** 30' x 40'

**Structural Condition:** ☑ Excellent ☐ Good ☐ Fair ☐ Deteriorated

**Exterior Condition:** ☑ Excellent ☑ Good ☐ Fair ☐ Deteriorated

**Location Integrity:** ☑ On original site ☐ Moved When? __________

**Alterations?** ☑ Yes ☐ No If yes, explain: ____________________________

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**FOR OFFICE USE:**

<table>
<thead>
<tr>
<th>Town #</th>
<th>Site #</th>
<th>UTM</th>
<th>District: ☐ S ☑ NR If NR, Specify: ☑ Actual ☐ Potential</th>
</tr>
</thead>
</table>

-1-
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- [ ] Barn
- [ ] Shed
- [ ] Garage
- [ ] Carriage House
- [ ] Shop
- [ ] Garden
- [X] Other landscape features or buildings: stone walls

Surrounding Environment:

- [ ] Open land
- [ ] Woodland
- [X] Residential
- [ ] Commercial
- [ ] Industrial
- [ ] Rural
- [ ] High building density
- [ ] Scattered buildings visible from site

• Interrelationship of building and surroundings:

See continuation sheet.

• Other notable features of building or site (Interior and/or Exterior)

See continuation sheet.

Architect ______________________________________ Builder ______________________________________

• Historical or Architectural importance:

See continuation sheet.

• Sources:


See continuation sheet.

Photographer __________________________________ Date _______________

View ___________________________________________ Negative on File CTHP

Name ___________________________________________ Date _______________

Organization _____________________________________

Address _________________________________________

• Subsequent field evaluations:

Latitude, Longitude:
41.716493, -72.979624

Threats to the building or site:

- [X] None known
- [ ] Highways
- [ ] Vandalism
- [ ] Developers
- [ ] Renewal
- [ ] Private
- [ ] Deterioration
- [ ] Zoning
- [ ] Other __________________________
- [ ] Explanation __________________________
• Interrelationship of building and surroundings:

The Neumann barn is located on 4.10 acres of land on the west side of West Chippens Hill Road. The barn sits very close to the road, while the c. 1974 house with which this barn is associated, is down a hill to the southwest. Stone walls line the west, north and south borders of the property, and also along the north and south sides of the driveway. A driveway extends to the west of the road, passes the barn on the south side and leads to the house. The house with which the barn was originally associated was located across the street, but has since been demolished by fire.

This property is located to the north of Harvard Place and Hill Street (which are both located in Bristol), and directly to the north of the border of Bristol which is less than a mile away. West Chippens Hill Road is found in the southwest portion of Burlington and runs parallel to Milford Street (Rte. 169). Directly to the south, in Bristol, are modern 20th century developments with modern residential houses. Old Marsh Pond is to the west of the property, and to the northeast is Nassahegon State Forest. Surrounding the property are residential neighborhoods, forested land and a few open tracts of land. The town center of Burlington is located five miles to the north on Spielman Highway (Route 4). Several historic sites in Burlington are listed on the National Register of Historic Places: the Brown-Elton Tavern on the town Green in the town center, the John Wiard House on Spielman Highway (Route 4) slightly to the west of the town center, the Hitchcock-Schwarzmann Mill on Foote Road, and Treadwell House on George Washington Turnpike. Harr’s Corner Historic District is located in the southeastern section of Burlington about six miles from this site. Other farmsteads included in the thematic nomination to the State Register of Historic Places are: Dr. Peres Mann Farmstead at 57 Miller Road, Hogan’s Cider Mill at 522 Spielman Highway, the Louis Barnes Barn at 39 Barnes Hill Road, and the Jairus Thompson Root Farmstead at 184 East Chippens Hill Road.

• Other notable features of building or site (Interior and/or Exterior):

Architectural description:

Inventory of structures (C – contributing, NC – non-contributing):

<table>
<thead>
<tr>
<th>Building</th>
<th>Date</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>c. 1974</td>
<td>NC</td>
</tr>
<tr>
<td>Barn</td>
<td>mid-19th c.</td>
<td>C</td>
</tr>
</tbody>
</table>

Barn:

This is an approximately 30’ x 40’, 1 1/2-story with basement English bank barn with a shed-roof addition on the west eave-side. The ridge-line runs north-south, parallel with West Chippens Hill Road. The barn is sheathed in vertical board siding painted red, and the gable roof has asphalt shingles. The shed-roof of the addition is flush with the gable-roof of the barn and creates a salt-box roof. Asphalt shingles are also found on the roof of the addition. An un-mortared fieldstone foundation is found on both the east and south sides of the barn while a mortared fieldstone wall is on both the north and west sides of the barn and addition. A hip-roof cupola is centered atop the ridge-line of the barn with louvered vents on all four sides.

Exterior:

The main entry is found on the east eave-side which faces the road, and consists of an exterior-hung sliding door. This is reached by an earthen ramp. An un-mortared fieldstone foundation is visible near the north and south corners. There are no other features on this side of the barn.

The grade drops significantly along the north gable-end of the barn, revealing a full basement with a mortared fieldstone wall. The stone wall is full height up to the main floor level and runs all across the west side, which is unusual since most basements are open with just piers. Two pairs of double windows are set within the fieldstone wall near the east corner of the basement level of the barn. Directly to the west of these are two pass-through doors set within the mortared fieldstone wall as well. Found in the gable-peak of the barn is a single-pane window.
Attached to the west eave-side of the barn is a shed-roof addition, whose north wall is flush with the north wall of the barn. The east side of the addition encompasses the entire west eave-side of the barn. Near the east corner of the north wall of the addition is a six-pane window. Spaced evenly across the west side of the addition, and set within the mortared fieldstone wall, are three two-pane windows. An exterior hung sliding door with a hooded track is located near the west corner of the south side of the addition. Just above the entry, near the west corner, is a pair of eight-pane windows. To the east is a pair of six-pane windows, and just above these is a six-pane window.

Along the south gable-end of the barn are two window openings near the west corner and two two-pane windows just to the east. Near the east corner is an exterior hung sliding door. Found in the gable-peak is a six-pane window. The grade rises dramatically to the east, near the southeast corner of the barn.

**Interior:**

The main entry, found on the east eave-side of the barn, leads into an open space with wood plank floors and walls. The frame is a three-bay frame with four bents each having one interior post, and queen posts supporting purlin plates at the mid-span of the rafters. On the south side of the barn is a loft that is reached by a built-in wooden ladder. What appears to be a drop-down ramp which is lowered by a pulley is built into the loft floor near the east side of the barn. There is square rule post-and-beam framing with mortise and tenon joints and queen posts all with hand hewn marks, indicating the barn was probably built in the 19th century. Tie girts are dropped, attaching to the post by a mortise and tenon joint. This also indicates the barn was built sometime during the mid-19th century. Common rafters are attached to the plate and are mortised into a ridge-pole in the center of the roof. The roof deck is made of wood planks.

A half-wall extending from the northwest corner of the barn to the middle of this side separates the barn from the addition. The addition has wood plank floors and walls and is split into two sections separated by another half wall. Square rule post-and-beam framing with mortise and tenon joints is found in the addition. Circular saw marks found on the wood indicate this was a later addition that was built after the barn had already been constructed. A built-in ladder near the southeast corner of the addition leads to the basement of both the addition and barn.

The basement of both the barn and the addition are accessed by the exterior-hung sliding door found near the southwest corner of the addition. This entry leads into an open space with mortared fieldstone walls and dirt floors. The southeast corner wall is constructed of concrete blocks. Near the northeast corner is what appears to once have been a stall or pen with wood plank floors. A narrow aisle is just in front (to the north) of this. Both hand hewn and circular saw marks are found on the wood of the posts and ceiling in this addition. An entryway in the east wall leads to the basement of the barn.

The basement of the barn has concrete floors and mortared fieldstone walls on the north, east and west sides. The south wall is constructed of wood planks. Concrete slabs appear to have been filled in in some areas where manure gutters used to be located, indicating the basement was used for dairy cows. The white wash on the walls and posts also indicate this was used as a dairy barn. Circular saw marks on the wood could mean the basement of the barn was built at a later date, after this English barn was already constructed.

- **Historical or Architectural importance:**

Applicable Connecticut State Register Criteria:

1. Associated with the lives of persons significant in our past;
2. Embodying the distinctive characteristics of a type, period, or method of construction.

This is a fine example of a mid-19th century English bank barn with square rule post-and-beam framing, in its original location. The basement was added at a later date, displaying the evolution of the barn and dairy farming. Until 2005, this barn was used for agricultural purposes. This property also has significance in the history of immigration – the Neumann family immigrated from Lithuania in the 1890s, settled in Burlington and established themselves as farmers. The Neumann family continued to farm the land until c. 1936. They represent a significant historical trend of immigrant farmers replacing the earlier English settler families.
Historical background:
This property was originally owned by Eli Terry who sold it to Jarrod Bradley in 1823. Around 1890, Fredrick Neumann immigrated to the United States from Lithuania and acquired this property, including the barn. By 1930, the farm was listed in the census records as a dairy farm run by Fredrick and his sons Adolph and Julius Neumann. The property was deeded to Adolph and Julius. At this time, the farm was approximately 200 acres of land and occupied both the east and west sides of West Chippens Hill Road. Adolph received the west side including the barn, while Julius inherited the east side with the original farmhouse. In 1936, Adolph sold his property to Raymond Hutchinson who owned the land until the 1970s. In 1958, as seen in the photograph of the parcel map, Hutchinson’s property was 50 acres. Carl and Dawn Mason acquired the land in the 1970s and built a house c. 1974. The Zabels purchased the property from the Masons in 2005.

The barn was originally built to house farm animals. It was used for cows during the 1930s. From the 1970s until 2005, the barn housed steer that the Masons owned. Currently, the barn is vacant and unused.

Architectural significance:
This is a fine example of a mid-19th century English bank barn with square rule post-and-beam framing with much hand hewn material including the ridge-pole, a possible indication of a relatively early 19th-century date. The barn sits in its original location and the materials have been well maintained and remain in good condition. The basement was added at a later date, displaying the evolution of the barn and dairy farming. Until 2005, this barn was used for agricultural purposes, housing animals as it was originally constructed to do.

This property also has significance in the history of immigration, the Neumann family immigrated from Lithuania in the 1890s, settled in Burlington and established themselves as farmers. The Neumann family continued to farm the land until c. 1936. They represent the beginning of a significant historical trend that continued through the 1920s.

• Sources (continuation):
Photographs and field notes by Kristen Young - 9/12/2012.
Interview with Kathleen Zabel - 9/12/2012, 185 West Chippens Hill Road, Burlington, CT.
Interview with Ann Mazeau of the Burlington Public Library – 9/12/2012, 34 Library Lane, Burlington, CT.

Map resources:
USGS Historical Maps accessed 9/26/2012 at http://historical.mytopo.com/

Print and internet resources:
Zabel Property photocopied deeds and parcel maps; St. Peter, Norman, Drawing of Zabel Barn, Burlington Room, Burlington Public Library – accessed 9/12/2012.
1. Location map of 185 West Chippens Hill Road, Burlington, CT – from https://maps.google.com - accessed 9/26/2012.

3. Parcel map from 2006 of 185 West Chippens Hill Road, Burlington, CT. The parcel is outlined in red, courtesy of the Zabel Family and The Burlington Room of the Burlington Public Library.

5. West context view of the driveway with the barn in the distance, note the stone walls. Camera facing east.
6. East eave-side of the barn, camera facing west.


9. West and south sides of the addition and south gable-end of the barn, camera facing northeast, photograph courtesy of Ann Mazeau.
10. South end of the addition and south gable-end of the barn, camera facing north.


13. Interior view of the north gable-end of the barn, note the square rule post-and-beam framing with a dropped girt. Also the hand hewn marks on the post in the left hand side of the picture. Camera facing north.
14. Interior view of the built in ladder leading to the loft in the south end of the barn, camera facing southeast.

15. Interior view of the drop-down ramp that leads to the loft in the south end of the barn, camera facing southeast.
16. Interior view of the roof of the barn, note the common rafters meeting at the ridge-board.

17. Interior view of the northeast corner of the addition, note the wood plank floor which appears to have been for a stable or animal pen. Also note the dirt floor and mortared fieldstone walls.
18. Interior view of the north end of the basement of the barn, note the manure gutters, mortared fieldstone walls and the whitewash on the ceiling and walls, signs of use for dairy cows. Camera facing north.

19. Interior view of a post in the basement of the barn, note the circular saw marks.
20. Drawing of the barn at 185 West Chippens Hill Road, Burlington, CT, drawing by Norman St. Peter, c. 2005, photograph courtesy of Ann Mazeau.

21. Parcel map from 1958 of 185 West Chippens Hill Road, Burlington, CT. Note the parcel at the time was 50 acres of land (courtesy of the Zabel Family and The Burlington Room of the Burlington Public Library).