**GENERAL INFORMATION**

Building Name (Common) Phillips Family Barn
Building Name (Historic) Phillips Farmstead / Lone Pine Riding Stable
Street Address or Location 368 Whittemore Road
Town/City Middlebury Village New Haven County New Haven
Owner(s) Phillips, Paul J. & Lisa M., 368 Whittemore Road, Middlebury, CT 06762

**PROPERTY INFORMATION**

Present Use: Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling
Historic Use: Agriculture/Subsistence: agricultural outbuilding; Domestic: single dwelling

Accessibility to public: Exterior visible from public road? Yes
Interior accessible? Yes
If yes, explain ____________________________
Style of building English bank barn, Vernacular style
Date of Construction Early 19th c.

**Material(s) (Indicate use or location when appropriate):**
- [x] Clapboard
- [ ] Asbestos Siding
- [ ] Brick
- [ ] Wood Shingle
- [ ] Asphalt Siding
- [x] Fieldstone
- [x] Board & Batten
- [ ] Stucco
- [ ] Cobblestone
- [ ] Aluminum Siding
- [x] Concrete (Type Poured)
- [ ] Cut Stone (Type)
- [x] Other Vertical wood board

Structural System
- [x] Wood Frame
- [x] Post & Beam
- [ ] Balloon
- [ ] Load bearing masonry
- [ ] Structural iron or steel
- [ ] Other Square rule framing
- [ ] Other

**Roof (Type):**
- [x] Gable
- [ ] Flat
- [ ] Mansard
- [ ] Monitor
- [ ] Sawtooth

**Roof (Material):**
- [ ] Wood Shingle
- [ ] Roll Asphalt
- [ ] Tin
- [x] Slate
- [x] Asphalt Shingle

Number of Stories: 1 1/2, B Approximate Dimensions: 56' x 42'

**Structural Condition:** Excellent
**Exterior Condition:** Excellent
**Location Integrity:** On original site

Alterations? Yes
If yes, explain: Additions, repairs

**FOR OFFICE USE:**

Town # Site # UTM
District: S NR If NR, Specify: Actual Potential
Related outbuildings or landscape features:

- Barn
- Shed
- Garage
- Carriage House
- Shop
- Garden
- Other landscape features or buildings: Stone walls, foundations, milk pit

Surrounding Environment:

- Open land
- Woodland
- 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 Lucas A. Karmazinas ________________________________ Date 1/26/2013

View Multiple Views ________________________________ Negative on File CTHP

Name Lucas A. Karmazinas ________________________________ Date 1/26/2013

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

- Subsequent field evaluations:

Latitude, Longitude: 41.527696, -73.093873

Threats to the building or site:

- None known
- Highways
- Vandalism
- Developers
- Renewal
- Private
- Deterioration
- Zoning
- Other __________________
- Explanation __________________
• Interrelationship of building and surroundings:

The Phillips Family Barn is located on the north side of Whittemore Road (Route 188), 0.3 miles west of its passing under the Interstate 84 highway, 0.7 miles north of its intersection with Straits Turnpike (Route 63), and roughly 1.9 miles east of its intersection with Middlebury Road (Route 64), in Middlebury, Connecticut. The road runs west to east, with a gentle bend toward the southeast along the edge of this property. The property is located approximately 0.7 miles west of the Waterbury city line and 2 miles east of the Middlebury Center National Register Historic District, a collection of 36 residential and institutional buildings dating to the 18th, 19th, and early 20th centuries surrounding the Middlebury Town Green. Long Swamp Brook runs north-south some 300 feet to the west of the site, and joins Hop Brook before emptying into the Naugatuck River several miles to the southeast. Also included in this thematic nomination to the State Register of Historic Places is the Fenn’s Farm at 55 Artillery Road, 2.5 miles to the west near the town center.

The Barn sits on a primarily open 1.32-acre lot of an irregular kite shape, lined on its northwest and northeast sides by trees, and on the south by a stone wall parallel to the road. The building is located near the center of the property, directly to the east of the associated Farmhouse. The Farmhouse is a 1 ½-story vernacular frame residence with a front-facing gable roof facing south and 1 ½-story cross-gable ell on its west eave-side. The roof-line of the house's main block is oriented north-south and its gable-end faces south towards the road. The main block and cross-gable ell have fieldstone foundations, asbestos shingle siding, and deeply-overhanging gable roofs. There is a brick chimney centered along the ridgeline of the main block and an eave-wall rubble fieldstone masonry chimney on its east eave-side. The entry is located on the south gable-end under a porch consisting of brick and stone stoop with a shed-roof supported on brackets. There is a single double-hung window to the east of the entry on the first story and paired double-hung windows above. Fenestration consists of a mix of two-over-two and six-over-one double-hung sash. A one-story enclosed porch has been constructed in the angle between the main block and the ell on the west side of the house. This has a rubble fieldstone masonry foundation, with one-over-one double-hung sash. The south roof-line of the ell extends in a long slope over the porch. The owner dates the house to the 18th century, however, subsequent alterations display Italianate and vernacular Craftsman-style characteristics.

The grade of the property slopes down to the southwest and southeast away from the buildings. The site was a commercial nursery during the early 20th century and the foundations of several former greenhouses are scattered northwest, north, and northeast of the Barn. Although farmsteads lined Whittemore Road during the 18th and 19th centuries, the area’s current use is primarily residential, as typified by 20th-century suburban-type housing.

• Architectural description:

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

<table>
<thead>
<tr>
<th>Structure</th>
<th>Date</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmhouse</td>
<td>Late 18th c</td>
<td>C</td>
</tr>
<tr>
<td>Barn</td>
<td>Early 19th c</td>
<td>C</td>
</tr>
</tbody>
</table>

Barn:

The original portion of the Phillips Barn is a 1 1/2-story, three-bay, English bank barn, measuring roughly 36’ x 28’. Its ridge-line is oriented east-west perpendicular to the roofline of the main block of the Farmhouse. The Barn’s original center entry was located on the eave-side facing north away from Whittemore Road. Three additions to the Barn are in chronological order of their construction: Addition I, a roughly 36’ x 16’ shed-roofed addition along the south eave-side of the original block; Addition II, a 20’ x 28’ one-story gabled addition adjacent to the east gable-end of the original block; and Addition III, a 20’ x 16’ shed-roof addition at the southeast corner, filling the angle formed by Additions I and II. The Barn’s main level is at the upper grade on the north eave-side. The basement level of the west gable-end and south eave-side are exposed due to the sloping site, with access to the banked basement and rear addition on the west side. Siding is vertical wood board-and-batten, painted a dark red, and the foundation is mortared fieldstone. The roof is sheathed in asphalt shingles.
Exterior:
Primary access to the original portion of the Barn once included a bay-wide entry in the center bay of the north eave-side. This has since been boarded up and replaced by a single pass-through door on the interior side of the eastern bay. Two fixed, six-pane sash are located on the east side of the entry door, while the remainder of the north elevation west of the entry is unbroken. Addition II is located adjacent to the east gable-end of the original block. The ridge-line of the addition’s gable roof is in line with that of the original block, however, its north eave-side is angled back from the plane of the building. This was done to accommodate an old roadway which once ran along the north and east sides of the Barn. Addition II has a sliding wood paneled door with glazed upper panels, mounted in an exterior track on its north eave-side.

The west gable-end has a retaining wall aligned with the north eave-side, allowing the entire gable-end to be exposed at the basement level. Addition I extends along the south eave-line of the main block, its shed roof giving the Barn’s west gable-end a saltbox profile. The building’s board and batten siding is continuous from the basement level to the loft above with simple board trim present along the girt and eave lines. Approximately 15 feet southwest of the Barn, in line with the retaining wall, are the remnants of a fieldstone-lined “milk pit” where an underground spring kept milk cans cool as they awaited pick-up. At the main level of the west gable-end of the Barn there are six fixed, six-pane windows oriented vertically, two panes wide and three panes tall. In the attic gable there is a hinged wood hay door with 12-pane window and a hoist beam above. The current hay door replaced a larger opening which swung down from the girt line. From left (north) to right (south) along the gable-end there is a small vertically-oriented six-pane window, two similar but larger windows, and a roll-up garage style door. The latter is located in the gable-end of the shed addition.

The south eave-side of the shed-roofed addition is of 1-story height at the lower grade level, with the grade inclining slightly upward toward its southeastern corner. The last third of the building in this direction is that erected as Addition III and here the fieldstone and poured concrete foundation steps up as the basement level cuts into the side of the slope. There are four eight-pane, and two six-pane, vertically-oriented fixed windows evenly spaced along the south side of the block.

A half-height unmortared fieldstone retaining wall extends along the east gable-end of the Barn, supporting a grade level witch slopes up to meet the main level at the northeast corner of Addition II. There is one six-pane and one eight-pane vertically-oriented fixed windows on the main level of the east gable-end and one six-pane vertically-oriented fixed window in the attic.

Interior:
The interior of the main level consists of a three-bay, four-bent, square rule post and beam frame with dropped tie-girts, diagonal bracing, and a single post at the center of each interior bent. The three bays are of different widths, the center bay measuring roughly 11’ wide, while the west and east bays are 10’ and 13’ wide, respectively. The original framing consists of hand hewn timbers, with pegged mortise and tenon joinery. A dimension lumber king post and cantilever steel queen posts have been added to support the roof above the second and third (interior) bents. The common rafters on the south eave-side are hand hewn and meet at a modern ridge board which was added when the north eave-side roof was replaced in 2005. Rafter ties are nailed in place between each pole rafter and its corresponding modern equivalent. These support a hay track running the length of the building along the ridge board. A steel cable in line with the west interior bent was installed to brace the lateral span of the building and modern wall framing and exterior sheathing has replaced degraded material on the west gable-end.

A low opening in the east gable-end wall of the original block leads into Addition II. This area is framed with a mix of circular and band sawn boards joined with nails. The space has a dirt floor and is used for storage. The foundation, wall framing, and wall sheathing along the east gable-end wall has been replaced due to deterioration. A door opening along the south eave-wall leads into the attic level of Addition III, where the former exterior walls of Addition I and II are clearly visible. The exterior walls and rafters of Addition III have been replaced, however the original roof sheathing has been preserved.
The Barn’s basement level is accessed via the large roll-up garage door on the west gable-end of Addition I. The ground level interior of the addition is an open space running the length of the original section of the building. The addition is framed with circular sawn boards joined with nails and with circular sawn flooring above. A poured concrete floor has been laid over the original dirt surface and horse stalls installed along the south eave-side during the 1940s have been removed. Wall framing and sheathing at the far (east) end of Addition I, that comprising Addition III, has been supplemented or replaced as much of the block had succumbed to deterioration. A date “1886” and initials were found carved into the addition’s southeast corner post during the rehabilitation.

A wall was added between Addition I and the basement under the main level when the horse stalls were constructed. Door openings at the west and east ends of the south eave-wall line of the main block provide access to the basement level. Here hand hewn posts support lateral (north-south) girders in the plane of the main bents at the upper level and intermediate girders running longitudinally (east-west) in the center of the threshing bay. Large partially-dressed hand hewn floor joists run laterally (north-south) under the threshing bay and longitudinally (east-west) under the east bay. The floor joists under the western bay run laterally (north-south) but show signs of various repairs so it is unclear if this was the original layout. The basement level saw use as a ground level dairy stable during the late 19th and early 20th centuries and whitewashing along the walls and ceiling is still present. Cow stalls once lined the north wall of the basement level but have since been removed.

- **Historical or Architectural importance:**

Applicable Connecticut State Register Criterion:

2. Embodying the distinctive characteristics of a type, period, or method of construction.

The barn is significant as an intact example of an English bank barn with early-19th-century framing, an example of square rule post and beam construction. The barn is notable for indications of basement level dairy use, which illustrate the adaptation of a barn over time.

**Historical background:**

The first settlers to arrive in the area that would become the Town of Middlebury did so during the early 18th century. By 1790, this population had grown to such a degree as to be granted a separate ecclesiastical society from the Connecticut General Assembly in December of that year. The town was incorporated in 1807 and the farm appears to have been established at some point between these two occasions.

The Hop Swamp and Meshaddock area near the Naugatuck and Waterbury boundaries here in the southeast corner of town was an early area of settlement. In this district a lower east-west highway, laid out in 1720, crossed the present Waterbury/Middlebury border running west from what is now Country Club Road. The road followed the route of present-day Rte. 188 (Whittemore Road) west through what is now the town common. Tax records indicate a date of 1774 for this house, but if that is true the building has undergone such extensive alterations that the original profile and features have disappeared. The two-story section dates from the 19th century, as indicated by its gable orientation, roof pitch, overhanging eaves and the design of its rubblestone chimney. It may be that the smaller west section dates from the 1700s, but it has been considerably altered. However, the house does not appear on the 1868 Beers Atlas or the 1852 Whiteford map (Carley).

Middlebury lacks the impressive sources of waterpower that its neighbor to the east, Waterbury, enjoys in the Naugatuck River. It also never saw the type of development boom that many other towns in railroad right-of-ways experienced during the second half of the 19th century as the nearest rail lines were built up the Naugatuck River Valley. As a result, even as late as the early-20th century the land lining Whittemore Road consisted almost exclusively of farmland. The 1856 Wall Map of New Haven County indicates the two branches of the Hine family in the vicinity, while the 1868 Atlas of New Haven County shows no building in the exact area of this site. Thus while it is unclear who previously owned the property at 368 Whittemore Road, in 1920 all nine households identified as living on the road in the census are listed as dairy or general farms. The angled bay addition at the east end reflects the earlier location of the roadway. This property’s use for dairy in the 20th century is evidenced by the barn’s...
whitewashed basement and a milk-pit located southwest of its west gable-end. The lower level windows are also characteristic features from the 1940s.

By the late 1920s or early 1930s, a commercial nursery had been established at the farm at 368 Whittemore Road. Multiple greenhouses were constructed surrounding the barn, these heated by steam boiler houses likewise scattered about the property. Evidence of this infrastructure is visible both on 1934 aerial photographs of the area as well as by a number of foundations and iron steam pipes locate north and east of the barn. Another use during this period included a gas station which was located along the southeastern edge of the property along Whittemore Road, this removed by the time the 1934 aerial photograph was taken.

The property exchanged hands several times during the 1930s before passing in 1939 to Herman J. Phillips, father and grandfather, respectively, of the subsequent owners, Eugene F. and Paul J. Phillips. While Herman Phillips was employed as a steamfitter, the barn continued to house livestock as the Lawson Family, nearby neighbors residing on Shadduck Road, rented a portion of the basement level as horse stables. The Lawsons paid to construct the necessary stalls and tackroom and boarded their horses in the barn for a number of years. During this period, the barn was known as the “Lone Pine Riding Stable” after a large pine tree that once stood along the barn’s west gable-end. The barn remains in the Phillips family and is currently used for storage.

Designation of Whittemore Road as part of State Route 135 in the 1930s and as Route 188 in 1943, had impacts on the area. Construction of Interstate Route 84 truncated Whittemore Road, which formerly continued east to intersect Route 63.

**Architectural significance:**

The barn is significant as an example of an English bank barn and because of its early-19th century framing, which is a good example of square rule post and beam construction with intact original hand hewn rafters. The framing technique indicates a probable construction date in the early 1800s, after the introduction of the square rule technique. The barn is notable for indications of basement level dairy use, which illustrate the building’s multiple uses and the benefits of bank barn construction. The 19th century saw the introduction of the bank barn, which is characterized by the location of its main floor above grade, either through building into a hillside or by raising the building on a foundation.

The barn is also a good illustration of the frequency and ease with which agricultural structures were enlarged or altered to suit the changing needs of their owners. The barn demonstrates evidence of alteration, multiple additions, and the recycling of materials that characterize so many of the agricultural structures. In particular, the now odd-looking angled addition reflects the need to accommodate a prior road alignment. These changes allowed for additional storage and changes of use necessitated by multiple generations of owners. Despite these alterations, the barn retains historical character.
Sources (continuation):

Photographs and field notes by Lucas A. Karmazinas, 1/26/2013.

Interview with Eugene and Paul Phillips, former and current owners, respectively, 1/26/2013, at the site.

Map resources:


Historical aerial photography and maps accessed at UConn MAGIC:

http://magic.lib.uconn.edu/mash_up/1934.html
http://magic.lib.uconn.edu/historical_maps_connecticut_towns.html

Smith, H. & C.T., Wall Map of New Haven County, 1856
Beers, Ellis, & Soule, Atlas of New Haven County, New York, 1868.


Print and internet resources:


Connecticut State Library online: iconn.org or http://www.cslib.org/iconnsitemap/staff/SiteIndex.aspx#directories

Connecticut Trust for Historic Preservation,

Barn Grant Application – grant awarded 2011.


4. Detail Site Plan Sketch showing contributing resource.
5. South context view of 368 Whittemore Road, Middlebury, CT – camera facing north.

6. West context view of 368 Whittemore Road, Middlebury, CT – camera facing east.
7. South view of Farmhouse, camera facing north.

8. Southeast view of Farmhouse, camera facing northwest.
9. North eave-side and west gable-end view of Barn, 368 Whittemore Road, Middlebury, CT – camera facing southeast. Note angled addition to east end of original block.

10. West gable-end view of Barn, camera facing east.

12. East gable-end view of Barn, camera facing southwest.
13. Southeast view of Barn, camera facing northwest.

14. Interior view of Barn main level, showing framing detail, camera facing southwest. Note dropped girts, diagonal bracing, hewn rafters.
15. Interior view of Barn main level, showing framing detail, camera facing west. Note dropped hewn rafters, rafter ties, hay track, north eave-side roof repairs.

16. Interior view of Barn basement level, showing framing detail, camera facing southeast. Note hand hewn timber post and girder, and partially-dressed log floor joists.
17. Interior view of Barn basement level, showing framing detail, camera facing north. Note whitewashed fieldstone foundation wall, hand hewn timber sill, partially-dressed log floor joists.

18. Interior view of Addition I ground level, showing framing detail, camera facing northeast.
19. Interior view of junction between Addition I and Addition III ground levels, showing framing detail, camera facing east.

20. Interior view of junction between Addition I and Addition III loft levels, showing roof and wall details, camera facing south.
21. Interior view of Addition II ground level, showing framing detail, camera facing east.

22. Illustration showing footprint of “Phillips Barn” with the location and proximity of “Old Original Roadway.” The “Old Road” was relocated from the north side to the present course of Whittemore Road c. 1915. Note that “2nd Addition” is referred to here as Addition I, “3rd Addition” is Addition II, and “4th Addition” is Addition III.
23. Circa 1940 photograph of the southwest gable-end and southwest eave-side of Barn, 368 Whittemore Road, Middlebury, CT – camera facing northeast. Note original sliding door and gable-end window arrangements.

24. Survey map dated March 28, 1990. Note greenhouse foundations northeast (upper left) and southeast (center right) of Barn.
25. Fairchild Aerial photograph in 1934 compared with current Google Aerial view, showing effects of I-84 construction, increased residential development, and re-growth of wooded areas.