### HISTORIC RESOURCES

**Agricultural Heritage Multiple Property Submission - State Register**

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.*

### GENERAL INFORMATION

**Building Name (Common)** Andrus Farmstead

**Building Name (Historic)** Andrus, Phineas & Lucinda / William & Julia, Farmstead

**Street Address or Location** 154 Woodchuck Lane

**Town/City** Harwinton (06791) **Village** __________ **County** Litchfield

**Owner(s)** Davis, Sandra K. & Ragaglia, Scott, 154 Woodchuck Ln, Harwinton, CT 06791

- Public
- Private

### 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 barn, Vernacular style **Date of Construction** Early 20th 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 Poured)
- Cut Stone (Type Other)
- Other Vertical wood board

**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 **Approximate Dimensions** 32' x 46'

**Structural Condition:** Excellent

**Exterior Condition:** Excellent

**Location Integrity:** On original site

**Alterations?** Yes

**When?** __________

**If yes, explain:** Repairs

### FOR OFFICE USE:

- Town #________ Site #______ UTM ________

- District: S NR If NR, Specify: Actual Potential
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- Barn  [ ] Shed  [x] Garage  [ ] Carriage House  [ ] Shop  [ ] Garden
- [x] Other landscape features or buildings: Sugar house, springhouse, rail fences, stone walls

Surrounding Environment:

- [ ] 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 02/11/2013

View  Multiple Views  ___________________________  Negative on File  CTHP

Name  Lucas A. Karmazinas ___________________________  Date 02/11/2013

Organization  Connecticut Trust for Historic Preservation

Address  940 Whitney Avenue, Hamden CT 06517

- Subsequent field evaluations:
Latitude, Longitude:
41.785489, -73.029985

Threats to the building or site:

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

The Andrus Farmstead, is located on the east side of Woodchuck Lane, 0.7 miles north of its intersection with Burlington Road (Route 4) and Terryville Road (Route 72), 3.4 miles south of its intersection with Litchfield Turnpike (US Route 202), in the northeast corner of Harwinton, Connecticut. The Burlington town line, .75 miles to the east, is also the line of demarcation between Hartford and Litchfield Counties, Harwinton being located in the latter. The property is also situated approximately 1.85 miles northeast of the Litchfield-South Roads National Register Historic District, a collection of 56 historic resources dating to between 1790 and c.1940, and located along Burlington, Harwinton Heights, Litchfield, North, and South Roads.

The Barn, an English style eave-entry barn, is located on a 15-acre property and is sited some 265’ east of the road and roughly 100’ southeast of the Farmhouse, which sits close to the road. A 1-story frame chicken coop with front-facing gable roof – this oriented east-west – can be found 25’ directly south of the Barn. A small, 1-story sugar house is located approximately 245’ southeast of the Barn, while a small springhouse is sited some 50’ north of the sugar house. Both the sugar and spring houses have gable roofs and are deteriorated. A modern frame garage with saltbox-style roof – this oriented northwest-southeast – is situated roughly 150’ north of the Barn and 90’ northeast of the Farmhouse. The 1-story, 2-bay garage is open on its south eave-side and is constructed of dimension lumber framing and has plywood wall sheathing and an asphalt roof.

The Farmhouse is a 2 ½-story, rambling, Vernacular style residence erected c. 1760 but with numerous additions. Its ridge-line is oriented north-south and its west eave-side faces Woodchuck Lane. The main block measures 25’ x 16’ and there is a c. 1820, 2-story, cross-gabled rear ell measuring roughly 16’ x 24’ adjacent to the west eave-side. The three-bay main block is of a traditional two-room, center chimney plan, and has a rough-cut stone foundation, horizontal board siding, wood corner boards, centered entry, overhanging roof with frame cornice, and red-brick masonry chimney. The entry is flanked by evenly spaced double-hung windows on the first floor and similarly spaced windows on the second story above. The south gable-end has two evenly spaced double-hung windows on each floor and a horizontally-oriented multi-pane rectangular window in the gable. The entry has a plain surround with entablature and all the windows have wood trim. Windows throughout the house are replacement double-hung sash. An enclosed porch with shed roof has been constructed on the south eave-side of the c. 1820 ell. Further additions include two, 1-story gable-roofed blocks erected on the north gable-end of the main block, both built c. 1950, and two modern 2-story blocks located on the west gable-end of the c.1820 ell.

The Chicken Coop stands on concrete block footings and has balloon framing, horizontal board siding, wood corner boards and cornice returns. The entry consists of a wood paneled pass-through door centered on the west gable-end. There is a single modern double-hung window south of the entry and another modern double-hung window in the gable end. Additional double-hung windows are located on the west end of the north eave-side and east end of the south eave-side of the building. The entry and all windows have plain wood trim, this, like the remainder of the main block, painted a dark red color. There is a lean-to located on the south eave-side of the chicken coop. This is enclosed with unpainted vertical wood boards on its east and west gable-ends, yet remains open on its south eave-side. The lean-to currently shelters a pair of Highland Cattle when they are in the paddocks south of the Barn.

The grade of the property slopes down slightly to the southeast away from the buildings and Woodchuck Lane. A lawn of mown grass surrounds the house and abuts the north eave-side and west gable-end of the Barn. The majority of the remainder of the property is covered with a mix of deciduous and coniferous trees. However, directly northeast, southeast, and southwest of the Barn and Chicken Coop there are three rectangular paddocks enclosed by wood rail and wire fences, used as horse and cattle pastures. The property and surrounding area were cleared for farmland during the 18th and 19th centuries, but have since largely reverted to second-growth forest. Once an agricultural center, the area’s current use is now primarily residential, this typified by 20th-century suburban-type housing. A number of the area’s former 18th and 19th century farmsteads are still visible along Woodchuck Lane.
• 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>Structure</th>
<th>Date</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmhouse</td>
<td>c. 1760</td>
<td>C</td>
</tr>
<tr>
<td>Barn</td>
<td>Early 20th c.</td>
<td>C</td>
</tr>
<tr>
<td>Chicken Coop</td>
<td>Early 20th c.</td>
<td>C</td>
</tr>
<tr>
<td>Springhouse</td>
<td>Early 20th c.</td>
<td>C</td>
</tr>
<tr>
<td>Sugar House</td>
<td>Early 20th c.</td>
<td>C</td>
</tr>
<tr>
<td>Garage</td>
<td>Late 20th c.</td>
<td>NC</td>
</tr>
</tbody>
</table>

**Barn:**
This is a 1 ½-story, three-bay, eave-entry barn, measuring 32’ x 46’. Its ridge-line is oriented east-west perpendicular to Woodchuck Lane and there is a 1-story lean-to on its east gable-end. The frame building stands on a dry-laid fieldstone foundation, this visible on all four sides of the barn. The siding consists of unpainted vertical wood boards and the gable roof is sheathed in horizontally laid, circular-sawn oak boards and asphalt shingles.

**Exterior:**
The barn’s main entry consists of a pair of sliding doors centered on the north eave-side. The doors are mounted on an exterior track running to the east and west. The batten-style doors are framed on the exterior with two diagonal and one horizontal board each. The side bays are blank. Rafter tails are visible beneath the slightly overhanging roof. A portion of the foundation along the north eave-side has required repairs and in this area poured concrete has replaced the original fieldstone.

There is a single pass-through door just south of center on the west gable-end of the barn. This is secured with four exterior metal hinges and has plain wood trim. There are two fixed, six-pane stable windows north of the entry, and one to the south. A uniform girt-line siding divide runs along the base of the attic level at the eave elevation. A small rectangular hay door is located in the gable. This has a plain batten-style door with simple wood trim. The grade declines slightly from north to south, thus exposing more of the foundation along the south side of the building than to the north.

A low dirt ramp leads up to a pass-through opening at the eastern end of the barn’s south eave-side. This has an outward-swinging Dutch-style batten door with exterior metal hinges and interior X-patterned bracing. The door has plain wood trim. There are five, evenly spaced window openings west of the entry. The two windows farthest to the west have two outward-swinging, six-pane casements, while the remaining three windows have single panes of glass where it is assumed casements could originally be found. The window openings have plain wood trim and mullions and rafter tails are visible beneath the slightly overhanging roof.

Four evenly spaced window openings extend across the barn’s east gable-end. These are identical to those on the south eave-side and most retain their original six-pane casements. A 1-story lean-to extends across the northern half of the east-gable end. This is enclosed on its north elevation, yet is open to the east and south. A single square post supports the southeast corner of the feature. The shed roof has plywood sheathing and asphalt shingles. A uniform girt-line siding divide runs along the base of the attic level. A small rectangular window opening is located in the gable. This has a pair of six-pane casements, similar to those on the ground level, and simple wood trim.

**Interior:**
The interior ground level of the barn consists of an open center bay flanked to the north by frame stalls and to the south by an open area used for storage. The entirety of the barn floor is dirt and the framing is of circular-sawn balloon frame construction. Two longitudinal girders run east-west, these supporting the floor joists running north-south in all three bays. The exception is the area above the northern half of the center bay, which is open to the loft area. The exterior and interior walls are sheathed in circular-sawn horizontal boards. There is a small tack room.
framed out near the southwest corner of the building. This has a frame Dutch-style door with metal hinges. A steep stair leading to the loft level is located between the west wall of the tack room and the west gable-end of the barn.

The hay loft is an open space with balloon frame. Sistered two-by-fours form the plates, these resting on two-by-six studs forming two-foot knee walls. The two-by-six common rafters meet at a ridge board and are braced by one-by-six ties close to the ridge. Additional two-by-six rafter ties have been added further down from the ridge as the upper ties have proved inadequate to brace the outward pressure of the roof. A steel cable running north-south through the loft level of the central bay has been added to stabilize the building. The loft flooring consists of two-by-twelve circular sawn boards, these laid in line with the east-west orientation of the building.

- Historical or Architectural importance:

Applicable Connecticut State Register Criteria:

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

The Andrus Farmstead is significant for its association with a Colonial-era farmstead house owned by a lineage, that of the Andrus family, who maintained the property as a farm for at least 100 years. The farm is also significant for its typical example of an eave-entry barn with balloon framing, which is a good early 20th century representation of this construction technique. The continuation of agricultural activities and undeveloped surrounding landscape preserves the rural context.

Historical background:

An 1859 map of Harwinton shows the owner of the property currently identified as 154 Woodchuck Hill Road to be a P. Andrus. Phineas Andrus can be found in the 1850 Federal census records where he was listed as a 59-year old farmer living in Harwinton with his 61-year old wife, Lucinda; 29-year old daughter, Ann L.; 27-year old daughter, Angelina; 22-year old son George E.; and 19-year old daughter, Jane E. Another daughter, Maria, age 21, lived with the family of Joel and Marietta Castle, where she likely helped care for the Castles’ seven children. A title search by the present owners has traced the house back to the 1760s but they have not deciphered the 18th-century ownership as yet.

It appears that Phineas Andrus had passed away by 1866, as his property had been divided among a number of his heirs including Anna (Andrus) Brown, Catherine Andrus, George Andrus, Jane Andrus, and Maria Andrus. George soon acquired this property, which appears to have totaled approximately 75 acres. In 1870, George Andrus worked the farm, where he lived with his sisters Maria and Jane. Ten years later, Maria and Jane had left the household and George was joined by his wife, 30-year old Anna A. Andrus, and daughter, 7-year old Georgia. It was not until 1883 that George and Anna Andrus had their only son, William P. The 1900 Federal census listed the residents of the Andrus property as George, age 72, Anna, age 50, and William, age 16. At this point in time, William was a farm laborer, evidently working his father’s land.

George Andrus died in 1905 and 21-year-old William acquired the property on what had become known as “Fenn’s Hill,” after a local family. William Andrus married his wife Julia in 1907, and the couple lived on the Fenn Hill farm as of the 1910 census. The early 20th-century farm buildings appear likely to have been constructed during their time.

William and Julia Andrus had no children and by 1940 William was the sole resident of what is identified as the “wood farm” on Fenn Hill. William’s marital status is at this point simply listed as “single;” possibly Julia had died. During the 1940s, perhaps looking towards retirement, William began to divide the Andrus farmstead. In 1949, the parcel containing the farmhouse and barn at 154 Woodchuck Lane was sold to Vincent Yokim. This in turn passed to a Robert P. Rose in 1960, Andrea C. and Joseph E. Davis in 1976, and the current owners Sandra K. Davis and Scott Ragaglia, in 2003. It is unclear when agriculture ceased on the property, however, the current owners have retained some of its agricultural character through the keeping of livestock, namely a horse and a pair of Highland Cattle. A few years ago, a visitor to the property reminisced about growing up here; she mentioned that a storm (possibly the 1938 hurricane) damaged the house so that it sat empty for several years before repairs were made.
Architectural significance:
The Barn is significant as a typical example of how the English barn continued to be constructed into the 20th century. Its balloon framing is an early 20th-century example of this modern construction technique which was used here to replicate a traditional building type. Like the Andrus Barn, the older English barns are simple buildings with three-bay rectangular plan, pitched gable roof, and doors located on one or both of the eave sides of the building.

Having been built in the early 20th century, the Andrus Barn illustrates the durability of this style’s popularity and it continues to house livestock. A layer of charred soil discovered by the owners during recent repairs suggests that the current barn replaced, on the same foundation, an earlier structure lost to fire. The presence of additional outbuildings likewise supporting agricultural activities lend supplemental evidence of the economic activities that long took place on the property. Furthermore, the barn gains significance for its association with a Colonial-era farmstead house owned by a single lineage, that of the Andrus family, who maintained the property as a farm for at least 100 years.

• Sources (continuation):

Photographs and field notes by Lucas A. Karmazinas, 02/11/2013.
Interview with Scott Ragaglia, 02/11/2013, at the site. Title search by Sandra Davis.

Map resources:
Town Name Assessor's Records http://data.visionappraisal.com/HarwintonCT/search.asp
Parcel ID: E7/02/0004.


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.


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


3. Detail Site Plan Sketch showing contributing resources.

4. Southwest context view of 154 Woodchuck Lane, Harwinton, CT, camera facing northeast. Note from left to right, Farmhouse, Barn, Chicken Coop. Courtesy of Sandra Davis and Scott Ragaglia.
5. West eave-side and south gable-end of Farmhouse, camera facing northeast. Note original block with center entry 3-bay façade at center-left of photograph.

7. South eave-side of Garage, camera facing northeast.

8. Northwest context view of Barn and Chicken Coop, camera facing southeast.
9. West gable-ends of Chicken Coop and lean-to addition, camera facing east.

10. East gable-ends and south eave-sides of Chicken Coop and lean-to addition, camera facing northwest.

12. West eave-side and south gable-end of Springhouse, camera facing northeast.
13. North eave-side and west gable-end of Barn, camera facing southeast. Note center bay doors, lean-to addition on east gable end (at left), and west gable-end details.

15. South eave-side and east gable-end of Barn, camera facing northwest. Note Dutch door on east end of south eave-side and lean-to addition on east gable-end.

16. Interior view of Barn ground level, center and east bays, camera facing east. Note girders and floor joists above, stables at rear.
17. Interior view of Barn ground level, west bay, camera facing west. Note pass-through door, fixed windows.

18. Interior view of Barn ground level, west bay, camera facing southwest. Note tack room at left, loft stair to the left of tack room.
19. Interior view of Barn loft level, showing framing details, camera facing northeast. Note opening to main level, cable support, later added collar ties above.

20. Interior view of Barn loft level, showing roof framing details, camera facing southeast. Note east gable-end window, rafter ties above.
21. Interior view of Barn loft level, showing hay door details, camera facing west.

22. One of the Highland Cattle, the locals.