

**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.

**GENERAL INFORMATION**

Building Name (Common) Woodbury Sugar Shed, Inc. Record No. 7366  
 Building Name (Historic) Mitchell Farmstead  
 Street Address or Location 41 Washington Road (Route 47)  
 Town/City Woodbury Village North Woodbury County Litchfield  
 Owner(s) Louis S & Carol A Berecz, 41 Washington Road, Woodbury CT 06798  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  No

Interior accessible?  Yes  No If yes, explain \_\_\_\_\_

Style of building English barn, vernacular style Date of Construction Late 19th c.

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

- |  |   |  |                                       |  |
|--|---|--|---------------------------------------|--|
| <input type="checkbox"/> Clapboard             | <input type="checkbox"/> Asbestos Siding        | <input type="checkbox"/> Brick   | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding  |
| <input type="checkbox"/> Fieldstone            | <input type="checkbox"/> Board & Batten         | <input type="checkbox"/> Stucco  | <input type="checkbox"/> Cobblestone  | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Concrete (Type _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Tongue &amp; groove vertical wood</u> |                                       |  |

**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 28' x 48'

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: 8' x 12' vestibule added at northeast corner

**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     Garage     Carriage House     Shop     Garden
- Other landscape features or buildings: House, driveway

**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:

Cunningham, Janice, Connecticut's Agricultural Heritage: an Architectural and Historical Overview, Connecticut Trust for Historic Preservation & State Historic Preservation Office, 2012.

See continuation sheet.

Photographer Charlotte Hitchcock Date 12/13/2011

View Multiple Views Negative on File CTHP

Name Charlotte Hitchcock Date 2/14/2012

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:  
41.552992, -73.207985

**Threats to the building or site:**

- None known     Highways     Vandalism     Developers     Renewal     Private
- Deterioration     Zoning     Other \_\_\_\_\_     Explanation \_\_\_\_\_

• Interrelationship of building and surroundings:

The site is located on the west side of Washington Road (Route 47) which runs in a northerly direction from Woodbury to the town of Washington. The current half-acre parcel is a remnant of a larger 19<sup>th</sup>-century farmstead property. On the outskirts of the 19<sup>th</sup>-century village of North Woodbury, No. 41 and No. 31 were the northernmost structures on this side of the road until the 1950s, after which additional houses were constructed, filling in the street line. On the east side of Washington Road and the west side to the south, the street is lined with predominantly 19<sup>th</sup>-century houses built singly or in groups of two and three from 1825 to the end of the century, reflecting the gradual development of the densely built-up village core that radiates out from Main Street (Route US 6). To the north, the Nonaug River runs west to meet the Pomperaug River. Crossed by Washington Road, the river flood plain marks a band of agricultural land that remains open, with pastures to the west and a tree nursery to the east.

The farmhouse is composed of multiple blocks dating from different time periods. The oldest portion is said by the owner to be a 1 ½-story cape-style block now connected at the rear (west) of the house. It has its ridge-line perpendicular to the road, and a brick chimney at the center of the ridge. The west gable-end has a nine-over-nine double-hung window in the upper level, flanked by vertical six-pane casement windows. A similar six-pane window is at the peak below the ridge. The first floor of the gable-end has a pair of four-pane windows at the left (north) corner and a one-over-one double-hung window off-center toward the right (south). The nine-over-nine window appears to be original. The interior of this block has post-and-beam framing, and may be 18<sup>th</sup>-century construction. A hip-roofed dormer in the south face of the roof appears to be a 20<sup>th</sup>-century addition.

The eastern part of the house is a 2 ½-story gable-roofed structure with its ridge-line perpendicular to the street and a transverse wing projecting southward. The horizontal multi-paned attic windows, cornice returns, and three-bay layout with double-hung windows (some modern replacement sash) are Greek Revival style characteristics. There are also later Victorian stylistic details including a corner entry porch at the southeast corner with turned posts and scroll-sawn brackets, and a square multi-paned window in the left bay of the façade, possibly replacing an earlier doorway. Siding throughout is wood clapboards with corner boards and cornice trim. Roofing is asphalt shingles.

A driveway enters the site along the north side of the house and terminates in a parking area east of the barn, which is located on the rear westernmost part of the site.

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

**Architectural description:**

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

House	c. 1800, mid- to late-19 <sup>th</sup> c.	C
Barn	late 19 <sup>th</sup> c.	C

**Barn:**

This is a 1 ½-story gable-roofed eave-entry, or English, barn with its ridge-line oriented north-south parallel to the road. The barn is located at the rear (west) of the property, set back behind the farmhouse. There is a 1-story shed-roofed addition along the full width of the north gable-end. The main three-bay block is approximately 28 x 36 feet, while the north addition adds 12 feet to the length. A small 8- x 12-foot gable-roofed vestibule addition is located at the northeast corner, connected to the east wall of the shed addition. Siding is vertical tongue-and-groove flush boards painted white with green trim except at the vestibule, where siding is unpainted board and batten. The roof of the main block has overhangs at the eaves and rakes, and is covered in asphalt shingles. The roofs of the shed addition and vestibule addition have green metal panel roofing.

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**Exterior:**

The primary entrance façade is the east eave-side, which has a pair of exterior-mounted sliding barn doors in the center of three bays. The door height corresponds to the ground floor level; a shallow hood protects the head track and hardware. Centered above is a single sliding hay door giving access to the loft level. To the left (south) in the ground level is a door opening with an overhead garage door. In the right (north) bay of the ground level, off-center to the right, is a six-pane stable window with trim including a beveled lintel trim board, typical throughout the barn and the north shed addition. The vestibule addition covers the end of the shed addition, and has a gable-end facing east with a pass-through door to the left and a twelve-pane window to the right. A wood sign in the peak of the gable is lettered "Woodbury Sugar Shed."

The north gable-end of the barn above the shed-roofed addition has a six-over-six double-hung window with trim. Outriggers are visible at the rake edge of the roof, the ends covered by a fascia with a simple molding. The north eave-side wall of the addition has two pairs of six-pane stable windows with trim. Two tall metal flue pipes project through the shed roof, venting the maple syrup evaporator housed within.

The west eave-side of the barn has, from left (north) to right (south): a brick chimney abutting the exterior wall; a pair of six-pane stable windows in the end wall of the addition, matching the north side; an exhaust hood high in the wall of the addition; a six-pane stable window in each of the north and center bays of the main block; a hay door in the upper level of the center bay; and a former garage door opening in the south bay, now boarded shut. One course of a fieldstone foundation wall is visible below the wood siding.

The south gable-end of the main barn has a six-over-one double-hung window in the attic and two six-pane stable windows near the corners in the ground level. An open-sided shed-roofed shelter is attached along the south side.

**Interior:**

The south bay, accessed by an overhead door, has been equipped as a workshop with power tools and tool storage along the walls. The walls and ceiling have interior bead board surfaces. At the northeast corner a stair leads to the upper loft level, accessed from the adjacent center bay. Along the interior wall abutting the center bay there are several small square openings with sliding shutters, apparently remaining from an earlier use as stable space for horses.

The center and north bays have exposed timber framing, where circular saw marks are visible. Joints have wood pegs. Some metal tension rods from the upper level can be seen protruding from the tie girders. The center bay is currently garage space for a vintage pickup truck. The north bay houses equipment for the maple sugar operation including two large sap tanks and a reverse osmosis filter.

The attached shed on the north end appears, from its window configuration, to have been stable space for horses. The exterior wall of the main block with its vertical siding and a sliding door near the east corner, indicates that the shed-roofed portion was an addition after the initial construction of the three-bay barn. At present this area houses the wood-fired maple syrup evaporator, along with a small wood stove for space heating. The vestibule attached to the northeast corner serves as an entry space to the sugaring area.

The upper level loft was formerly hay and feed storage and retains a grain bin with a chute to the lower main level. In spite of metal tension cables, some deformation is visible, in which the main plate on the east eave wall is moving outward, splitting the tops of the vertical posts. The roof is framed with dimension lumber and uniform sawn spaced deck boards support what must have been originally a wood shingle roof.

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• **Historical or Architectural importance:**

Applicable Connecticut State Register Criterion:

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

The barn and associated buildings at 41 Washington Road are significant as exemplifying the ongoing survival of the English barn building type through the late 19<sup>th</sup> century and the adaptation of the form to serve the carriage barn function. It has significance as the home of the Mitchells for four generations, with Asahel W. Mitchell, Jr. being a prominent local citizen. The site is significant for its present continuing active agricultural use, processing a maple sugar harvested and sold locally.

**Historical background:**

From information provided by the owner, Louis Berecz, the extant house consists of several different elements, the oldest being at the rear (west) and having hand-hewn post and beam construction. An extant nine-over-nine sash window in the west wall supports the conjecture that this portion of the house is of c. 1800, the date given by the town assessor's record, or before. The Beers 1874 Atlas of Litchfield County shows Woodbury in a map inset, as does the Hopkins map of 1859 on which a 2-building complex is identified as "A. W. Mitchell." The Beers Atlas shows the A. W. Mitchell property as an L-shaped parcel extending from the corner of today's Linden and Washington Roads (then known as Union Street) approximately two-thirds of the distance to Main Street and southwest to today's Church Street (then Wesley Street). One building is shown on the parcel at that date.

An inventory item for 31 Washington Road (Cunningham), identifies it as the Mitchell property, and conjectures that an early structure from 1817 was demolished and replaced by the extant late 19<sup>th</sup>-century Eastlake style Victorian house. The Beers map shows that 41 Washington Road was also located on the same Mitchell property; footprint of the house shown matches that of the house at No. 41 rather than the one at No. 31.

Given the existence of an early structure embedded in the rear of the present building at No. 41, whose front was constructed later c. 1860 in a Greek Revival-Italianate hybrid style it seems likely that No. 41 was the older building, repeatedly enlarged by additions. No. 31 could have been a second home erected some years later in a consistent Victorian style. Louis Berecz recounts that the house at No. 41 also served at one time as town hall space for Woodbury, although the primary town hall is the historic structure located on Main Street and Mountain Road.

The first Asahel Mitchell to be associated with the site (the seventh generation of his family listed in Cothren's history of Woodbury) married Nancy Lambert and on his death she inherited lifetime use of their home while transferring title to her son Asahel and daughter Julia. The younger Asahel farmed here from 1858 on, after returning from living for a time in California. Census records for 1870 and 1880 show him and his wife Harriet with their son Asahel W. Mitchell, Jr. (b. 1866) living in Woodbury and his occupation of farmer. Asahel W. Mitchell, Jr. continued to live here, married Josephine, a Massachusetts native, and raised two daughters Katherine and Jessie. He dropped the "Junior" by 1910. His occupation from that census on for the next twenty years was the Town Clerk of Woodbury, which may explain the use of the house as his office.

The Berecz family – Louis, Carol, and three of their sons – have produced maple syrup and sugar here since the 1970s. They lease the rights to cut firewood and tap maple trees on state forest land, and have been tapping 4,000 trees in recent years. In addition the Berecz family leases additional farmland in the northern part of Woodbury along the Weekepeemee River, where they raise vegetables and annuals. One son has a poultry business selling locally-raised eggs.

Based on its method of construction with circular-sawn timber framing and bead-board interior finish, the barn was likely constructed in the late 19<sup>th</sup> century, possibly contemporary with a remodeling of the house that added its Victorian porch, or with the date of 31 Washington Road. The barn then likely functioned as a carriage barn, judging from the evidence of stable use and its situation just to the rear of the residential structure, facing the road and close to the village center.

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**Architectural significance:**

The barn and associated buildings at 41 Washington Road are significant as exemplifying the ongoing survival of the English barn building type through the late 19<sup>th</sup> century and the adaptation of the form to serve the carriage barn function. The original barn remains intact in its relationship with a house that has likewise evolved through changes in building fashion. The site is also significant as it reflects its 19<sup>th</sup>-century use as a farmstead, then later its position on the outskirts of the built-up village center. It has significance as the home of the Mitchells for four generations, with Asahel W. Mitchell, Jr. being a prominent local citizen, Town Clerk of Woodbury for over two decades. Finally the site is significant for its present continuing active agricultural use, processing a forest product harvested locally and sold in Connecticut. The current owners, multiple generations of the Berecz family, have played an important role in keeping working agriculture in the town of Woodbury.

The timber framing of this barn reflects the increasingly light construction technique of the time. Instead of hewing massive over-scaled members as was done earlier, these sawn timbers were likely engineered to be just sufficient for their purpose. The incidences of failure in this structure and the need for steel tie rod reinforcement, are evidence of this trend.

**• Sources (*continuation*):**

Photographs and field notes by Charlotte Hitchcock, 8/20/2010.

Interview with Louis Berecz at the site, 12/13/2011.

**Map resources:**

Beers, F. W., Map of Litchfield County, 1874.

Inset detail map of Woodbury.

Hopkins, G. M., Clark's Map of Litchfield County, 1859

Inset detail map of Woodbury.

Woodbury Assessor's Records & GIS Viewer [http://www.cogcnvgis.com/Woodbury/AGS\\_MAP/ParcelID:105-054](http://www.cogcnvgis.com/Woodbury/AGS_MAP/ParcelID:105-054)

Aerial views from:

<http://maps.google.com/>

<http://www.bing.com/maps/> accessed 2/10/2012.

UTM coordinates: <http://itouchmap.com/latlong.html>

**Print and internet resources:**

Town of Woodbury web site: [http://www.woodburyct.org/pages.php?page\\_id=114](http://www.woodburyct.org/pages.php?page_id=114)

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010, <http://www.connecticutbarns.org/7366>.

Cothren, William, Ancient Woodbury Connecticut, Volume III, Woodbury, 1879.

Cunningham, Janice, A Historic and Architectural Resource Survey in the Town of Woodbury Connecticut, 1992.

Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation, Hamden, CT, 2005, <http://www.connecticutbarns.org/history>.

Visser, Thomas D., Field Guide to New England Barns and Farm Buildings, University Press of New England, 1997, 213 pages.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

41 Washington Road, Woodbury CT

Record No. 7366

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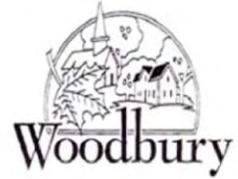
1. Location map of 41 Washington Road, Woodbury CT – from [http://www.cogcnvgis.com/Woodbury/AGS\\_MAP/](http://www.cogcnvgis.com/Woodbury/AGS_MAP/) accessed 2/10/2012. Tan tone represents the Woodbury Historic Districts.



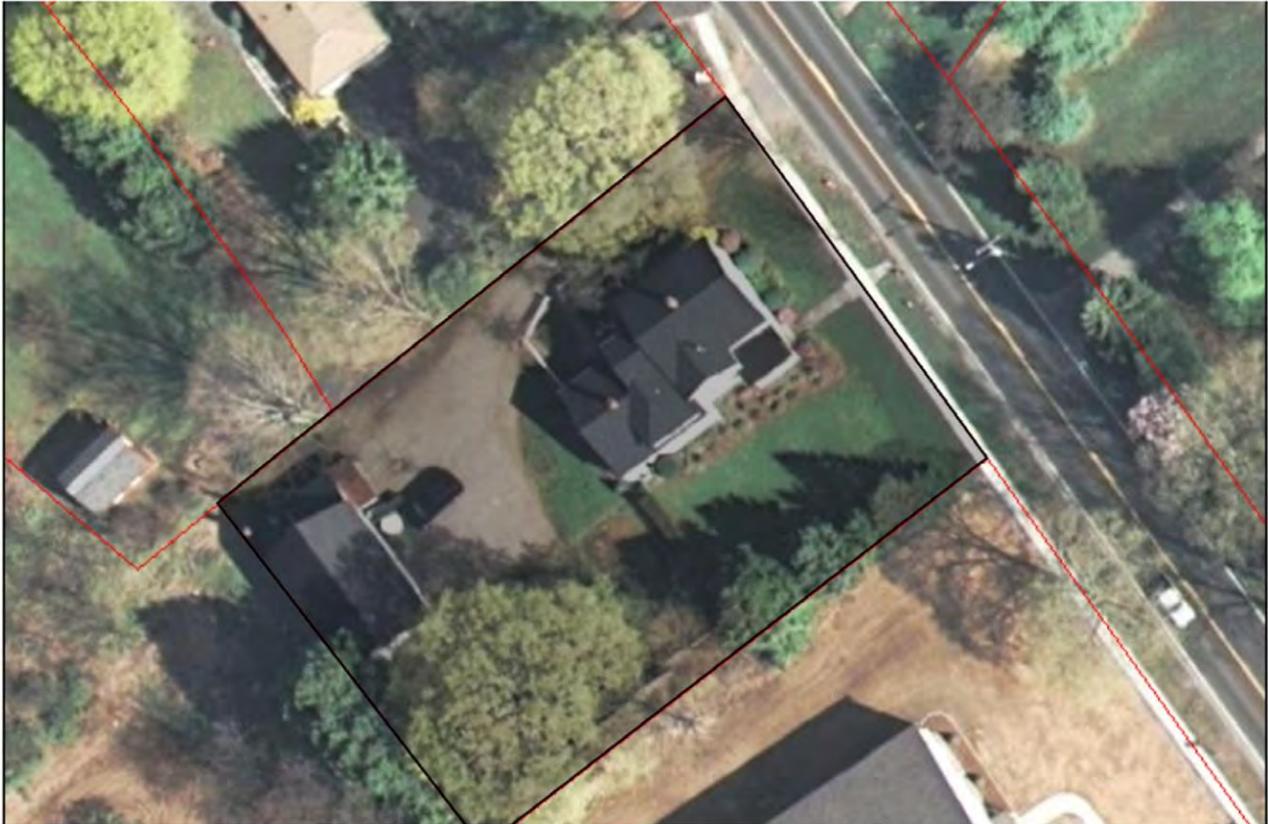
2. West view – aerial “bird’s-eye” map of 41 Washington Road, Woodbury CT –<http://www.bing.com/maps> accessed 2/10/2012. The map “pin” indicates No. 41. To the right (south) of the boxy recent apartment building is No. 31.

## Town of Woodbury

Geographic Information System (GIS)



Date Printed: 2/10/2012



**MAP DISCLAIMER - NOTICE OF LIABILITY**  
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Woodbury and its mapping contractors assume no legal

Approximate Scale: 1 inch = 50 feet



[http://www.cogcnvgis.com/Woodbury/AGS\\_MAP/](http://www.cogcnvgis.com/Woodbury/AGS_MAP/)

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3. Parcel map of 41 Washington Road, Woodbury CT – from Woodbury GIS Viewer  
[http://www.cogcnvgis.com/Woodbury/AGS\\_MAP/](http://www.cogcnvgis.com/Woodbury/AGS_MAP/)

**HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES** continuation sheet

41 Washington Road, Woodbury CT

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4. Southeast view of farmhouse, camera facing northwest. Barn is at left rear. Oldest structure is the 1 1/2 –story wing at left with later hip-roofed dormer. Right front structure is the mid-19<sup>th</sup>-century portion of the house.



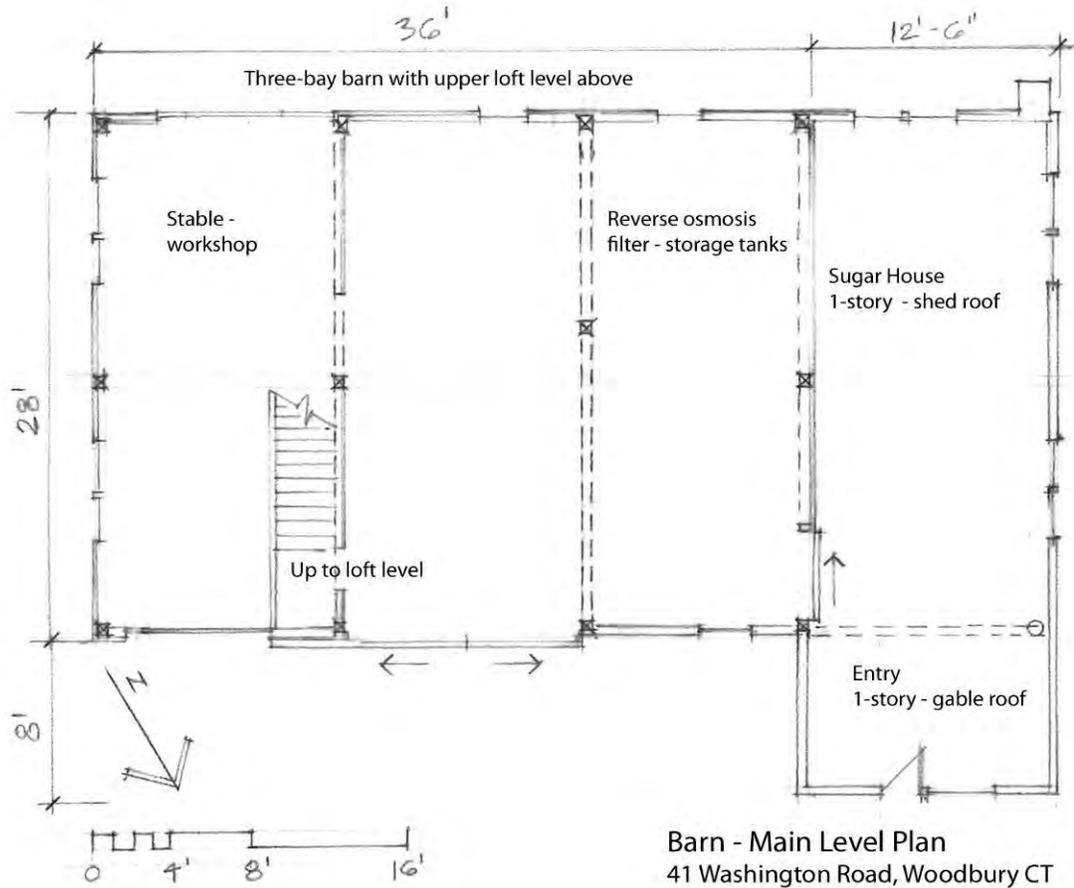
5. Southwest view of farmhouse, camera facing northeast, showing the oldest portion of the building with a later dormer addition.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

41 Washington Road, Woodbury CT

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6. Plan Sketch – main (ground) level of barn.



7. Northeast view of barn, camera facing southwest, showing east eave-side, north shed addition, and vestibule.

**HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES** continuation sheet

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8. Northeast view showing north gable-end of barn, camera facing south.



9. Northwest view showing west eave-side and north gable-end of barn, camera facing southeast.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

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10. Southeast view showing south gable-end of barn, camera facing northwest.



11. Interior view of the partition between the south and center bays showing sliding partitions, camera facing southwest, showing stable openings with period hardware.

**HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES** continuation sheet

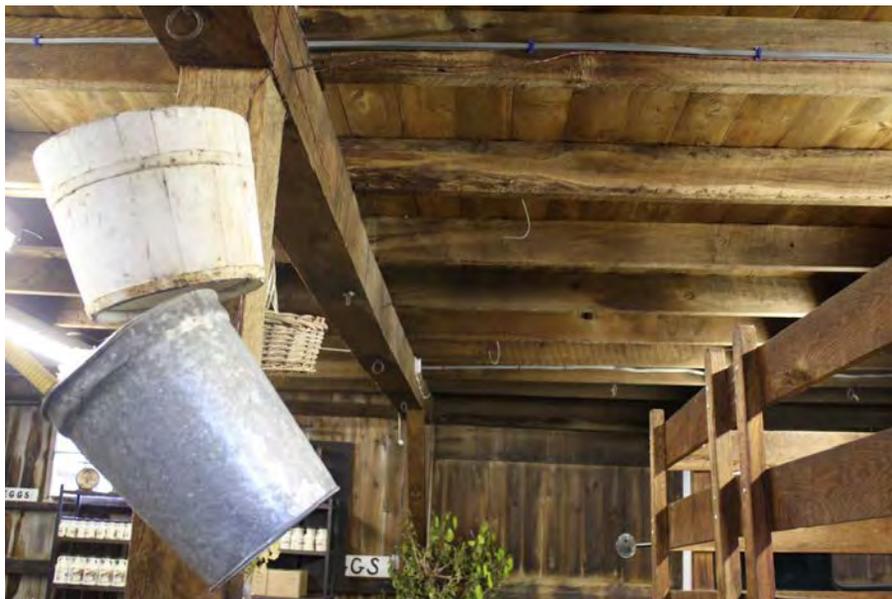
41 Washington Road, Woodbury CT

Record No. 7366

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12. Interior view of the partition between the south and center bays showing door to loft level, camera facing south.



13. Interior view of girder line between center and north bays, camera facing west.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

41 Washington Road, Woodbury CT

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14. Interior view of north addition, camera facing west. At left is the north gable-end wall of the main block; at right the wood-fired evaporator.

HISTORIC RESOURCES INVENTORY FORM – BUILDING AND STRUCTURES continuation sheet

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15. Interior view of the east wall of the loft level, camera facing northeast, showing structural failure of the post and beam framing at the plate.



16. Interior view of the loft level, east wall and southeast corner, camera facing southeast.