**HISTORIC RESOURCES**

<table>
<thead>
<tr>
<th>District</th>
<th>S</th>
<th>NR</th>
<th>If NR, Specify:</th>
<th>Actual</th>
<th>Potential</th>
</tr>
</thead>
</table>

**BUILDING AND STRUCTURES**

<table>
<thead>
<tr>
<th>GENERAL INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name (Common)</td>
</tr>
<tr>
<td>Building Name (Historic)</td>
</tr>
<tr>
<td>Street Address or Location</td>
</tr>
<tr>
<td>Town/City</td>
</tr>
<tr>
<td>Owner(s)</td>
</tr>
<tr>
<td>Accessibility to public</td>
</tr>
<tr>
<td>Interior accessible?</td>
</tr>
<tr>
<td>Style of building</td>
</tr>
<tr>
<td>Date of Construction</td>
</tr>
<tr>
<td>Hall: 1870-1885</td>
</tr>
<tr>
<td>Material(s) (Indicate use or location when appropriate):</td>
</tr>
<tr>
<td>☒ Clapboard</td>
</tr>
<tr>
<td>☒ Fieldstone</td>
</tr>
<tr>
<td>☐ Concrete (Type ________________)</td>
</tr>
<tr>
<td>Structural System</td>
</tr>
<tr>
<td>☒ Wood Frame</td>
</tr>
<tr>
<td>☐ Other Scribe and square rule framing</td>
</tr>
<tr>
<td>Roof (Type)</td>
</tr>
<tr>
<td>☒ Gable</td>
</tr>
<tr>
<td>☐ Gambrel</td>
</tr>
<tr>
<td>(Material)</td>
</tr>
<tr>
<td>☐ Wood Shingle</td>
</tr>
<tr>
<td>☐ Built up</td>
</tr>
<tr>
<td>Number of Stories: Barn: 1 1/2, B</td>
</tr>
<tr>
<td>Approximate Dimensions: Barn: 40' x 65'; Exhibit hall: 36' x 136'</td>
</tr>
<tr>
<td>Structural Condition: ☒ Excellent</td>
</tr>
<tr>
<td>Exterior Condition: ☒ Excellent</td>
</tr>
<tr>
<td>Location Integrity:</td>
</tr>
<tr>
<td>Alterations?</td>
</tr>
<tr>
<td>FOR OFFICE USE:</td>
</tr>
<tr>
<td>Town #</td>
</tr>
<tr>
<td>District</td>
</tr>
</tbody>
</table>
PROPERTY INFORMATION (CONT’D)

Related outbuildings or landscape features:

- Barn
- Shed
- Garage
- Carriage House
- Shop
- Garden
- Other landscape features or buildings: Fairgrounds, sheds, barns, exhibition buildings, stream

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 Charlotte Hitchcock _____________________________ Date 3/17/2013

View Multiple Views _____________________________ Negative on File CTHP

Name Charlotte Hitchcock _____________________________ Date 7/14/2013

Organization Connecticut Trust for Historic Preservation

Address 940 Whitney Avenue, Hamden CT 06517

• Subsequent field evaluations:

Latitude, Longitude:
Brunn Barn: 41.93504,-71.956665
Exhibition Hall: 41.93684,-71.956108

Threats to the building or site:

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

The Woodstock Fairgrounds are located in South Woodstock, a village center in the southeast part of the town of Woodstock. The Fairgrounds consist of a 51-acre site on the east side of Route 169, the Norwich Worcester Turnpike. Route 169 is a designated state Scenic Road which runs from the Massachusetts state line to the north, southward through Pomfret, Brooklyn, and Canterbury, to Lisbon and Norwich.

Woodstock Hill is a major focus of historic resources in Woodstock, with the village center and Common included in the Woodstock Hill National Register and Local Historic Districts. Route 169, the Norwich Worcester Turnpike, forms the spine of the district, which includes more than 65 properties. The Congregational meetinghouse and Woodstock Hill Burial Ground are important sites. Located within the district is the Henry C. Bowen Cottage, known as Roseland Cottage, a National Historic Landmark property with a significant barn as well as the house. Several other individually-listed National Register properties in Woodstock include the Matthew Bowen Homestead on Plaine Hill Road, the Captain Seth Chandler House, Taylor's Corner, and the New Roxbury Ironworks Site. On the State Register of Historic Places is 483 Center Road, the c. 1803 Ezra Lyon House, which includes a contributing barn. In the current thematic nomination of Agricultural Heritage sites to the State Register, the following properties are also included: the Walker-Upham Farmstead at 166 Woodstock Road, the May-Peckham Farmstead at 137 Dugg Hill Road, and the Johnston-Prym Farmstead at 534 Senexet Road.

The Woodstock Fairgrounds in South Woodstock are located approximately 1.7 miles south of the Woodstock Common. Two entrance drives lead east from Route 169. The Brunn Barn is located south of the southern drive while the Grandstand and Exhibit Hall are located north of the northern drive. Numerous other more recent structures are located within the Fairgrounds property.

The Grandstand is east of and parallel to the Exhibit Hall. Its upper section is a 10-bay timber-framed structure, 30’ x 100’, with a gable roof supported by a line of central posts and roof trusses, similar to the structure of the Exhibition Hall as described below. The lower level below is an enclosed finished space with its 10-bay structure consisting of sloped girders, the supports of the seating tiers above, carried on posts corresponding to the bays above. Clerestory windows high in the west wall provide natural light. This area was used for dining in the 19th century but is now exhibition and booth space. A lower tier of seating extends east from the upper level and is a series of modern aluminum benches on risers. Siding is vinyl horizontal siding and roofing is asphalt shingles. Overhead shutters close the 10 openings in the east side of the upper structure. Surrounding these buildings are numerous sheds and barns constructed over the years, most from the mid- to late-20th century.

• 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>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brunn Barn</td>
<td>c. 1820, 1890, relocated 2004</td>
<td>C</td>
</tr>
<tr>
<td>Exhibition Hall</td>
<td>1871, 1885</td>
<td>C</td>
</tr>
<tr>
<td>Grandstand</td>
<td>1888</td>
<td>C</td>
</tr>
<tr>
<td>Sheds and barns</td>
<td>20th c.</td>
<td>NC</td>
</tr>
</tbody>
</table>

Exhibition Hall:

The Hall consists of two blocks: the older 1871 portion is a 36’ x 100’ 1 1/2-story gable-roofed shed-like building extending north-south and the 1885 block to the south is a 36’ x 36’ 2 1/2-story Mansard-roofed structure attached at the south end of the older portion. The square Mansard-roofed building has its principal façade facing south, with a full-width hip-roofed porch and flight of concrete steps forming the symbolic “front door” of the fair. A wide doorway opens in the center of the porch, leading into the open interior exhibit hall which stretches the full 136 feet to the north wall. At the left (west) corner a door leads to stairs accessing the upper floors. The second floor has four six-over-six double-hung windows in the south side, three on the east and west. The attic floor has three gable dormers in each side, with a two-over-two double-hung window in each.
The south block has a basement level, accessible from the west side where the grade drops. The north portion has a mortared fieldstone foundation visible at the west side, and a series of seven six-over-six double-hung windows in the west eave-side. Along the east side, a shed-roofed addition contains booths and has covered whatever windows may have been in the original structure.

The exterior is clad in clapboard siding painted white; the Mansard roof is red asphalt shingles. The northern gable roof is gray asphalt shingles.

The interior of the first level is framed with a line of timber posts in the center, forming two longitudinal aisles. The south block has timber girders oriented east-west, and dimension lumber joists supporting the upper floor. The northern structure is constructed similar to a barn, with a series of bays. A lateral tie-girt at each post supports canted queen posts which in turn carry longitudinal purlin plates. These support the sawn lumber common rafters. A wide doorway at the north end provides egress. The second floor is divided into rooms, formerly intended as offices but recently used for storage. The attic floor is a single open space with a dais along the east wall and deep recesses at each of the dormer windows. The remains of wallpaper and the dais suggest use as a meeting room.

Brunn Barn:

The barn is a 40' x 65' 1 ½-story gable-roofed New England bank barn. The ridge-line is oriented east-west at the Fairgrounds site, with matching barn doors in the east and west gable-ends. The south eave-side is banked into a gentle slope while the north eave-side has an exposed basement at a lower elevation.

A new concrete retaining wall has been constructed to support the south, west, and east walls during relocation of the barn to this site in 2004. The north basement wall is constructed of mortared fieldstone with monolithic granite posts at each bent location. Siding is vertical flush boards painted red with white window sash and doors. Roofing is asphalt shingles. A hip-roofed cupola on the ridge has continuous louvers around all sides.

A c. 1920 wood stave silo stands adjacent to the northeast corner, installed in 2012.

Exterior:

The west gable-end has a pair of interior sliding full-height barn doors below a 13-pane transom sash. The doors are each divided into a lower solid panel and an upper glazed portion with a pair of 10-pane (2 wide by 5 high) window inserts. A six-pane attic window near the peak has white-painted trim. Below the window is a sign “BRUNN BARN 1822.”

The south eave-side has three small six-pane stable windows with white trim, evenly spaced. The east gable-end has a single interior sliding door and transom above, though with less glazed area than the west end. Two 12-pane glazed inserts in the upper third of the doors, is above a tri-partite paneled lower door. There is a pass-through door to the left and a six-pane attic window above. To the right (north) the silo is connected to the main barn by a 1-story passageway.

The north eave-side has the exposed basement level, with stone walls at the end bays and pairs of hinged doors alternating with monolithic granite posts. The doors have six-pane windows in each leaf. Above at the main level are two groups of three six-pane stable windows.

Interior:

The interior of the barn is a five-bay six-bent post and beam frame. The eastern five bents consist of hewn gunstock wall posts with tie-girts located above the plate, joined with English tying joints and scribe rule joinery. The westernmost bent has dropped tie-girts and square rule construction, suggesting it was a later addition – note that the historic photo of 1889 appears to have at least seven bays and only five are now extant. Here the first interior bent from the west end has a rabbet in the tie-girts such as would carry the upper ends of the sheathing planks, indicating that it was the end of the barn frame. This is further evidence that the last bay is a later addition. Also, a typical barn of the period of scribe rule construction (before about 1820) would have been an English barn with tie-girts running across the full width of the barn and a single interior post below the tie-girt.
Here, however, the tie-girts extend only as far as a pair of full-height posts which extend up to the purlin plates. The tie-girts butt into these vertical posts and are secured with iron U-straps. A conjecture is that the barn was first constructed as a scribe rule English barn, then later widened by moving the walls apart and inserting the pairs of interior posts, thereby changing the configuration into a three-aisle New England layout. An asymmetry crept into the plan here, with the center aisle being off-center in relation to the ridge-line. Loft areas exist in the side aisles and high up above the center aisle.

The basement of today’s barn replicates the historic site condition prior to its relocation, as can be seen in the series of historic photos of Liskaveen Farmstead, on display in the barn. A number of monolithic granite posts in the basement support the superstructure. The lateral girders below the main floor, visible in the basement, also exhibit signs of alteration – the girders have a scarf joint over the interior piers, where the supporting girders had to be lengthened to create the wider floor plan.

New concrete foundations were constructed for the east, south, and west walls in the moving of the barn to this site.

• Historical or Architectural importance:

Applicable Connecticut State Register Criteria:
  1. Associated with the lives of persons significant in our past – history of immigrant farmers;
  2. Embodying the distinctive characteristics of a type, period, or method of construction.

The Woodstock Fairgrounds and the Exhibition Hall, Grandstand, and the Brunn Barn, are significant for representing a living tradition, the local agricultural fair, that continues to thrive after more than 150 years of nearly continuous activity. The Exhibition Hall remains almost exactly as it was originally constructed in 1870-1885, as does the Grandstand, built in 1888. The Brunn Barn, though added to the Fairgrounds in 2004, has a long and significant history as an agricultural outbuilding with parts dating to the late 18th or early 19th century. Its later role as the barn for the Brunn farmstead, places it as a representative barn of the New England bank type, and as such it has been re-interpreted as the Antique Farm Museum. The Brunn family history represents the trend of immigrant farmers moving to Connecticut in the late 19th century.

Historical background:

The Woodstock Fair began in 1858 after its predecessor, the Windham Agricultural Society, decided to move its fair (which had met alternately in Woodstock and Pomfret) to a location in Brooklyn. The Woodstock Agricultural Society was formed to “promote the interests of Agriculture and the Mechanic Arts in Woodstock and vicinity.” The first Fair was held in the Fall of 1859. In the first years the first fairs were held on the town Green at Woodstock Hill.

The first purchase of land at the present location was the acquisition in 1870 of 16 acres. Subsequent additions have increased the Fairgrounds to approximately 50 acres. The Exhibition Hall was first constructed between 1870 and 1874, consisting of the gable-roofed structure at the north end of the current building. The Mansard-roofed south pavilion was added in 1885, with the third floor to be used as the Society’s offices, and the second floor available for lease. The grandstand adjacent to the Exhibition Hall was erected in 1888, with a dining hall on the ground level below the stands.

A storm in 1920 moved the north shed of the Exhibition Hall off its foundations. These were repaired with the building in its shifted location, resulting in a slight angle between the north and south blocks.

The Brunn Barn has the date 1822 over its building in its shifted location, resulting in a slight angle between the north and south blocks.

The Brunn family history represents the trend of immigrant farmers moving to Connecticut in the late 19th century. The Brunn family history represents the trend of immigrant farmers moving to Connecticut in the late 19th century.
veterinary medicine. He represented Woodstock in the State Legislature in 1907-8, and was president of the Woodstock Agricultural Society at the time of his death in 1909 (Taylor). However, the Brunns do not appear in Census records for Woodstock. The barn is known to have stood on the Brunn homestead in the 1880s, as shown in an 1889 historical photograph. Armin and Freda Brunn were fatally shot by their brother Constantine in 1909 following the death of their father (Wakely).

When the site was purchased in 1940 as the location for Annhurst College, the barn was moved to a town-owned site on Butts Road. It stood there and was used for storage until it was moved in 2004 to the Fairgrounds and restored to the period of c. 1910. It now stands on the Fairgrounds as the Antique Barn Museum with displays of antique farm implements, and is open annually during the Woodstock Fair. A c. 1920 wood stave silo was moved to the site in 2012 and re-assembled adjacent to the east gable-end.

**Architectural significance:**

The Woodstock Fairgrounds with the Exhibition Hall, Grandstand, and the Brunn Barn, is significant as an example of a tradition, the local agricultural fair, that continues to thrive after more than 150 years of nearly continuous activity. The Exhibition Hall remains almost exactly as it was originally constructed in 1870-1885, as does the Grandstand, built in 1888. The two parts of the Hall are remarkably intact period examples of buildings for a late 19th-century agricultural fair.

The Brunn Barn, though added to the Fairgrounds in 2004, has a long and significant prior history as an agricultural outbuilding. Based on the appearance of its timber frame, with gunstock posts and English tying joints at the outer walls, the earliest form of this barn was likely constructed as an English barn in the 18th century. The presence pairs of full-height interior posts suggests that the barn was reconfigured as a New England barn, with the side walls moved apart, the tie-girts cut for the insertion of new interior posts, and a new roof framing system added. The bank barn arrangement with locally-quarried granite piers would likely be contemporary with this change. The barn seems to have been extended in length, as the 1889 photograph shows seven bays, although the extant barn has five. The easternmost bent exhibits square rule framing where the remainder of the outer walls are scribe rule. The slightly asymmetrical arrangement of the central aisle must have resulted during the alterations. This work may have been done by Armin Brunn when he moved to the property in 1887; further research would be needed to explore this possibility. As reconstructed at the Fairgrounds site, the barn retains its banked basement with the monumental granite piers quarried locally, and its timber frame combining elements of scribe rule and later square rule framing. Although the exterior envelope was replaced with new material, the excellent preservation of the structural frame and the extent of historical documentation through photography, make this a significant historic artifact. Its re-use as a museum ensures its protection and enhances the environment of the Fairgrounds.
• Sources (continuation):

Photographs and field notes by Charlotte Hitchcock, 3/17/2013.

Interview with Susan Lloyd, Sig Swanberg, & George Looby 3/17/2013, at the site.

Map resources:

39 North Gate Road, Parcel ID: 5779/63/16; 281 Rt 169, Parcel ID: 5779/63/18; others.

Aerial views from:

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/icontnsitemap/staff/SiteIndex.aspx#directories

Connecticut Trust for Historic Preservation, Historic Barns of Connecticut Resource Inventory, 2010,
http://www.connecticutbarns.org/28270.


Woodstock Historical Society and Antique Barn Museum, exhibits on display.

2. East view – aerial “bird’s-eye” map of 281 Norwich Worcester Turnpike (Route 169), Woodstock CT – http://www.bing.com/maps accessed 7/17/2013. The Brunn Barn is at the upper left corner and the Exhibition Hall is to the right of center, with the Grandstand below.
3. Diagram of the Woodstock Fairgrounds, image from http://www.woodstockfair.com/. The Brunn Barn is at lower right; Main Exhibition Hall is at the center in violet. Note: North is to the left.

4. Context view taken from the Brunn Barn (silo wall at left) looking northeast across the Fairgrounds. The Exhibition Hall’s red Mansard roof is at center rear, with the Grandstand to its right.
5. Southeast view of Grandstand, camera facing northwest.

7. Interior view of Grandstand upper level seating and roof structure, camera facing northwest.

8. Interior view of Grandstand lower level below the seating, camera facing northeast. This area was first used for food service and later converted to exhibitions.
9. Southeast view of Exhibition Hall, camera facing northwest.

10. Southwest view of Exhibition Hall, camera facing northeast. Grandstand is at right rear.
11. Northeast view of Exhibition Hall, camera facing southwest.

12. Interior view of Exhibition Hall north block, camera facing north.
13. Interior view of Exhibition Hall, south block third (attic) level, camera facing east.

14. Interior view of Exhibition Hall, south block third (attic) level, camera facing south, showing the view to the Brunn Barn.
15. Southwest view of Brunn Barn, camera facing northeast, showing the Exhibition Hall at the left rear.

16. Southeast view of Brunn Barn, camera facing northwest.
17. Northeast view of Brunn Barn, camera facing southwest.

18. Interior view of Brunn Barn, camera facing west. Note the full-height posts supporting the center upper loft and roof framing.
19. Interior view of Brunn Barn, camera facing west. Note the vertical post which is continuous, the tie-girt apparently truncated and secured with an iron strap. Note also the asymmetry of the purlin plates, with the center aisle being off-center toward the south so that the posts in the northern line are taller than those to the south of the aisle.

20. Interior detail view of Brunn Barn, camera facing east. The easternmost end bent has the dropped tie-girt and square rule framing characteristic of construction after about 1820.
21. Interior detail view of Brunn Barn, camera facing west. This joint at the plate level along the north side (bent 4 from west to east) illustrates the gunstock post, English tying joint, and scribe rule framing characteristic of 18th-century construction techniques.

22. Interior detail view of Brunn Barn, camera facing east. Shown here is bent 2 (from the west) which illustrates the rabbeted groove in the tie-girt, intended to seat the vertical siding board; this would thus have been an end bent in the original structure.
23. Interior view of Brunn Barn basement level, camera facing south.

24. Interior detail view of Brunn Barn basement, camera facing east. Note the scarf joint to the left of the granite post, and the use of circular-sawn joists in the center bay at left, an indication of later 19th-century construction.

26. Historic photograph of the Brunn farmstead, Liskaveen, dated 1889, courtesy of Woodstock Historical Society, from exhibit mounted in the Brunn Barn. Note the open banked basement where the granite posts are visible marking the bays.