

STUDY REPORT  
FOR  
PROPOSED  
INDIVIDUAL HISTORIC PROPERTY  
88 ROSEVILLE ROAD  
WESTPORT, CONNECTICUT

MARCH  
2007



Town of Westport  
Historic District Commission

Prepared by:  
*Associated Cultural Resource Consultants  
Ridgefield, Connecticut*



# Westport Historic District Commission

Town Hall

Westport, Conn. 06880

March 12, 2007

CT Commission on Culture and Tourism  
Historic Preservation and Museum Division  
59 South Prospect Street  
Hartford, CT 06106

**Re: Proposed Local Historic Property/88 Roseville Road, Westport**

To Acting Director and Deputy,

On June 14, 2006 a petition to designate 88 Roseville Road a Local Historic Property was submitted to the Westport Historic District Commission.

At its regularly scheduled July 11, 2006 meeting, the Historic District Commission approved the above mentioned property for study. In accordance with CGS 7-147(b) a Study Committee was formed.

The Commission has indicated their interest in designating this property a Local Historic Property for the following reasons:

The property owner requested the proposed designation.

The 1997 Westport Plan of Conservation and Development recommends the following to indicate Westport's commitment to preserving its unique character and beauty and conserving the character and architecture of its historic neighborhoods:

**Goal:** Protect Westport's inventory of significant historical properties from destruction or architectural degradation.

**Policy:** Employ the full range of methods available to protect and enhance Westport's historic and cultural resources.

**Recommendations:** The HDC should propose as appropriate the establishment of additional historic districts and local historic properties as defined by state statute. Where appropriate, the HDC should work towards enlarging the existing local historic districts. The HDC should also work towards the listing of additional historic districts and individual properties in the State and National Registers of Historic Places.

The HDC should conduct the necessary work to establish or expand three additional local districts and/or properties and three additional National Register Districts and/or properties in the next ten years.

**Goal and Policy:** Maintain preservation management consistent with the responsibilities of a Certified Local Government (CLG) and the quality and quantity of the historic resources in the Town of Westport.

**Recommendations:** Seek to establish new districts and historic properties. Continue to update the Historic Resources Inventory.

The Study Report has been completed and, in accordance with CGS sec.147(b), is being submitted to you for your comments and recommendations.

The following items are included for your review:

- I. Statement of Significance;
- II. The Historic Inventory Sheet and current photographs of the property;
- III. Proposed Ordinance with boundary description dated April 25<sup>th</sup>, 2006;
- IV. A map of the proposed Local Historic Property;
- V. Contact information for the property owners, and;
- VI. A letter of petition received from the property owner.

Thank you for your consideration.

Sincerely,



Morley Boyd  
Chairman, Westport Historic District Commission

Cc: Laurence Bradley, Planning and Zoning Director

Attachments as noted.

## **I. Statement of Significance**

### Description:

The property known as 88 Roseville Road sits in a typical New England wooded coastal plain area, formerly farm land, which evolved through development in the 20<sup>th</sup> century. The few farmhouses that existed from the 19<sup>th</sup> century have mostly been demolished, particularly in the last few years. The Batterson-Brotherton House remains as one of the few remaining modest farmhouses in the immediate area.

The property today consists of a mostly rectangular .58-acre site, whose southern boundary sits on Roseville Road between Rocky Acres Lane and Salem Road in Westport, Connecticut (Figures 1a & 1b). The main house is placed at the southern portion of the property as the grade rises gently from the street (Figures 2 & 4)). The remainder of the property is relatively flat with the exception of the northwest lawn area which rises slightly from the driveway (Figure 8). A substantial dry-laid stone “thrown” or farm wall defines the property lines, broken only at the driveway entrance at the southeast corner of the lot (Figures 1, 8 & 9). A lawn area covers the entire western and southern portions of the property. The driveway leads from the east side of the house to a large parking area behind the main house and services a single-car garage located behind the house to the northeast (Figures 6 & 10). The northern portion of the site behind the garage consists of a grassy area with mature trees (Figure 11).

The extant, center-hall plan, two-story vernacular farmhouse on the property was originally constructed ca. 1860 (Figure 22). The westernmost portion of the house is constructed on a fieldstone and mortar foundation that is part of a one-room deep, shallow basement accessed from bulkhead doors on the south elevation (Figures 12, 14 & 15); the remainder of the house is constructed on reinforced concrete footings. The wood frame building has construction materials and methods ranging from its original mid-nineteenth century construction through today. The multi-gabled roof with overhanging boxed eaves is covered in composition shingles and a large engaged chimney stack is placed at the east elevation of the two-story rear block (Figure 7).

The house is made up of two primary, perpendicularly-placed blocks with a small appendage and porch wing at the east end. The main block whose ridgeline is oriented in a north/south direction, is a three-bay wide, two-bay deep gabled segment. The primary façade (west) is symmetrical with a central, raised panel entry door protected by a multi-light wood-frame storm door. The door is flanked by six-over-six wood sash windows with matching windows at the second floor level. The north and south elevations consist of symmetrically-placed six-over-six double-hung sash windows with six-light fixed sash in the upper gabled sections. The secondary block consists of a slightly lower, two-story cross-gabled wing with shallower gable and modern fenestration consisting of three-part, eight-light casement windows and six-over-six double-hung sash windows. The north elevation of the block contains no windows at the first floor level. The two wings at the rear (east) of the building consist of a shallow, one-story, flat-roofed angled wing with roof railing on the south end. The north end is dominated by an offset, one-story, three-bay telescoping gabled porch with the two northernmost bays infilled with

screens. The open bay serves as a covered area for the rear entry to the house.

#### Evolution:

The house has been expanded significantly over the last 130 years, but retains many integral original components. The three-bay main block was originally only one-and-a-half stories high and one room deep with a one-story, shed-roofed wing across the rear (east) elevation (Figure 22). The house was raised to two stories in height and deepened to two rooms sometime in the early twentieth century (Figure 20). It is unknown when the covered porch at the street (west) elevation was added (Figures 4& 5). The house retains some architectural integrity at the façade but was greatly expanded on the side and rear elevations. In addition to the expansion to the east, the house also gained the two-story, one-room deep shallow-gabled wing described above. The house is covered in metal clapboard siding but reveals the original shingles and clapboards beneath (Figure 13). The modest interior retains a significant amount of original integrity in the front of the house, particularly the wood-frame structural components, original six-over-six, double-hung sash windows and interior doors and hardware (Figures 16-19). The central chimney stack was removed when the house was expanded in the early twentieth century (Figure 21) - a new, large stucco-coated chimney stack was added to the eastern end of the house.

#### Architectural Significance:

The Batterson-Brotherton House remains as one of the last extant nineteenth century vernacular farmhouses in the area. Despite many changes to the building over time, the placement of the house and its relationship to the street remains intact. The façade of the house, the intact original foundation and basement, structural elements and interior details reflect the agricultural period in American history when mass-produced elements became inexpensive and ubiquitous—elements that retain significant contemporary interpretive value. Because period images of the house remain, and changes are evident through investigatory work, it is also reasonable to make an argument for the evolution of the house and property over time as Westport evolved into a suburban community in the twentieth century.

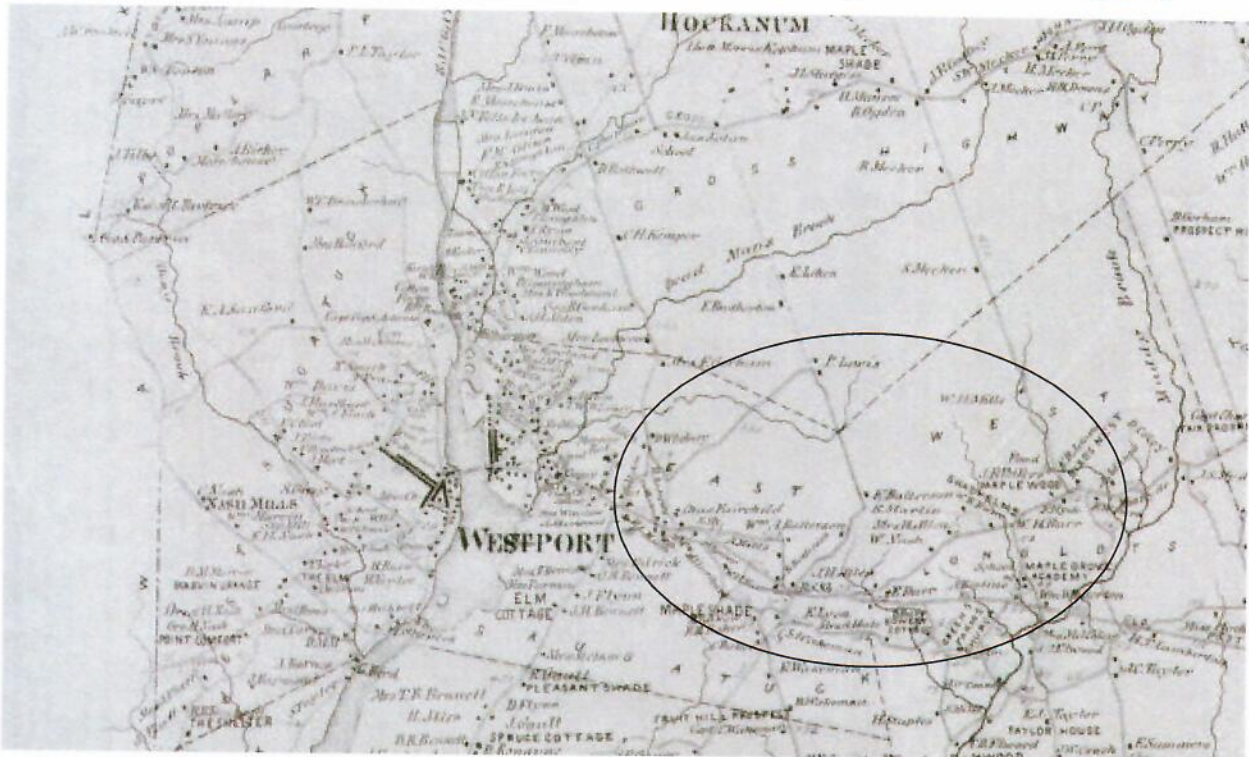
#### Historical Significance:

##### Creation of Fairfield:

In 1638, a colonist named Roger Ludlowe founded present-day Fairfield, which also included what is presently Green's Farms, Redding, Weston, Easton and the western section of Bridgeport. With additional treaties made with the local Pequonnock, Norwalke and Sasqua families between 1639 and 1661, the land between the Saugatuck and Norwalk rivers was incorporated into Fairfield. As Fairfield developed slowly over the ensuing decades, several small villages including Hockanum and Westport, rural estates and farms were settled, but much of the interior remained largely uninhabited. In the early decades of the 18<sup>th</sup> century, several hamlets began to operate independently from Fairfield in both religious and commercial enterprises, resulting in the significant growth of the villages of Saugatuck and Westport along the Saugatuck River.

## The Post Road and Poortown (Roseville) Road:

Although the first post rider made the trip from New York to Boston in January, 1673, the King's Highway, (now the Post Road) was initially built upon Native American paths that ran from village to village throughout New England. The King's Highway was running regular coach service between New York to Boston before the American Revolution, and was considerably widened and regraded as the towns studied along the roadway grew. This organic road system is in sharp contrast to the parallel Colonial-era farm roads the Post Road passes through, like Poortown (now Roseville) Road, Sturgess (Sturges) Highway, Middlebrooks Highway



**1868 Map of Westport**

(now Redding Road), and Merwins Lane which are defined by the 'Long Lots' system of land division. Unlike other 'Long Lots' roadways, Poortown Road was only partially completed as a right of way, as shown on a map of Westport from 1868 (above).

## The Incorporation of Westport:

Soon after the Revolutionary War, the Town of Fairfield began to have secessionist movements for self-governance within its outlying villages. North Fairfield, which had been created by the Connecticut General Assembly in 1762, was combined with Norfield to create the town of Weston. Later, North Fairfield, split from Weston to become the town of Easton. Similarly, as the villages of Westport and Saugatuck continued to grow, a considerable number of residents and businessmen clamored for increased self-governance. Spearheaded by a resident named Daniel Nash, 130 villagers made an application to the Connecticut General Assembly to incorporate as a town. In the process, Westport incorporated parts of Weston, Norwalk and Fairfield.

Because of the economic influence of the villages, which at the time were specialized in onion farming and coastal shipping, the charter was granted on May 28, 1835.

#### The Batterson and Brotherton Families:

The first reference to the Batterson family in the Town of Fairfield (now Westport) was in the early 18th century. James Batterson, a clockmaker born about 1682 in Boston, Massachusetts, relocated to Fairfield and remained there until his death in 1730. Later generations of Battersons settled throughout Fairfield, including what is now Westport. An 1875 map shows that the Batterson family was concentrated near 88 Roseville Road; four relatives were living on what are now the Post, Roseville and Hills Point roads, near the boundary of the East Saugatuck and West Long Lots sections of Westport.

The Brotherton family was also well represented in Westport and Fairfield. Henry Brotherton, who all Brothertons in the United States are descended from, arrived from Manchester, England in 1700 and settled in Woodbridge, New Jersey, later moving to Westport via New York. His son James (b. 1726) served in the Revolution. James' son Daniel (1763-1813) lived near the property that the Abel Bradley house was constructed upon, which the Brotherton family ultimately bought in 1882. The Brothertons, one of the larger clans in Westport and Fairfield, were largely located in the eastern part of Westport and the Greenfield Hill section of Fairfield.

In 1866, Benjamin A. Brotherton married Phoebe Batterson, the daughter of William H. Batterson. Brotherton, an oysterman by trade who enlisted in the 17th Connecticut Volunteer Infantry in 1862 and was wounded during the Civil War, was sold property by his father-in-law in January of 1869.

The half-acre parcel had buildings on it at the time of purchase, but according to an 1875 map of Westport, Brotherton had constructed a residence by that time, most likely in 1871 after demolishing the previous buildings on site. The half-acre was an outparcel of a fifteen acre tract of land owned by Batterson, who owned many large parcels throughout Westport. The house and parcel remained in the hands of the Brotherton family descendants until 1973.

#### 20<sup>th</sup> and 21<sup>st</sup> Century History:

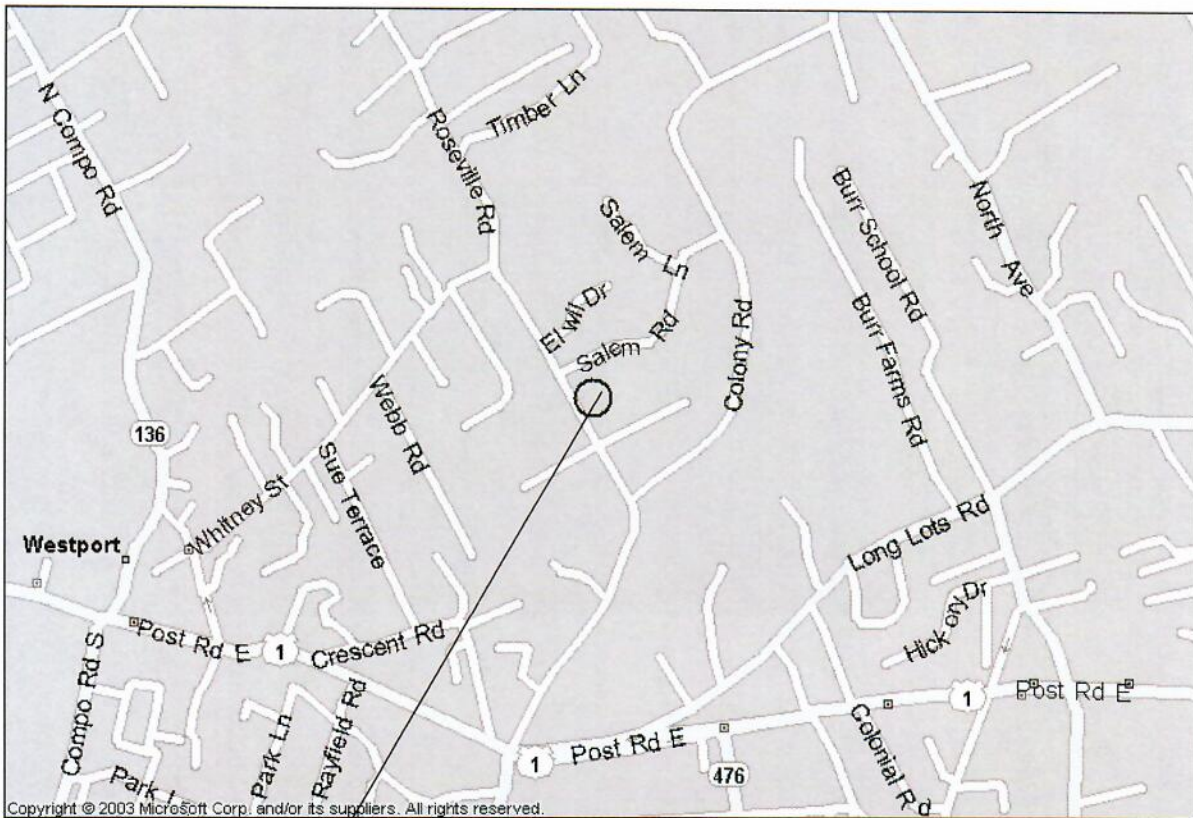
Fairfield, Westport and other southern Connecticut shore towns became great industrial powerhouses in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Rail service and the opening of the Merritt Parkway created some growth prior to World War II throughout Fairfield County. Westport had doubled in population from 1910 to 1940 from 4,000 to 8,000 residents due to its dual role as a manufacturing town and artistic resort community. Due to its proximity to New York City, Westport became a commuter suburb since World War II and has tripled its 1940 population to over 25,000 residents. Much of the interior of the town remained untouched by suburbanization until after the construction of the Connecticut Turnpike. From the 1970s on, much of the remaining farmland and large estates, both active and fallow, began to be developed in earnest for cul-de-sac housing and large houses on much smaller parcels. However, the main interior roads, including Roseville Road, have retained a rural atmosphere. Some 19th century houses remain, with newer, post-war houses infilled on formerly vacant lots.

### Current Status

In 2006, property owner Marion Spencer, in an effort to protect the historic character of the buildings and property, requested Local Historic Property Status from the Town of Westport. This would place the site under the jurisdiction of the Westport Historic District Commission. The Historic District Commission voted to authorize the preparation of this Study Report in response to the owner's request.



## II. Site Map & Current Photographs



88 Roseville Road

Figure 1a. Locator Map of 88 Roseville Road

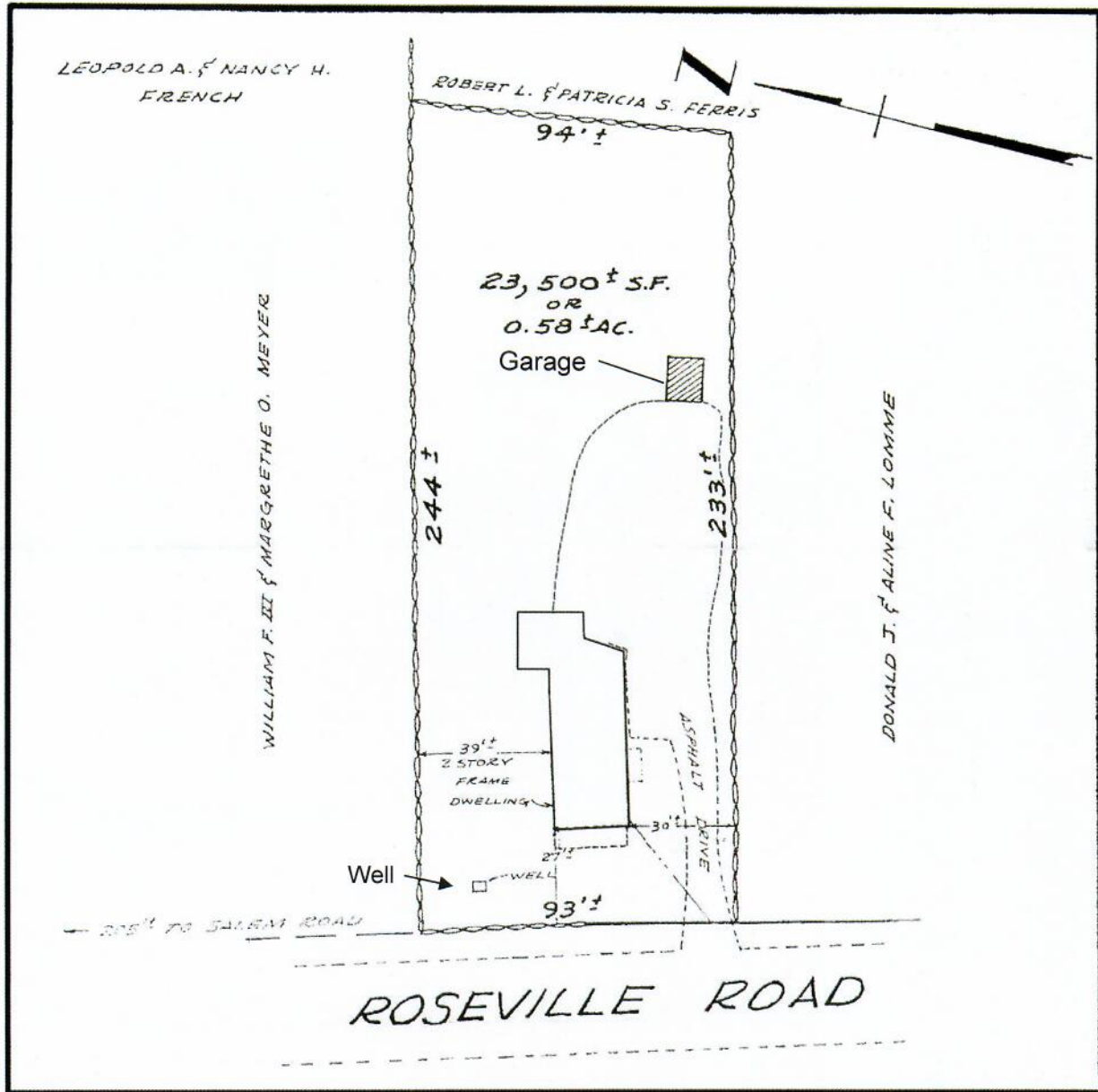


Figure 1b. Site Map of 88 Roseville Road (2007)



**Figure 2. Main House—View to Northeast**



**Figure 3. Main House & Context—View to North**



**Figure 4. Main House—View to Northeast**



**Figure 5. Main House—View to Southeast**



**Figure 6. Main House—View to Northwest**



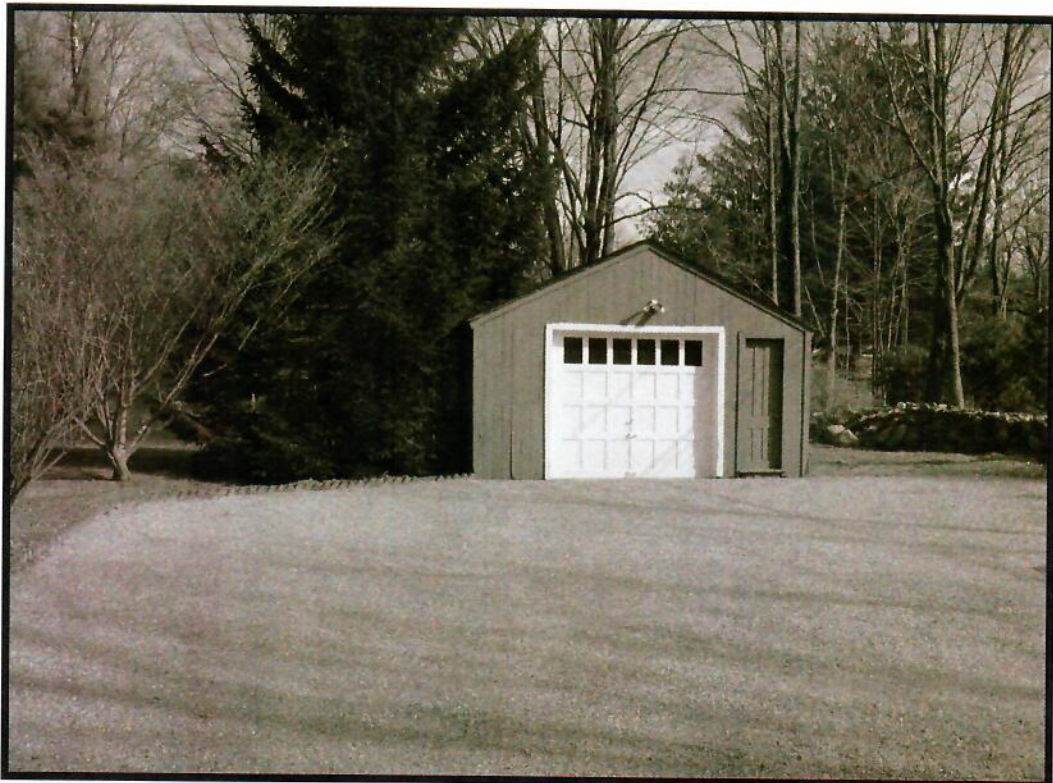
**Figure 7. Main House—View to West**



**Figure 8. North Yard—View to Northwest**



**Figure 9. Stone Wall Detail—View to Southeast**



**Figure 10. Driveway & Garage—View to East**



**Figure 11. Eastern Portion of Property— View to Northeast**



**Figure 12. Foundation Detail—View to Northwest**



**Figure 13. Siding & Cornerboard Detail– View to Northeast**





**Figure 14. Foundation & Floor Framing Detail—View to North**



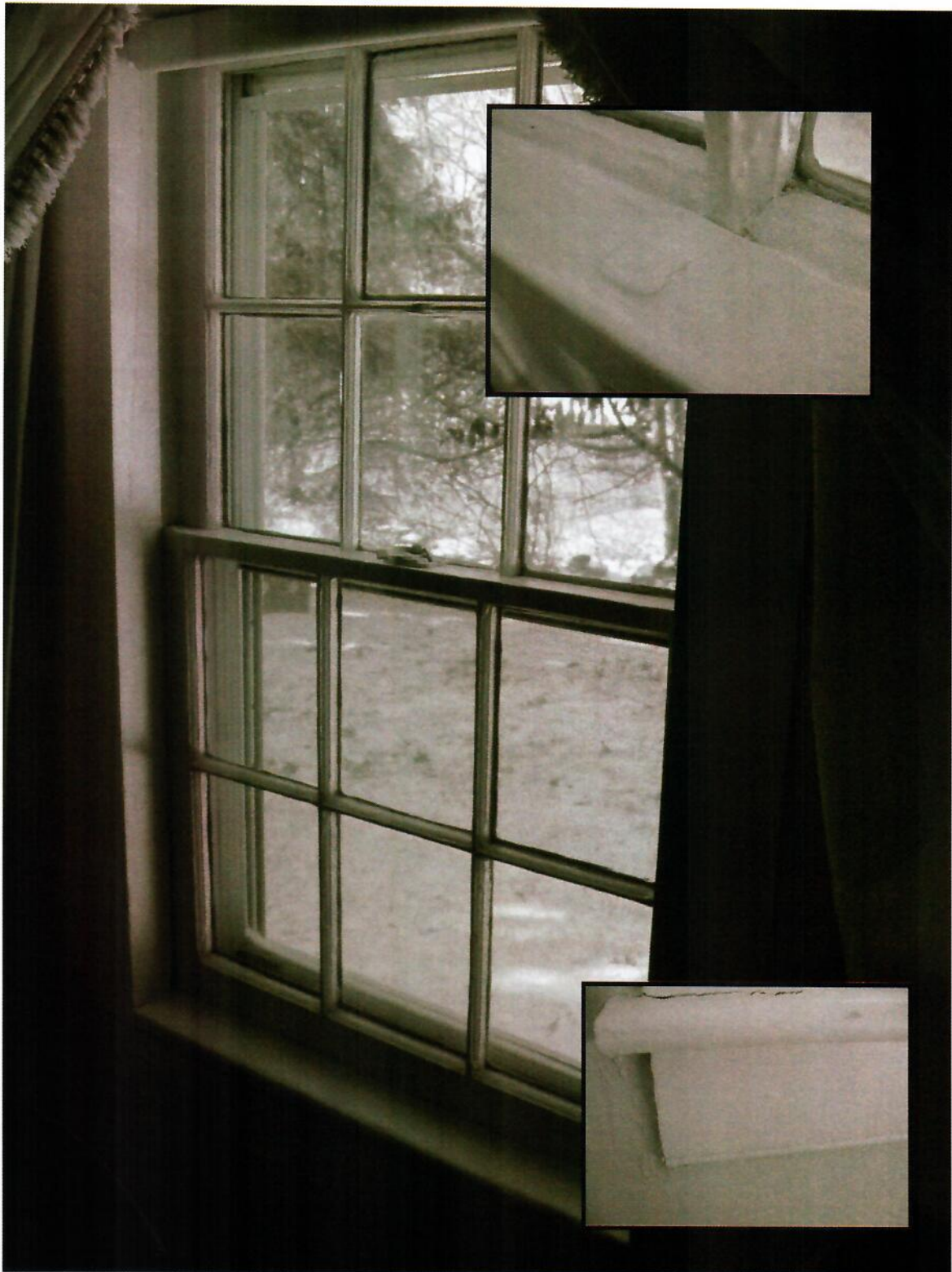
**Figure 15. Foundation Wall Detail—View to Northwest**



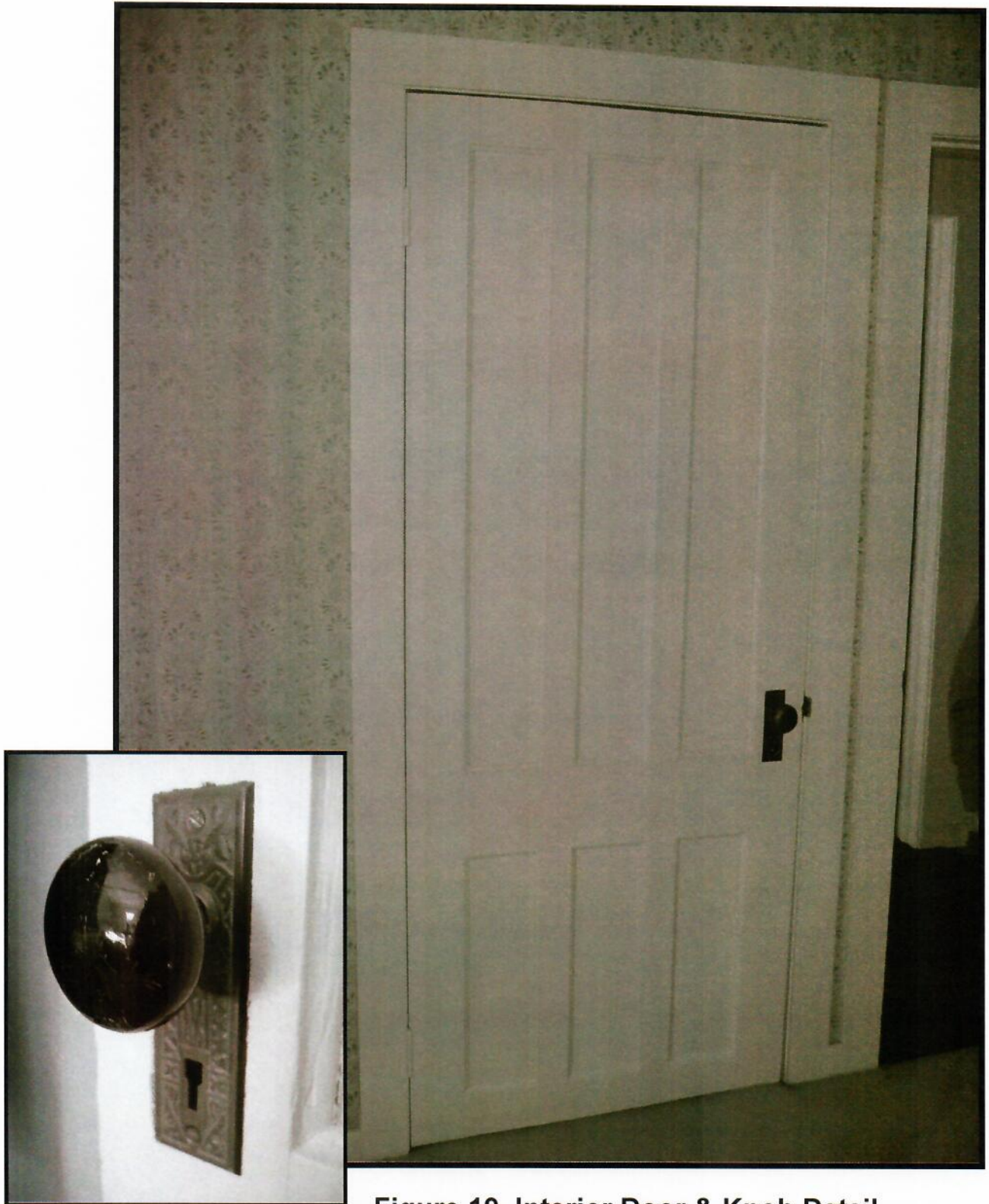
**Figure 16. Front Parlor—View to Northwest**



**Figure 17. Parlor Joist Detail— View to Southwest**



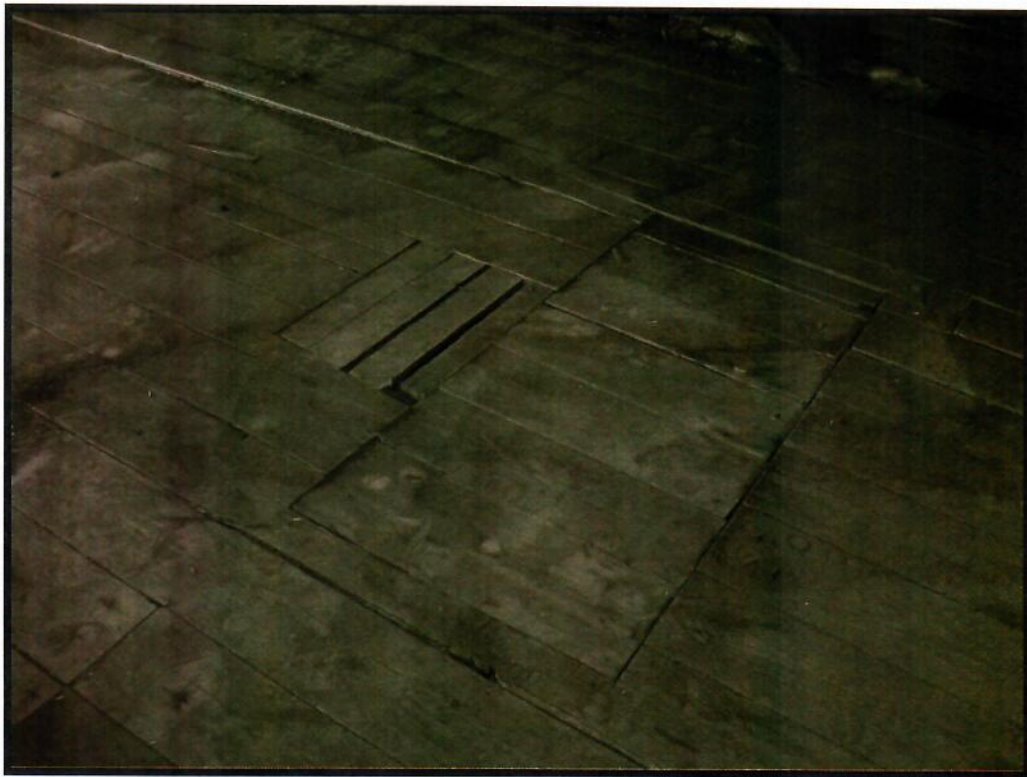
**Figure 18. Sash & Window Details—View to Northwest**



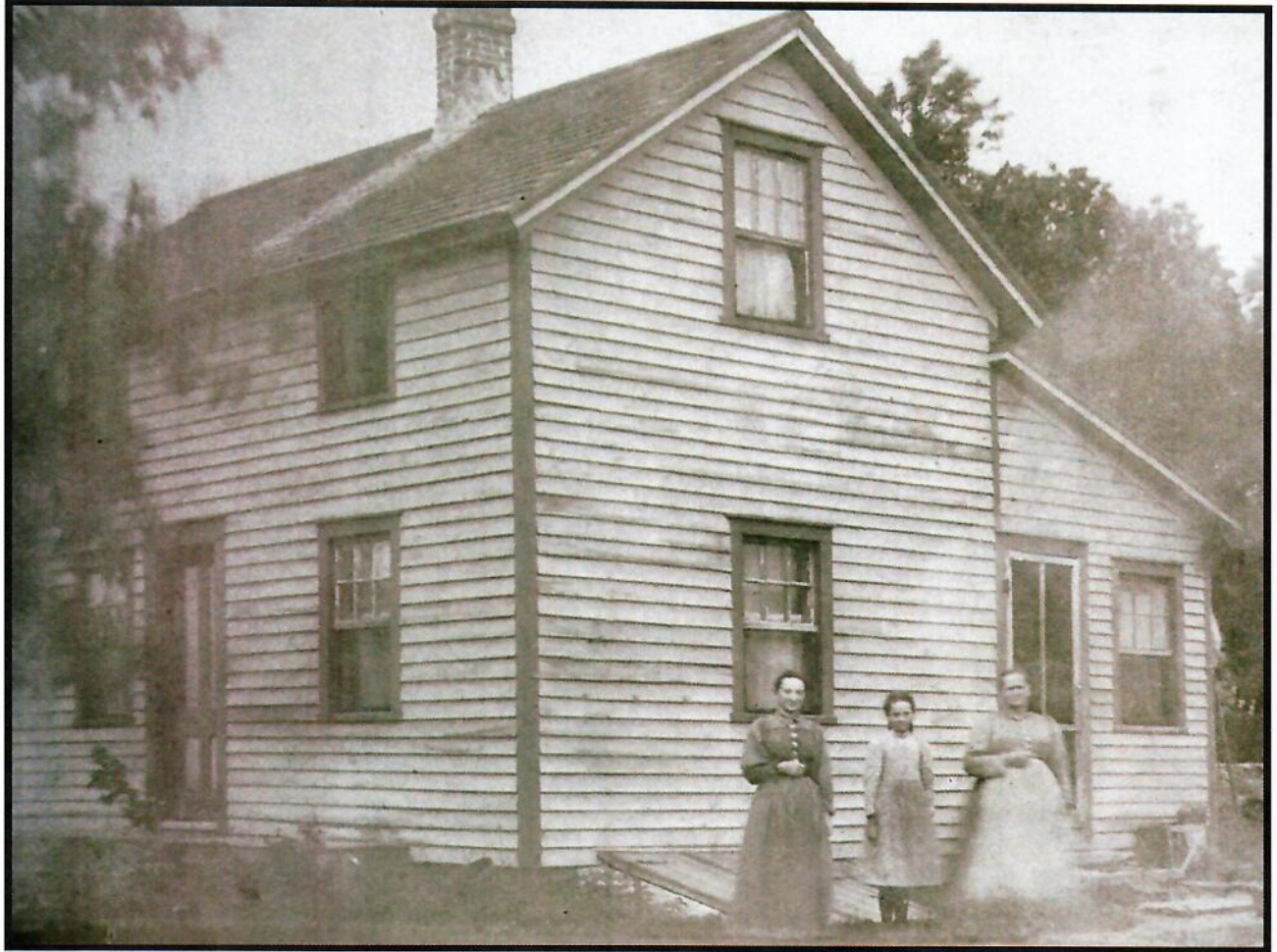
**Figure 19. Interior Door & Knob Detail**



**Figure 20. Roof Framing Detail with Original Rafter Ends**



**Figure 21. Attic Floor Detail—Former Chimney Placement**



**Figure 22. Historic Photo—Circa 1895**

### III. Historic Property Inventory Form

#### HISTORIC RESOURCES INVENTORY BUILDING AND STRUCTURES

HST-6 REV. 6-83

STATE OF CONNECTICUT  
CONNECTICUT HISTORICAL COMMISSION  
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106  
(203) 566-3005

FOR OFFICE USE ONLY	
Town No.:	Site No.: 308
UTM:	
QUAD:	
DISTRICT:	IF NR, SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION	1. BUILDING NAME (Common) <span style="float: right;">(Historic)</span>	
	Brotherton-Lewis House <span style="float: right;">Batterson-Brotherton House</span>	
	2. TOWN, CITY	VILLAGE
	Westport	
	3. STREET AND NUMBER (and/or location)	
	88 Roseville Rd. 5319-4/4	
	4. OWNER(S)	
	Spencer, Marion M. <span style="float: right;"><input type="checkbox"/> Public <input checked="" type="checkbox"/> Private</span>	
	5. USE (Present) <span style="float: right;">(Historic)</span>	
	Residence <span style="float: right;">Residence</span>	
	6. ACCESSIBILITY TO PUBLIC: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	EXTERIOR VISIBLE FROM PUBLIC ROAD <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	INTERIOR ACCESSIBLE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	7. STYLE OF BUILDING	
	Vernacular	
	DATE OF CONSTRUCTION	
ca. 1860		
DESCRIPTION	8. MATERIAL(S) (Indicate use or location when appropriate)	
	<input type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Brick <input type="checkbox"/> Other (Specify)	
	<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 checked="" type="checkbox"/> Aluminum Siding <input type="checkbox"/> Concrete Type: <input type="checkbox"/> Cut stone Type:	
	9. STRUCTURAL SYSTEM	
	<input checked="" type="checkbox"/> Wood frame <input type="checkbox"/> Post and beam <input type="checkbox"/> balloon	
	<input type="checkbox"/> Load bearing masonry <input type="checkbox"/> Structural iron or steel	
	<input type="checkbox"/> Other (Specify)	
	10. ROOF (Type)	
	<input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> sawtooth	
	<input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify)	
	(Material)	
	<input type="checkbox"/> Wood Shingle <input type="checkbox"/> Roll Asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate	
	<input checked="" type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile <input type="checkbox"/> Other (Specify)	
	11. NUMBER OF STORIES	
2		
APPROXIMATE DIMENSIONS		
23x23		
12. CONDITION (Structural) <span style="float: right;">(Exterior)</span>		
<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated		
13. INTEGRITY (Location)		
<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved		
WHEN? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
(Alterations) IF YES, EXPLAIN		
siding		
14. RELATED BUILDINGS OR LANDSCAPE FEATURES		
<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Other landscape features or buildings (Specify)		
<input type="checkbox"/> Carriage house <input type="checkbox"/> Shop <input type="checkbox"/> Garden		
15. SURROUNDING ENVIRONMENT		
<input type="checkbox"/> Open land <input type="checkbox"/> Wood-land <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site		
<input type="checkbox"/> Commercial <input type="checkbox"/> Indus-trial <input type="checkbox"/> Rural <input type="checkbox"/> High building density		
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS		
The farmhouse is a significant visual landmark in the Roseville Rd. area. It contributes greatly to the character of the area.		

(OVER)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)

DESCRIPTION (Continued)

The modest, 3-bay, 2-story vernacular dwelling has 6-over-6 windows and shallow, boxed, overhanging eaves. Any original interior chimney has been removed. The facade, with the entrance bay in the center, is sheltered by a verandah with turned posts and small corner brackets with spindels. The large, 2-story rear ell appears to be original or very early. Modern aluminum siding hides the original sheathing. The house is similar to 100 Roseville Road, but that dwelling has lost its verandah.

18. ARCHITECT \_\_\_\_\_ BUILDER \_\_\_\_\_

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

The modest vernacular house was apparently built for or by F. Batterson between 1856 and 1867, according to the Clark and Beers maps. When and from whom he acquired the property was not located in the Westport land records, but William A. Batterson sold the house to Benjamin A. Brotherton (11:143) in 1869. Brotherton conveyed the property to his daughters Abbie and Martha B. Lewis in 1911, reserving life rights for himself and his wife, Phoebe. Martha gave life interest in the house to Abbie in 1915, and then in 1950, Abbie passed the house back to Martha and her husband George Lewis (25:766,30:402,94:385). The house is a fairly well preserved example of the modest but comfortable vernacular farmhouses built on Roseville Road, which was originally known as Poortown Road.

SOURCES

Westport Land Records.  
1856 Clark, 1867 Beers, 1879 Hopkins maps.

PHOTOGRAPHER \_\_\_\_\_ DATE \_\_\_\_\_

PHOTO

Mary E. McCahon May, 1988

VIEW \_\_\_\_\_ NEGATIVE ON FILE \_\_\_\_\_

east CHC 5:7

NAME \_\_\_\_\_ DATE \_\_\_\_\_

Mary E. McCahon, Architectural Historian June, 1988

ORGANIZATION \_\_\_\_\_

Westport Historic District Commission

ADDRESS \_\_\_\_\_

Town Hall Westport, Conn. 06880



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None known  Highways  Vandalism  Developers  Other \_\_\_\_\_

Renewal  Private  Deterioration  Zoning  Explanation \_\_\_\_\_



STATE OF CONNECTICUT

**CONNECTICUT HISTORICAL COMMISSION**  
59 South Prospect Street, Hartford, CT 06106

**HISTORIC RESOURCES INVENTORY FORM**  
For Buildings and Structures

**CONTINUATION SHEET**

Item number: \_\_\_\_\_

PAL, Pawtucket, RI 02860  
June 2000

**Address:** 88 Roseville Road

**Name:** William Batterson House

**NR District:**

**Local District:**

**Neg No.:** 5:10

**HRS ID No.:** 0835



## IV. Town Ordinance & Boundary Description

### Code of the Town of Westport Chapter 63 Historic Districts

#### ARTICLE VI

#### Proposed Local Historic Property 88 Roseville Road

##### § 63-10. Purpose, establishment

In order to promote the educational, cultural, economic and general welfare of the Town of Westport and the public in general through preservation of buildings and places of historic interest, 99 Myrtle Avenue is hereby established as a Local Historic Property and shall exist in accordance with the provision of Section 7-147a through 7-147k inclusive, of the Connecticut General Statutes, as the same may be amended from time to time.

##### § 63-11. Boundaries

The property is known as 99 Myrtle Avenue. The boundaries shall be amended to include the proposed 88 Roseville Road whose metes and bounds are as follows:

NORTHERLY:	By land now or formerly of William F. Meyer, III, and D. Meyer, and by land now or formerly of Leopold A. French and Nancy H. French, each in part, 244 + or - ;
EASTERLY:	By land now or formerly of Robert L. Ferris and Patricia S. Ferris, 94 + or -;
SOUTHERLY:	By land now or formerly of Donald J. Lomme and Alice P. Lomme, 233 + or - ;
WESTERLY:	By a highway known as Roseville Road, 93 + or - .

##### § 63-12. Record Map

The boundaries of the proposed historic property is also shown on a map entitled “88 Roseville Road Local Historic Property,” and is attached to the Westport Historic District Commission Study Report.

Dated: March, 2007

V. Survey Map—88 Roseville Road (1973)

SURVEYOR'S CERTIFICATE

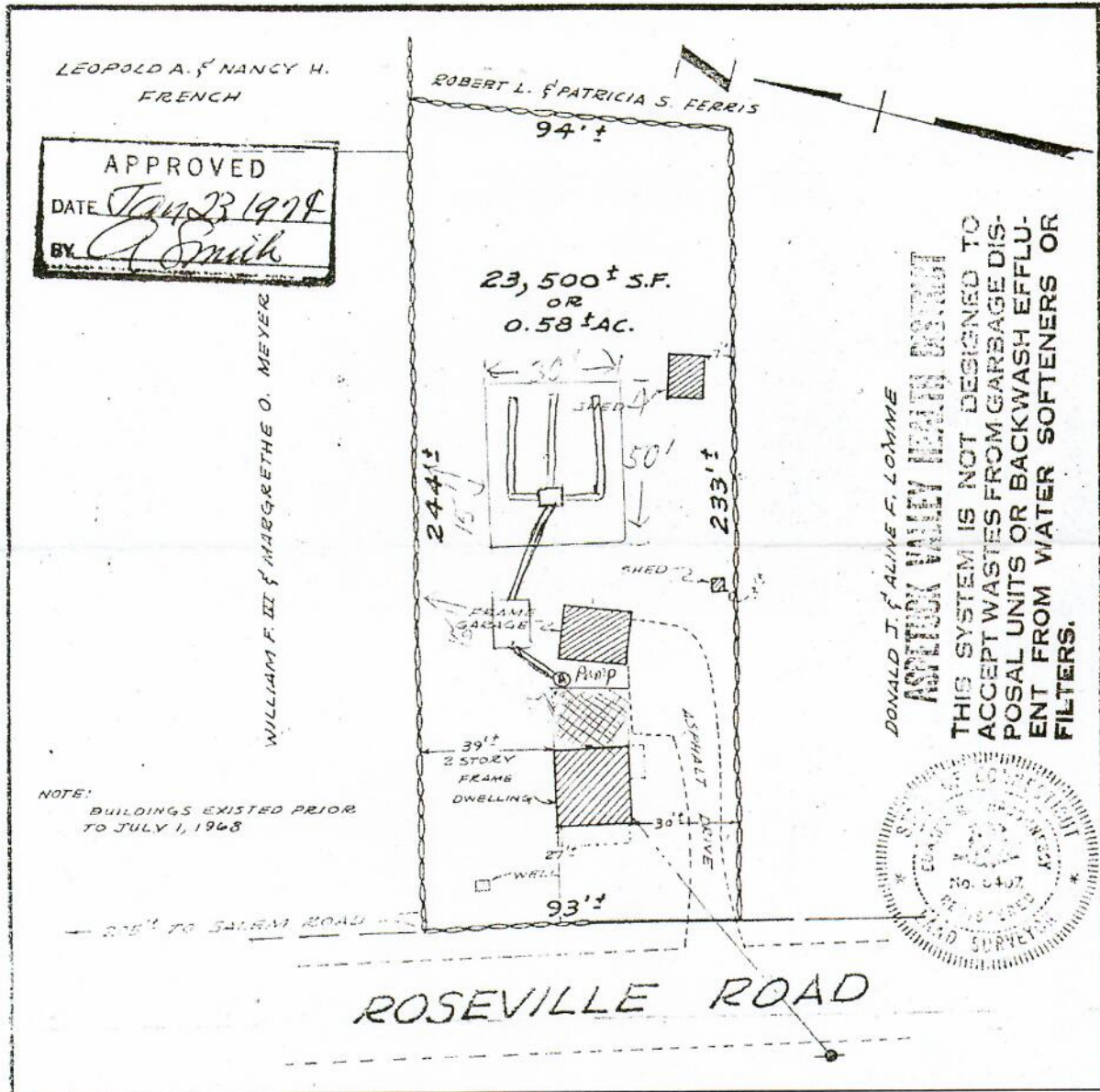
Property surveyed for Michael J. GIORLANDO

Location ROSEVILLE ROAD, WESTPORT, CONNECTICUT. Property being that 0.58 acre parcel as described in Volume No. 355, Page 164 Westport Land Records.

1000 gal tank

Scale: 1" = 40'

Date: December 14, 1973



VI. Letter of Petition from Property Owners

---

June 14

To Don Miro, chairman

RE: 88 Roseville Rd  
Batterson - Brotherton House

I am the owner of 88  
Roseville Rd. and would  
like to have my house  
designated as a local historic  
property.

Thank you,  
M. Sue Spewock

RECEIVED  
JUN 20 2006  
WESTPORT Z.B.A.

**VII. Property Owner Contact Information**

Marion M. Spencer  
88 Roseville Road  
Westport, CT 06880