

**STUDY REPORT FOR PROPOSED  
LOCAL HISTORIC LANDMARK PROPERTY DESIGNATION  
25 AVERY PLACE, WESTPORT, CT 06880  
DECEMBER 2012**



**TOWN OF WESTPORT  
HISTORIC DISTRICT COMMISSION  
PREPARED BY: Bob Weingarten  
(In collaboration with HDC Members Maggie Feczko and Edward F. Gerber,  
WHS President Susan Walton Wynkoop and HDC Staff Administrator Carol Leahy)**



## Westport Historic District Commission

Town Hall, Room 108

110 Myrtle Avenue

Westport, Connecticut 06880

December 18, 2012  
State Historic Preservation Council  
Department of Economic and Community Development  
State Historic Preservation Office  
One Constitution Plaza, Second Floor  
Hartford, CT 06103

**RE: Proposed Historic Property Designation at 25 Avery Place**

Dear Council Members:

In June 2012, a letter of request by the property owner was submitted to the Historic District Commission members to designate 25 Avery Place as a local historic property.

At a public hearing on July 10, 2012, the Commission approved this property for study. The Commission supports this designation for the following reasons:

- The property owner supports the designation as a local historic property.
- The 2007 Westport Plan of Conservation and Development states that in order to maintain the town's historic character and qualities represented in its many significant buildings, structure, monuments, landscapes, cemeteries, public right of way, districts and sites, the Historic District Commission should propose, as appropriate, the establishment of additional local historic districts and local historic properties as defined by state statute.

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:

- Statement of significance
- A survey map of the proposed local historic property
- Site map and current photographs of the property
- Historic Property Inventory Form
- Town Ordinance with boundary description
- The letter of petition received from the property owner, and property owner contact information

Thank you for your consideration.

Sincerely,

Francis H. Henkels  
Acting Chairman, Historic District Commission

cc: Gordon F. Joseloff, First Selectman; Larry Bradley, Dir. of Planning and Zoning; Hadley Rose, RTM Moderator; Gail Kelly, Town Attorney; Patricia Strauss, Town Clerk; Steve Edwards, Dir. of Pub. Works

**NOTE THAT ALL TEXT IN *ITALICS* IN THIS STUDY REPORT IS DIRECTLY TRANSCRIBED FROM THE NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION OF 1984 FOR THE HISTORIC RESOURCE AT 25 AVERY PLACE.**

**The spelling of the name of the original barn owner has been corrected in the report to read Farman Patchin instead of Farmin Patchin as identified in the National Register Nomination Form.**

## I. Statement of Significance

### Description

The property at 25 Avery Place consists of Bradley-Wheeler House and Cobblestone Barn. The Bradley-Wheeler House was built in 1795 and remodeled into an Italianate style circa 1867. The Cobblestone Barn was built in circa 1847 and restored in 1994. The property is listed on the National Register of Historic Places (1984) and the Connecticut Register of Historic Places (1984).

The property is owned by the Westport Historical Society (WHS) Inc. The Bradley-Wheeler House is used as the WHS headquarters and contains archival information about Westport, a library, several Victorian period rooms and exhibition galleries. *The Bradley-Wheeler House has been associated with several of Westport's most prominent citizens: Ebenezer Coley, a local merchant who built the house for his son, Michael Coley, Farmin [Farman] Patchin, Morris Bradley and Charles B. Wheeler, all local businessmen, who lived in the house during the nineteenth century.*

Originally Bradley-Wheeler House was built as a five-bay colonial but remodeled into an Italianate style under Morris Bradley's ownership. The circa 1867 remodeled house is relatively unchanged (Figure 1, 2) except for a large addition (Figure 3), dedicated on September 12, 2003, on the north elevation (Figure 4) that is not visible from the front façade.

On the property is an octagonal-roof, cobblestone barn. This barn was built circa 1847 by Farman Patchin and restored in 1994. The barn (Figure 5) currently houses the Museum of Westport History containing a diorama of the town as it looked toward the end of the 19th Century. *The barn has been documented as the only structure of its type built of stone in Connecticut.*

The funds for restoration of the Cobblestone Barn were from individuals, corporation and two grants from the State of Connecticut. The Connecticut grants consisted of an Economic Development Grant for \$15,000 and \$55,000 from the Connecticut Historical Commission.

The Town of Westport presented a Westport Historic Preservation Award in 2004 to the WHS in appreciation of the appropriate incorporation of

architectural references to the historic Wheeler House and Cobblestone Barn in the addition and restoration at 25 Avery Place.

## **Setting**

The Bradley-Wheeler House and Cobblestone Barn are located in Westport Center *on the north side of Avery Place, a short tree-lined street, which joins Main Street and Myrtle Avenue.* The front façade of Bradley-Wheeler House faces on Avery Place with a driveway that enters from Myrtle Avenue and exits around the house onto Avery Place. *The house faces south on a mixed-use area that serves as a buffer zone between the main commercial and residential areas of the town.* The property consists of one-half (.5) acre of land with the north side fronting on Veterans Green, designated as a local landmark historic property.

*On the grounds, at the northwest corner of the lot, is the unusual one and one-half story octagonal-roofed cobblestone barn. This barn is the only surviving outbuilding.* The entrance to the Cobblestone Barn faces east and is currently used as a museum by the WHS. The barn is bounded by Veterans Green to the north and the property line in the rear of the building.

## **II. Architectural Description**

### **Exterior:**

#### **The Bradley-Wheeler House**

The Bradley-Wheeler House is an Italianate style house that has remained relatively unchanged from circa 1867 except for a large addition to the north elevation. *Views of the house from the early twentieth century show that it was originally surrounded by a picket fence. A turn-of-the-century gazebo and another frame shed, the former moved from the site and the latter demolished, also stood on the property (Figure 6). It is now surrounded by a wrought-iron fence punctuated by tall polygonal stucco posts (Figure 7) dating circa 1930.* Originally it is believed that the house was built as a five-bay colonial by Ebenezer Coley in 1795 with a major remodeling to an Italianate style house in circa 1867. *When the remodeling was complete, a news article in The Hour of Westport on August 10, 1872 stated that there appeared to have "little resemblance now to the old house".*

*The Bradley-Wheeler House is a two and a half story tall five bays wide house which is sheltered by a shallow hipped roof surmounted by a cupola. The foundation is fashioned of rubble stone. The first-floor facade is sheltered by a hipped-roof porch supported by chamfered columns.*

*The area under the porch is sheathed in horizontal flush boards which contrast with the narrow clapboards used on the rest of the structure. The central entry is flanked by two pairs of early twentieth-century glass doors. Both the entry and the paired doors have wide two-part molded surrounds with shallow pediments which flare boldly at the sides. The second floor follows the five-bay pattern of the first floor and the six-over-six sash windows are large and rectangular. Molded, peaked lintels project boldly above the windows, which are flanked by louvered shutters. The wide, plain frieze is enlivened by three pairs of bull's-eye windows; one pair above the central bay and one pair over each of the flanking two bays. The deep overhang of the roof is ceiled and a molded cornice provides a finishing touch to this controlled and handsome composition. The cupola is square in section, with a hipped roof.*

*The east elevation of the house faces Myrtle Avenue and the present Westport Town Hall. Both the main block and the two-story rear ell are two bays deep. The window treatment for the main block is the same as for the second floor of the main facade. On the first floor near the front of the house is a three-sided canted bay which illuminates the east front parlor. Two pairs of bull's-eye windows adorn the frieze. Behind the main block projects a small, one-bay wide entry porch, with details similar to the front porch.*

On September 12, 2003 a major addition designed by Robert Hatch, AIA, and landscape designer, Sylvia Erskine, AIA, was dedicated. Located on the north side of the house, the addition consists of two parts; a one-story flat-roofed structure that links the house to a large two-story exhibit gallery and kitchen. The two-story portion has an octagonal metal seamed roof, topped with a wooden spire. Five of the eight angles of the octagon shape are exterior walls. Each angled wall has two false windows suggested by frames with closed shutters. The two frames facing Myrtle Avenue have open shutters and contain six-over-six fenestration behind which is a blackened surface. This architectural device was employed to maintain exterior aesthetics at the same time as allowing for interior wall area for exhibits. The building has deep overhangs and a wide frieze containing rectangular, three light windows. Clapboard siding is consistent with the original structure. On the eastern side is a porch, supported by chamfered wood posts, which extends across the original ell of the house and the one story

portion of the addition. The main entrance to the WHS has been relocated from the Avery Place front door of Bradley-Wheeler House to a door located on the 2003 porch addition. The addition flows harmoniously from the original building, echoing many of its elements, but clearly is a subordinate modern structure.

Figure 8 and 9 illustrates the evolution of the east side and north/east side of Bradley –Wheeler House. Figure 10 illustrates the evolution of the Bradley-Wheeler House floor plans.

## **The Cobblestone Barn**

In the northwest corner of the property is a one and a half storied octagonal-roofed cobblestone barn. *The origin of this curious design is unknown and the form is not repeated in Westport.* The barn is thought to have been built in circa 1847 by Farman Patchin, a blacksmith by trade and the owner of the property. The barn is *thought to have been used in the mid-nineteenth century as a smithy.*

*The walls of the barn are cobblestone set in a light-colored mortar. On the east elevation, access is gained by a pair of arched double-leaf board and batten doors. The arched door surround is formed by bricks and headers are used in the arch while stringers define the sides of the surround. Large iron strap hinges on the exterior are used to open the doors and a massive iron catch secures both doors. The fenestration of the barn is somewhat irregular. Twelve-over-eight windows are located on the southeast, southwest and west elevations on the first floor. A two-over-two window under the eaves on the south elevation illuminates the loft effect. The shallow foundation is built of undressed stone blocks. A frame shed, probably of the late nineteenth-century origin, was attached to the south elevation but has since been demolished.*

A basement to this barn is accessible through a door at the southwest wall of the barn. It was once used as a storage area for onions but currently for historical artifacts. Originally an entry to the “basement” was through a “trap” door on the floor of the barn.

Although the barn has an octagonal-roof there are seven exterior walls. The entry doors are off-set on the main exterior wall and the roof is extended on the right of the door and the north side of the structure.

In 1990 Robert T. Gault was asked to provide more information about the history of the barn and in a memo to the WHS he stated that "The barn referred to as Mary Kents in 1799 probably was the large wood barn to the north of the cobblestone one. It is my belief that the cobblestone barn was added to the wooden barn in 1847 and that explains why the barn is actually seven sided in plan and eight sided at the roof level. The squared off corner made it possible to wed the two structures together and the old metal roof flashing that weather sealed the joint between stone and wood barns still remains at the top of the north wall of the barn."

As part of his 1986 report, Gault provided a survey showing that the northern side wall of the cobblestone barn was built adjacent to the south wall of the wood barn (Figure 11). He cited the maps of 1878 (Figure 12) and 1879 (Figure 13) which showed a drawing of the octagonal-roof cobblestone building abutting another barn structure.

### **III. Historical Significance**

*Tradition maintains that the Bradley-Wheeler House was built in 1795 by Ebenezer Coley, a leading merchant and farmer of Westport, for his son Michael Coley. Michael Coley was born on November 1, 1772 and on January 13, 1793 he married Eunice Hyde (sometimes spelled Hide) of the aristocratic Hyde family, owners of property on Long Lots Road in Westport. On June 8, 1795, Ebenezer Coley deeded one acre of land and a dwelling to his son "to be reckoned to my said son as part of his portion out of my estate".*

*Like his father, Michael Coley engaged in commerce. On June 6, 1796, he drafted a promissory note to Joseph Byrd and John Barrow, two principals in a firm of New York merchants. When Coley defaulted on the note he sold the property deeded to him, three years after receiving the property, back to his father.*

*Then in May 1799 Ebenezer Coley sold the house and a barn, not the octagonal-roofed cobblestone barn, with two acres to Ann Avery and her mother Mary Kent. In June, 1799 Mary Kent deeded her share of her property to her daughter, reserving for herself life rights in the property. In the early nineteenth century Ann Avery married a local Westport tile merchant, David Ripley. Mrs. Avery is said to have used the residence as both a dwelling and millinery shop. Ann Avery Ripley died on December 26, 1830 and her children,*



*Edward Avery and Hezekiah Ripley, deeded the property including another dwelling at 9 Avery Place, to Samuel Avery, one of Ann Ripley's sons by her first marriage. Samuel Avery sold the house to Paul A. Curtis in 1836. Curtis may have occupied the house for only a few years, or not "at all", for in 1846 the deed for the property was conveyed to Hezekiah Allen with one and one-half acres, a listed resident of New York City. Within the month Allen transferred the property to Farmin [Farman] Patchin who was a mason and a blacksmith by trade. In the following year Patchin began building a second dwelling on his property, perhaps for rental purposes.*

*Between 1851 and 1854 Patchin was taxed on the basis of two houses and by 1855 he must have effected substantial improvements, for his property value increased from \$1,800 (for two houses) to \$3,000. It is difficult to determine whether this increase was the result of improvements made to the house proper, the erection of outbuildings on the property or improvements to his second dwelling house. The unusual and substantial octagonal cobblestone barn at the rear of the property (still extant) may account in some part for the high value placed on the property in 1855. An article published in The Hour (Westport), on August 10, 1872, states "while held by Patchin the stone out-buildings were built and the grounds much improved" confirming that he probably built the cobblestone barn on his property.*

*Shortly thereafter Patchin's large expenditures resulted in financial difficulties and in 1857 he mortgaged his two dwellings, assorted outbuildings and three acres to the Saugatuck Bank. A month later he deeded the mortgaged property to the bank outright and apparently left town, for his name is dropped from the tax records. The house remained in the ownership of the Saugatuck Bank for more than seven years, probably as rental property. On September 7, 1864, the bank (then called the First National Bank of Westport) conveyed the property to Thomas F. Davies. Davies held the property for less than one year, using it as a rental property, and then his heirs sold it to Morris Bradley on March 17, 1865.*

*Morris Bradley was born circa 1805 in Weston and married Mary Ann Fanton of Weston. Bradley, like Patchin, was a blacksmith. However, Bradley was also a landowner with several properties. Bradley lived a colorful and exciting life. He left his home in Connecticut to join the search for gold in California in 1849 and he was notable as one of the few who actually enjoyed permanent prosperity from the venture. He returned east after the gold rush only to accept an offer of the presidency of the Silver Mining Company in Nevada a short time later. After several years he resigned from this position*

*and settled permanently in Connecticut. He lived first in his hometown of Weston and then moved to Westport upon purchasing the house on Avery Place. In 1869 Bradley transferred the house property and the adjacent property at 9 Avery Place to his son, Abraham. Abraham Bradley was born in 1837 and probably simply held the property to protect it from being attached by his father's creditors, since it was the family residence. Abraham Bradley conveyed the property on the same day he received it to his mother, Mary Bradley. Morris Bradley, however, continued to pay the taxes on the property until his death in 1886.*

*Like Patchin, Morris Bradley made substantial improvements to his property. Because both Patchin and Bradley owned more than one dwelling in Westport and both made improvements to 'their property, it is difficult to determine which one converted the Wheeler House from the simple but commodious house that Ebenezer Coley built for his son in the late eighteenth century to the stylish Italianate house. Several bits of evidence support the theory that Morris Bradley was the key figure in the remodeling. On October 16, 1867, the Westport Advertiser mentioned that "Mr. Morris Bradley is remodeling and rebuilding his dwelling." The remodeling was probably a long-term effort, culminating in the early 1870s, for Bradley's taxes failed to increase until 1871, when his annual taxes rose by \$900. The renovation was probably completed in 1872 for Bradley's taxes increased an additional \$500 in 1873. The Hour on August 10, 1872, Westport paper, announced "the present occupant [Morris Bradley] ...has rebuilt and enlarged it [the house]. It has little resemblance' now to the old house." This newspaper article seems to support the contention that Bradley remodeled the house into an Italianate styled house.*

*After Morris Bradley's death in 1886 his widow continued to own and occupy the residence on Avery Place. Abraham Bradley died only a few months after his father, leaving two daughters. Upon Mrs. Bradley's death, the Avery Place property was divided between Abraham Bradley's daughters, who received 9 Avery Place, and Julia A. Bradley Wheeler, the daughter of Morris and Mary Bradley, who received the family residence at 25 Avery Place. Julia A. Bradley Wheeler was born on October 2, 1841, and married Charles Beach Wheeler, a leading citizen of Westport, at her childhood home in Weston in 1868. Wheeler was involved in commerce, working first in New York City and later in Bridgeport. In the early 1870s he moved to Westport and went into business with his brother-in-law, Abraham Bradley. This partnership endured until Bradley's death in 1886 and Wheeler, then in his forties, led a retired life, with brief ventures into commerce. In 1894 the Pacific Mail and Tea Company*

*established a branch store under the direction of Wheeler and E. P. Marvin, and in 1901 Wheeler advertised, offering his services as a purchasing agent for Westport merchants requiring foods from New York. The couple had two sons: William B. Wheeler, a graduate of the dental school of the University of Pennsylvania, and Lewis H. Wheeler, a graduate of the medical school at Yale. William Wheeler had a dental practice in Westport and died in 1933 and his brother, Lewis, worked for a time as a surgeon on President Woodrow Wilson's Presidential Yacht, the Mayflower.*

*Julia Wheeler died in 1933 and she devised the family residence and land to her two sons. William B. Wheeler's heirs deeded their share of the property to his brother, Lewis, in 1934 and Lewis Wheeler, then, practicing medicine in Westport continued to occupy the family residence until his death in 1958. Wheeler's estate left the Bradley-Wheeler House property to Charlotte P. Darby, who occupied the house until her death in 1979. Darby devised the house to Christ and Holy Trinity Church and requested that it be called the Wheeler House. The church sold the property to the Westport Historical Society Inc. in 1981, the current owners of the property.*

#### **IV. Current Status:**

The property is owned by the Westport Historical Society (WHS) Inc. The Bradley-Wheeler House is used as the WHS headquarters and contains archival information about Westport, a library, several Victorian period rooms and exhibition galleries. The Cobblestone Barn houses the *Museum of Westport History*, displaying a diorama of the town as it looked toward the end of the 19th Century.

The WHS has requested the designation of the property containing the Bradley-Wheeler House and the Cobblestone Barn at 25 Avery Place as a local historic landmark property. The property was purchased and transferred to the WHS on February 23, 1981 from Christ and Holy Trinity Church of Westport, Connecticut (deed 559:264).

The deed includes the following restriction: *“The further restrictions which shall run with the land: (a) that the premises shall be used by the grantee for the general purposes of the Westport Historical Society in preserving the building and restoring the same including the interior for the use and enjoyment of present and future generations of Westporters”*.

## References

1. The majority of the description of the significance, architecture and history of 25 Avery Place, Westport, CT was copied directly from the National Register of Historic Places Inventory – Nomination Form, July 5, 1984, Prepared by Kate Ohno, Preservation Consultant, July 1983 and parts modified for use in this report.
2. The Hour, newspaper of Westport, article by Alva Gray of August 10, 1872 about 25 Avery Place.
3. Chronology of ownership from 1795 to present, Westport Historical Society document, author and date unknown.
4. Westport CT town deeds and records, Town Clerk office, Town Hall.
5. Westport CT tax records, 1851-1856, 1864-1873
6. Westport Historical Society archives.
7. Robert T. Gault to Mrs. Clayton Elmer of the Westport Historical Society, dated Sept. 10, 1990
8. Report to the Bradley-Wheeler Barn Restoration Committee by Robert T. Gault, Dated January 1, 1986.
9. Historic Resources Inventory, 25 Avery Place, compiled by L. McWeeney, E. Potts, D. Malm, Date: 1982
10. Historic Resources Inventory, 25 Avery Place, compiled by PAL, Pawtucket, RI 02860, 11/6/2011.
11. Celebrate Connecticut 350 Years, See Connecticut Free, Hartford, CT, Title of attraction: Wheeler House, written by Barbara Van Orden, 1985.

## Figures

- 1: 1970s (top) compared to 2012 photo – south & east sides, top photo from the WHS archives, bottom photo provided by Bob Weingarten
- 2: 1970s (top) compared to 2012 photo - south & west sides, top photo from the WHS archives, bottom photo provided by Bob Weingarten
- 3: North and East Sides (2012), photo provided by Bob Weingarten
- 4: Front façade – South Side (2012), photo provided by Bob Weingarten
- 5: Cobblestone Barn - entrance/east side (2012), photo provided by Bob Weingarten
- 6: Shed (demolished) attached to Cobblestone Barn, Photo by Lucinda McWeeney, December 1981
- 7: Polygonal Stucco with Post with Wrought Iron Fence (2012), photo provided by Bob Weingarten
- 8: Evolution of East side of Bradley-Wheeler House  
Top photo from WHS archives  
Bottom photo - provided by Bob Weingarten
- 9: Evolution of North/East side of Bradley-Wheeler House  
Top photo from WHS archives  
Bottom photo - provided by Bob Weingarten
- 10: Evolution of the 1981 floor plan to the 2012 floor plan  
1981 floor plan from WHS archives  
2012 floor plan from Westport Assessor files
- 11: 1986 Barn Survey – Robert T. Gault, WHS archives
- 12: Section of Bird's-eye view map of Westport, Conn.  
Published By O. H. Bailey & Co, Boston, 1878
- 13: Hopkins 1879 Map of Downtown Westport



**Figure 1: 1970s (top) compared to 2012 photo – south & east sides**



**Figure 2: 1970s (top) compared to 2012 photo - south & west sides**



**Figure 3: North and East Sides - 2012**

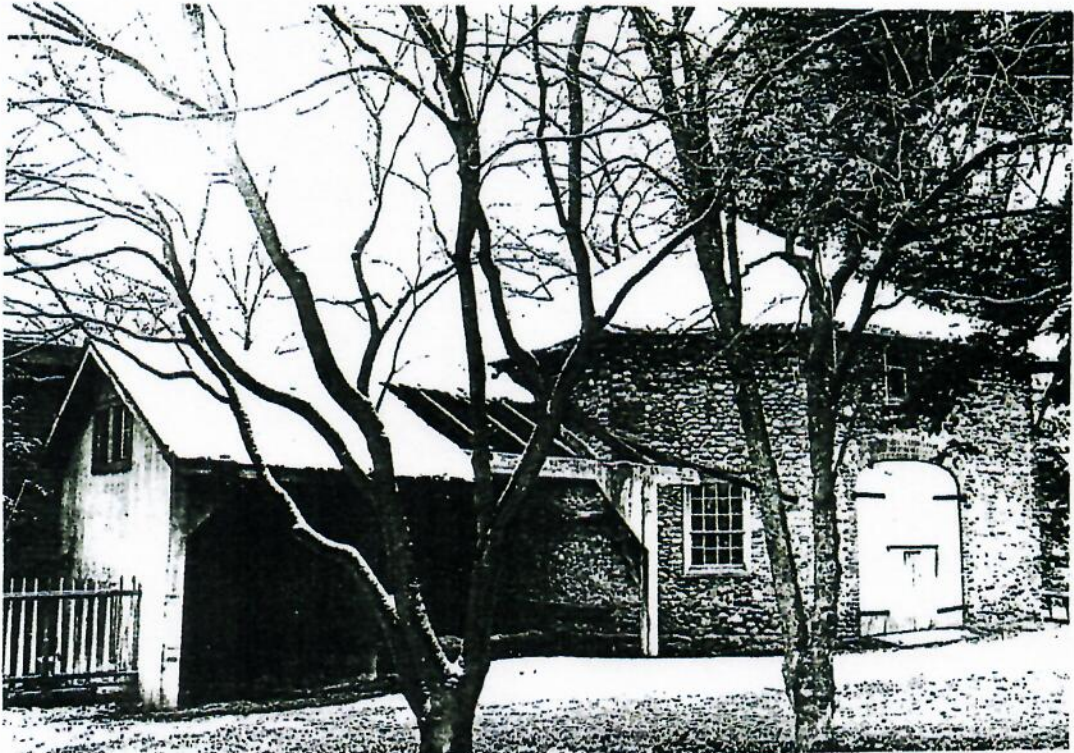


**Figure 4: Front façade – South Side - 2012**





**Figure 5: Cobblestone Barn – entrance/east side (2012)**



**Figure 6: Shed (demolished) attached to Cobblestone Barn, 1981**



**Figure 7: Polygonal Stucco Post with Wrought Iron Fence (2012)**



**Pre-2003 Addition**

**2012 Photo**



**Figure 8: Evolution east side of Bradley-Wheeler House**

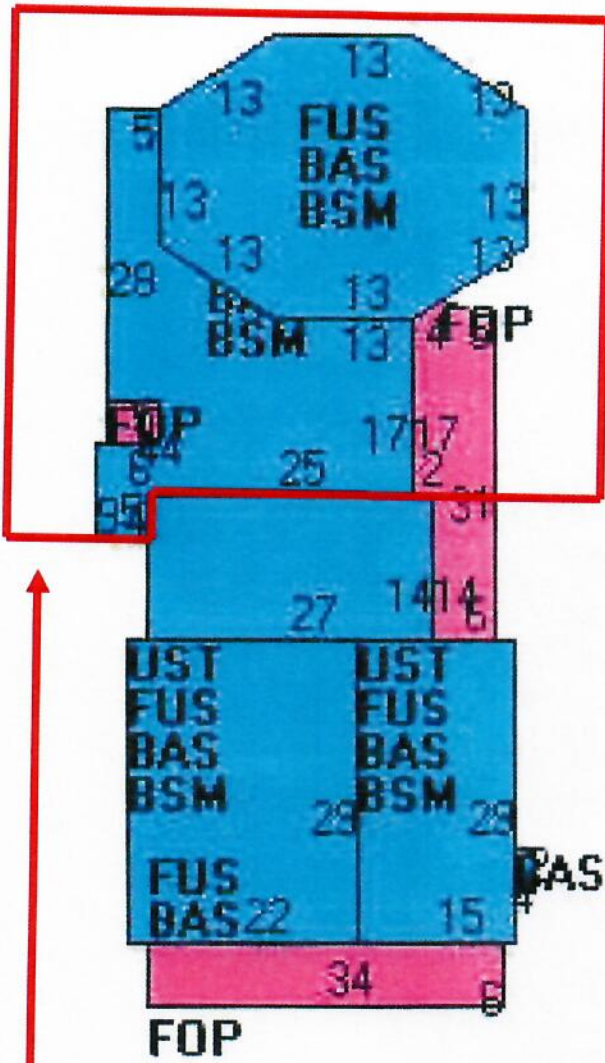
1981



2012



**Figure 9: Evolution of North/East sides**

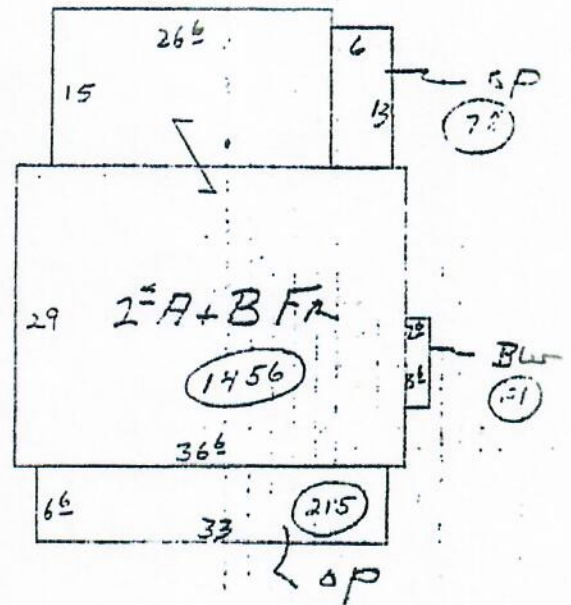


**2012 Floor Plan**

**Added 2003**

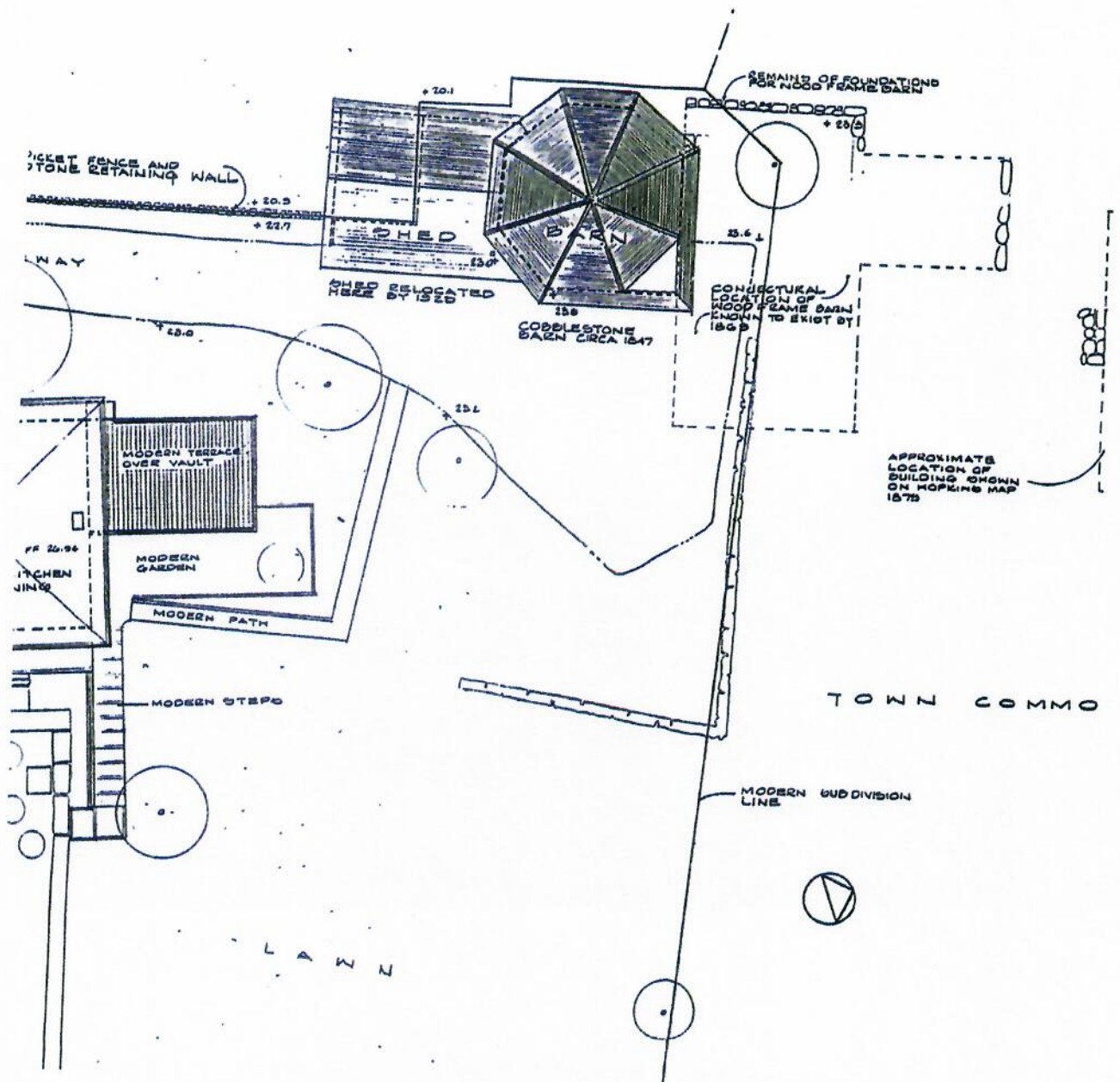
- Exhibition Hall**
- Side Lobby**
- Kitchen**
- Extended porch with door**
- Back entry stairs and door**

Abbreviations can be found at Westport Assessor Office



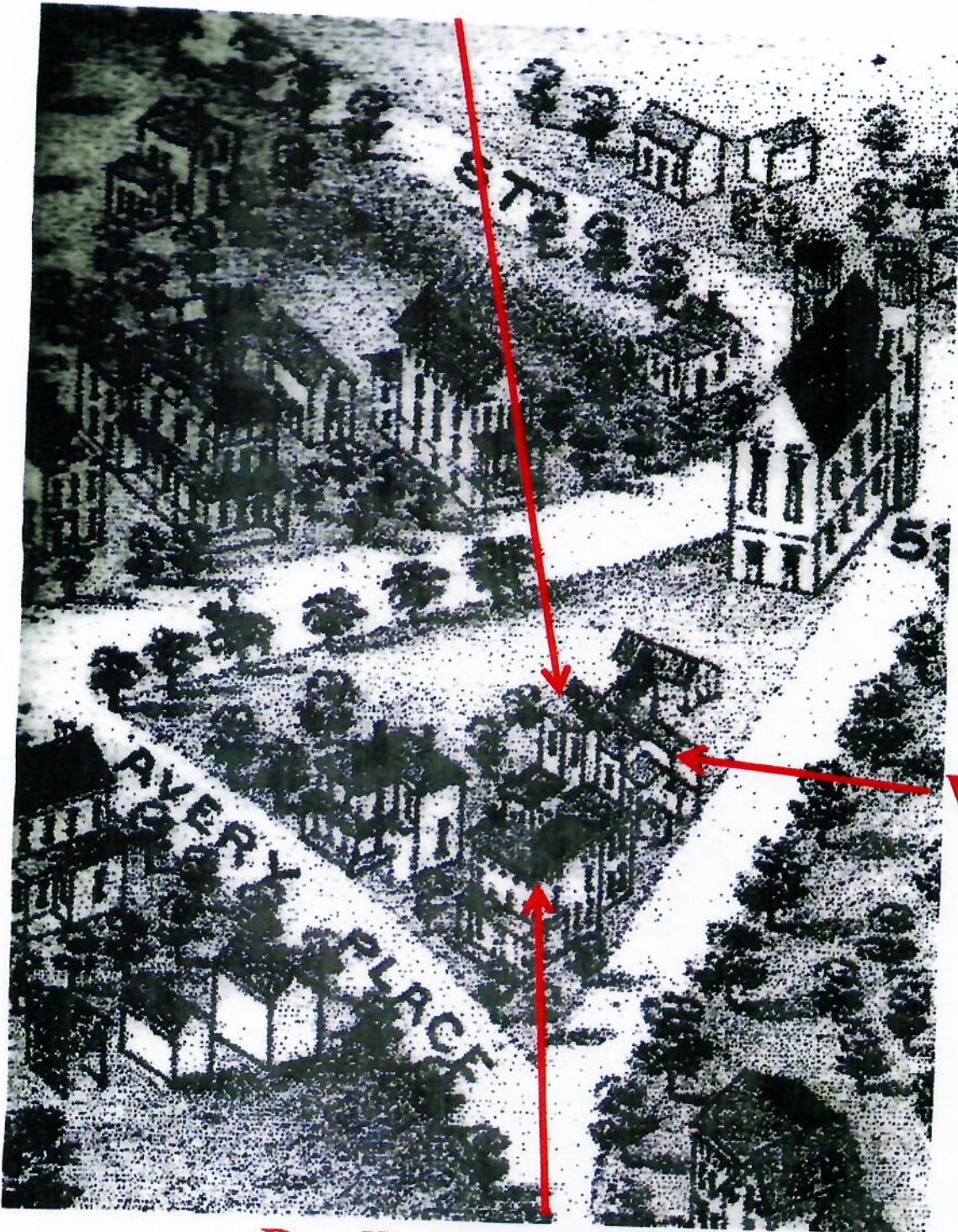
**1981 Floor Plan from appraisal**

**Figure 10: Evolution of 1981 floor plan to 2012 floor plan**



**Figure 11: 1986 Barn Survey – Robert T. Gault**

**Cobblestone Barn**



**Wood Barn**

**Bradley-Wheeler House**

**Figure 12: Section of Bird's-eye view map of Westport, Conn.  
Published By O. H. Bailey & Co, Boston, 1878**

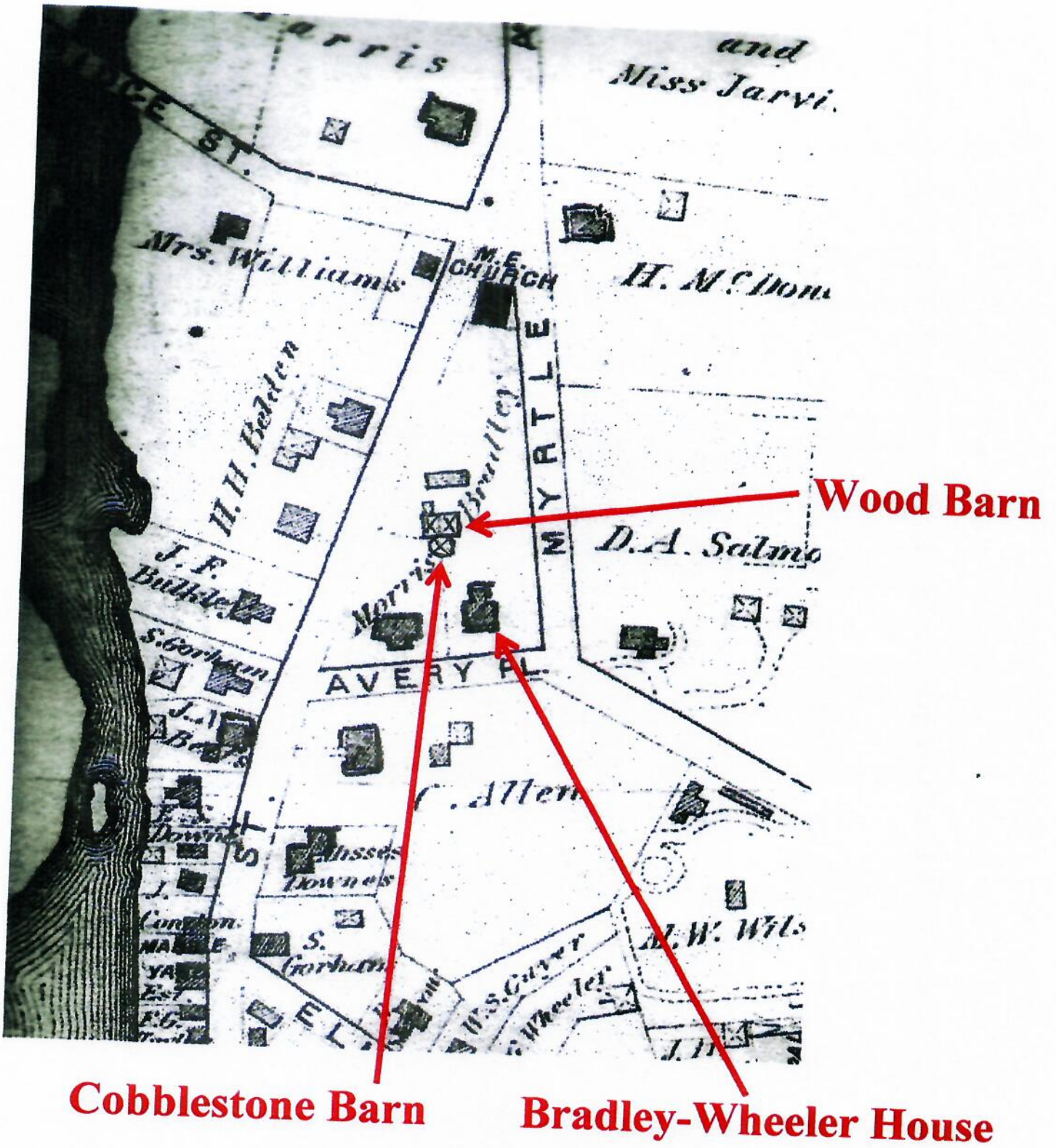
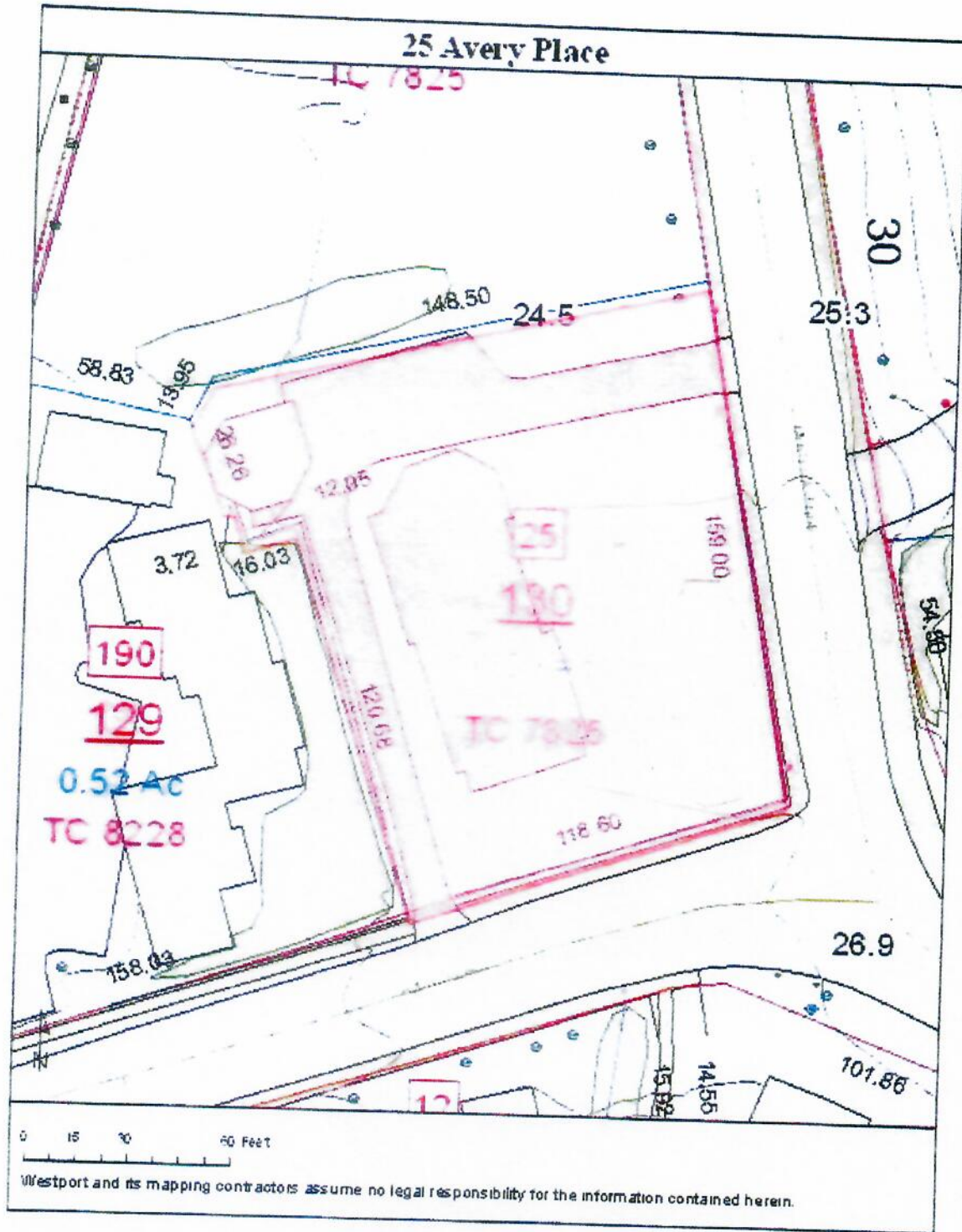


Figure 13: Hopkins 1879 Map of Downtown Westport





**HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES**

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator,  
 Connecticut Commission on Culture & Tourism, 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) Westport Historical Society  
 Building Name (Historic) Coley-Bradley-Wheeler House  
 Street Address or Location 25 Avery Place  
 Town/City Westport Village \_\_\_\_\_ County Fairfield  
 Owner(s) Westport Historical Society     Public     Private

**PROPERTY INFORMATION**

Present Use: Museum  
 Historic Use: Residential

Accessibility to public: Exterior visible from public road?     Yes     No  
 Interior accessible?     Yes     No    If yes, explain \_\_\_\_\_  
 Style of building Italianate (ca. 1860 remodel)    Date of Construction ca. 1860

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

- |  |   |  |                                       |  |
|--|---|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Clapboard  | <input type="checkbox"/> Asbestos Siding        | <input checked="" 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>Flush board</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: 2    Approximate Dimensions \_\_\_\_\_

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: Additions

**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: \_\_\_\_\_

**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 PAL \_\_\_\_\_ Date \_\_\_\_\_  
 View \_\_\_\_\_ Negative on File \_\_\_\_\_  
 Name \_\_\_\_\_ Date 11/6/2011  
 Organization PAL \_\_\_\_\_  
 Address 210 Lonsdale Avenue, Pawtucket, RI 02860

• Subsequent field evaluations:

**Threats to the building or site:**

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

**STATE OF CONNECTICUT**

**COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE**  
One Constitution Plaza, Second Floor, Hartford, CT 06103

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

FOR OFFICE USE ONLY	
TOWN NO.:	SITE NO.:
UTM: 18/ / / / / / / /	
QUAD:	
DISTRICT:	NR: Actual Potential

**CONTINUATION SHEET**

Item Number: \_\_\_\_\_ Date: October 2011  
PAL, Pawtucket, RI 02860

**25 Avery Place, Westport, CT**

**Interrelationship of building and surroundings:**

The building occupies a level site on the northwest side of the intersection of Avery Place and Myrtle Avenue. It is set close to the street and faces south. Planted beds line the building's foundation and a well-kept grass lawn lies to the south and east. To the west of the house lies a patch of dense vegetation, and several other large trees and shrubs dot the property. A gravel driveway off of Myrtle Avenue leading to the former carriage house lies to the north of the house. A cast-iron fence borders the south and east edges of the lot, separating it from the sidewalk and street.

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

The building is a two-story, five-bay-by-two-bay Italianate style former residence. The shallow hip roof has a wide overhang and brick chimneys on the east and west slopes. A wide entablature runs below the roofline and contains pairs of bull's-eye windows. A square cupola is located at the ridge and has two decorative openings on each side with a wide hip roof and elaborate scroll-sawn finial. The walls are clad in clapboard with flush board on the first story of the south (facade) elevation and rest on a fieldstone foundation. The house was enlarged and remodeled in the Italianate style in the 1860s. A full-width porch with a hip roof and chamfered posts was constructed during the remodel. A bay window on the east elevation and an ell on the north elevation were also built at that time. The ell is two stories tall and two bays wide with a hip roof and brick chimney on the north slope. A one-story addition was constructed on the north end of the ell to connect it to an octagonal addition. A porch supported by tapered posts extends across the entire east elevation of the ell and one-story addition. An octagonal addition on the north elevation of the one-story addition has deep overhangs and a wide frieze containing rectangular, three-light windows. The one-story and octagonal additions were constructed in 2010. An octagonal carriage house is located northwest of the house. It is one-story tall and two-bays wide with fieldstone walls, brick quoins, and a wood shingle-clad conical roof. The main entrance is located beneath the porch in the center of the facade and consists of a wood panel door with a pedimented lintel. A secondary entrance on the east elevation of the ell consists of a wood panel door with a pediment. An entrance on the east elevation of the one-story addition consists of a wood panel door with simple wood trim. Windows primarily consist of six-over-six, wood, double-hung sash with pediments. Four pairs of full-height, three-pane casement windows are evenly spaced on the east and west sides of the main entrance on the facade. The bay window has two-over-two and one-over-one double-hung sash with panels below. The ca. 1860 plan of the house is relatively intact except for the large addition on the north elevation, which is not visible from the facade. Most of the materials are original to the 1860s remodel, but some windows and exterior cladding materials appear to be mid-twentieth-century replacements.

**Historical or Architectural importance:**

The Wheeler House was originally constructed ca. 1795 by Captain Ebenezer Coley for his son, Michael. The Coley's sold the property to Anne Avery and her mother, Mary Kent, in 1799. Avery married David Ripley and converted a portion of the house into a millinery shop. Through the 1830s and 1840s, the house had multiple owners. Farmin Patchin, who owned the property in 1846, built a second residence on the west end of the property. By the late 1850s, the house was purchased by Morris Bradley, who oversaw an extensive renovation that resulted in the extant Italianate villa. Bradley, who by 1870 owned \$90,000 worth of property in Westport and Weston, died in 1886 and left the house to his wife, Mary. Mary willed the property to her daughter Julia and son-in-law, Charles Wheeler. The Wheelers lived there until the early 1930s, when it passed to their son, William Wheeler. Wheeler lived in the house until his death in 1958, and operated a medical practice on the first floor. By 1960 the house was occupied by Mrs. Charlotte P. Darby, who remained there through the late 1970s. The 1980 directory listed the house as vacant, but by 1985 the property was purchased by the current tenants, the Westport Historical Society.

**STATE OF CONNECTICUT**

**COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE**  
One Constitution Plaza, Second Floor, Hartford, CT 06103

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

**CONTINUATION SHEET**

Item Number: \_\_\_\_\_ Date: October 2011  
PAL, Pawtucket, RI 02860

**25 Avery Place, Westport, CT**

**Sources:**

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Hopkins, G.M. Atlas of the County of Fairfield. 1879; Malm, Dorothea. Westport, Connecticut, 1842. 2000; Sanborn Fire Insurance Maps. 1891-1940; Westport Directory (W.D.). Loveland, CO: US West Marketing Resources, 1991; W.D. Chicago, IL: Johnson Publishing Co., 1985; W.D. Providence, RI: C. DeWitt White Co., 1917-1918; W.D. New Haven: The Price & Lee Co., 1923-1974; Westport Assessor's Online Database, 2012; Wheeler House. *Westport Historical Society*. Accessed 3/1/2012 from <http://westporthistory.org/wheeler-house/>.

*FOR OFFICE USE ONLY*

TOWN NO.: \_\_\_\_\_ SITE NO.: \_\_\_\_\_  
UTM: 18/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_  
QUAD: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ NR: Actual  
Potential

**STATE OF CONNECTICUT**

**COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE**

One Constitution Plaza, Second Floor, Hartford, CT 06103

**HISTORIC RESOURCE INVENTORY FORM**

For Buildings and Structures

FOR OFFICE USE ONLY

TOWN NO.:            SITE NO.:

UTM: 18/\_\_\_/\_\_\_/\_\_\_/\_\_\_

QUAD:

DISTRICT:            NR: Actual  
  Potential

**CONTINUATION SHEET**

Item Number: \_\_\_\_\_ Date: October 2011

PAL, Pawtucket, RI 02860

25 Avery Place, Westport, CT

**PHOTOGRAPHS**



View of the south and east elevations.



View of the east elevation.

**STATE OF CONNECTICUT**

**COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE**  
One Constitution Plaza, Second Floor, Hartford, CT 06103

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

**CONTINUATION SHEET**

Item Number: \_\_\_\_\_ Date: October 2011  
PAL, Pawtucket, RI 02860

**25 Avery Place, Westport, CT**

*FOR OFFICE USE ONLY*

TOWN NO.: \_\_\_\_\_ SITE NO.: \_\_\_\_\_  
UTM: 18/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_  
QUAD: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ NR: Actual  
Potential



View of the east elevation.



View of the east elevation of the carriage house.

**ARTICLE II**  
**SPECIFIC HISTORIC DISTRICTS AND LANDMARKS**

**38-24 Historic landmark properties**

The property and buildings at 25 Avery Place, to be known as the Bradley-Wheeler House, situated in the Town of Westport, County of Fairfield and State of Connecticut being shown as "parcel 'A' Area = 0.500 Ac" on that certain map entitled "Map of Property Prepared for Christ and Holy Trinity Episcopal Church, Westport, Conn. Scale 1"=30' May 13, 1980. Dennis A. Delius Land Surveyor Norwalk, Conn." which map is on file in the Westport Town Clerk's office as Map No. 7825



18582

18582

MAIN STREET

MAIN STREET

2 50° 08' 30" E  
899.00

LAND OF  
MICHAEL F. CALISE  
S 55° 36' 20" E  
90.98

PARCEL "B"  
AREA = 0.963 AC.

AVENUE

MYRTLE

MAP OF PROPERTY

PREPARED FOR  
**CHRIST AND HOLY TRINITY  
EPISCOPAL CHURCH**  
WESTPORT, CONN.

SCALE 1" = 50'  
DENNIS A. DEWIS  
LAND SURVEYOR

MAY 13, 1980  
LAND SURVEYOR  
CONN.

NOTE:  
1) Refer to Map No. 18582 in the W.L.C.  
2) Refer to the "Town of Westport and  
3) Refer to the "Town of Westport and

RECEIVED ON FILE IN THE OFFICE OF THE TOWN CLERK  
OF WESTPORT - at 3:35 PM on Feb. 11, 1980  
Dennis A. Dewis, Surveyor

FILE NO. 7825

CERTIFIED "SUBSTANTIALLY CORRECT" AS TO THE  
PRECISION OF A CLASS A-E SURVEY.  
Dennis A. Dewis  
CONN. L.E. REG. #90296



Dennis A. Dewis  
Surveyor

LAND OF  
THOMAS SHAW & PIERRE HOLL  
S 78° 10' 10" W  
119.00

AVERY PLACE

PARCEL "A"  
AREA = 0.500 AC.



18582

#7825

STATUTORY FORM WARRANTY DEED

CHRIST AND HOLY TRINITY CHURCH, WESTPORT, CONNECTICUT, a religious corporation having its principal office and place of business at 75 Church Lane, Westport, Connecticut 06880, for consideration paid in the amount of ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00) grants to WESTPORT HISTORICAL SOCIETY, INC., a non-stock corporation having its principal office and place of business at 15 Morningside Drive North, Westport, Connecticut 06880,

WITH WARRANTY COVENANTS

All that certain tract or parcel of land with the improvements thereon, situated in the Town of Westport, County of Fairfield and State of Connecticut, shown as "parcel 'A' Area = 0.500 Ac" on that certain map entitled "Map of Property Prepared for Christ and Holy Trinity Episcopal Church, Westport, Conn. Scale 1" = 30' May 13, 1980 Dennis A. Deilus Land Surveyor Norwalk, Conn." which map is to be placed on the Land Records of the Town of Westport, Connecticut with the filing of the deed.

Being a portion of the premises devised to the grantor by the late Charlotte P. Darby who died on July 27, 1979 a resident of Westport and whose will was duly admitted to probate by the Probate Court for the District of Westport.

Said premises are conveyed subject to:

1. Building lines if established and to such building and zoning and planning ordinances and other ordinances as may have been established by the Town of Westport.
2. Taxes, if any, hereinafter becoming due and payable.
3. Any state of facts which an accurate survey would show.
4. The further restrictions which shall run with the land: (a) that the premises shall be used by the grantee for the general purposes of the Westport Historical Society in preserving the building and restoring the same including the interior for the use and enjoyment of present and future generations of Westporters; and (b) if the grantee shall desire to sell or otherwise dispose of the premises at any time, it will first offer the same to the grantor for repurchase at its then fair value for residential purposes as though it were still zoned for that use at that time and the grantor will have 60 days from the date of such offer in which to accept the same.

Signed this 22<sup>nd</sup> day of February, 1981.

Witnessed by:

*John W. Boyd*  
John W. Boyd

CHRIST AND HOLY TRINITY CHURCH,  
WESTPORT, CONNECTICUT

NO SEAL

*Dana Forrest Kennedy*  
Dana Forrest Kennedy

*Ernest J. Greenwood*  
Ernest J. Greenwood  
Duly Authorized

STATE OF CONNECTICUT )

COUNTY OF FAIRFIELD )

ss.

Westport,

February 22, 1981

Personally appeared Ernest J. Greenwood, warden, of CHRIST AND HOLY TRINITY CHURCH, WESTPORT, CONNECTICUT, signer of the foregoing instrument, and acknowledged the same to be his free act and deed, and the free act and deed of said corporation, before me.

NO Conveyance Tax Collected  
*Joan M. Hyde*  
Town Clerk of Westport

*John W. Boyd*  
John W. Boyd  
Commissioner of the Superior Court

Grantor's Mailing Address:  
75 Church Lane  
Westport, CT 06880

Grantee's Mailing Address:  
15 Morningside Drive North  
Westport, CT 06880

Received for record Feb. 23 19 81 at 3:49 P. M. and recorded by *Joan M. Hyde*  
Westport Town Clerk

W. D. P. J. at WI Al si Co ma Ep A. ch of Be. Ch. and the Sai. and by that of sto pre sha it v fair that of s This Sign With. STATE COUNTY of WES and ac and de

Received for

# Current Owner Request

6

RECEIVED  
JUN 25 2012  
HISTORIC DISTRICT  
COMMISSION



**Westport Historical Society**  
KEEPING WESTPORT'S HISTORY ALIVE

June 22, 2012

Mr. Francis Henkels, Chair  
Historic District Commission, Town of Westport  
Westport Town Hall, Rm 108  
110 Myrtle Avenue  
Westport, Ct. 06880

Dear Mr. Henkels and Members of the Historic District Commission:

I wish to propose the local historic landmark property designation for the Wheeler House and Barn at 25 Avery Place, Westport, Ct. 06880.

I look forward to hearing from you as to the next step in this process.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Wynkoop".

Susan Walton Wynkoop  
President  
Westport Historical Society  
25 Avery Place  
Westport, Ct. 06880  
203-253-3465