

For Office Use Only:
Date of Filing: _____
Date of Public Hearing: _____
65 Day Period Ends: _____
Type of Work: _____

WESTPORT HISTORIC DISTRICT COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (CA)

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Westport, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97A, Section 7-147d and 147s, as amended, of the General Statutes of Connecticut.

SECTION 1 (To be completed by the Applicant):

Address of proposed work: 25 AVERY PL, WESTPORT CT 06880

Owner: WESTPORT MUSEUM FOR HISTORY AND CULTURE c/o RAMIN GENESHAM

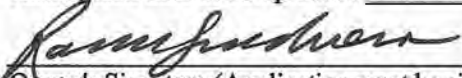
Phone: 203-222-1424 x5 Email: executivedirector@westporthistory.org

Agent/Contractor: LYONSPLAIN ARCHITECTURE C/O HANNA PRZADA

Address: 55 POST ROAD, WESTPORT CT 06880

Phone: 203 557 9200 Email: hanna@lyonsplain.com

Anticipated date of completion: Fall 2023


Owner's Signature (Application must be signed) _____ Date JUNE 16, 2023

SECTION 2 (To be completed by the Zoning Enforcement Officer)

- Appears to comply with regulations
- Appears not to comply with regulations
- More information needed

Signature of Zoning Enforcement Officer indicating preliminary review of compliance with zoning regulations.

SECTION 3 (To be completed by the Historic District Commission)

Date of Public Hearing: _____

- Certificate of Appropriateness APPROVED**
List any conditions or modifications:

- Certificate of Appropriateness DENIED**
List reasons for denial:

Signature/Chair, WHDC Date

After approval has been obtained from the Historic District Commission, work cannot commence until proper zoning and building permits have been obtained from the Planning and Zoning and Building Departments.

SECTION 4 (To be completed by the Historic District Commission)

FINAL APPROVAL

Signature/WHDC: _____ Date of Site Inspection: _____



WESTPORTSM

Historic District Commission

Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Westportct.gov
Telephone (203) 341-1184

WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 841 6063 7609
Passcode: 050849
Dial by your location
• +1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/84160637609?pwd=Uk40cXhWa0xTQkFST09nU1pkVERCZz09>

The Westport Historic District Commission will hold an electronic public meeting at **7:00 p.m. on Tuesday, July 11, 2023**, for the following purposes:

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated June 7, 2023, for proposed new decking at **10 Gorham Avenue** (PID # D11//026/000) which is located within the Gorham Avenue Local Historic District.
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated June 7, 2023, for proposed addition on house and addition of a new cabana at **75 Kings Highway North** (PID # C09//026/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.
3. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated June 16, 2023, for proposed repairs and alterations of roofing, gutters, downspouts, siding, trim, wood details, windows, doors, shutters, and masonry at **25 Avery Place** (PID # C10//130/000) which is a locally designated property.

Grayson Braun, Chair
Historic District Commission
June 27, 2023

Special Notice Regarding This Electronic Meeting:

Pursuant to Public Act 22-3, there will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Historic District Commission agenda for the meeting is available on-line at www.westportct.gov and on the Town Calendar web page under July 11, 2023.

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or eflug@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

OWNERS AUTHORIZATION FORM

For Properties Located at 25 Avery Place, located in the Westport Historic District.

Submission Date:

1. Address of Property: 25 AVERY PLACE, WESTPORT, CT
2. Owner of Record: WESTPORT HISTORICAL SOCIETY INC.
3. Daytime Tel #: 203-222-1421
4. E-mail: executivedirector@westporthistory.org
5. Agent's Name: HANNA PRZADA, LYONS PLAIN ARCHITECTURE
6. Agent's Address: 55 POST ROAD, WESTPORT, CT 06880
7. Agent's E-mail: hanna@lyonsplain.com

I, RAMIN GANESHERAM, am the authorized representative of the property located at address:

25 Avery Pl, Westport CT 06880

I hereby authorize Lyonsplain Architecture, and their subcontracting companies, to act as my Agent for the limited purpose of applying for and obtaining local building and other permits from the Authority Having Jurisdiction as required for the installation of exterior restorations on my property.

This authorization includes the transfer/re-administering, and/or cancellation of any existing permits on file for the purpose of updating/applying with an alternate subcontractor.

Signature: 

Print Name: RAMIN GANESHERAM

Date: 8/6/2023

BRADLEY-WHEELER HOUSE PROPERTY DESCRIPTION

Bradley Wheeler House, 25 Avery Place.
c.1867, Italianate

Local Historic Property, Wheeler House National register Historic Property, Westport Center National Register District, Myrtle Avenue State Historic District, Village District Overlay

The Bradley-Wheeler House is located on the north side of Avery Place, a street which adjoins both Myrtle Avenue and Main Street in the downtown area of the Town of Westport. The property is surrounded by a wrought iron fence with intermittent concrete piers.

Originally built in 1795 by Captain Ebenezer Coley for his son, Michael, the house used to be a Colonial-style saltbox structure. There are no known visual representations of this first house and any remnant of this first home have been either obscured or erased by subsequent modifications; the house was remodeled in the Italianate style around 1867.

The Bradley-Wheeler House is a two-and-a-half story Italianate-style structure with five bays and a low-pitch roof surmounted by a cupola with a flat seam lead-coated copper roof. The cupola has windows surrounded by flat moldings on each of its four faces with remaining area covered by flush boards. It is topped by a bracket finial. To the east and west of the cupola, are brick chimneys with a third chimney centered against the north wall of the ell at the rear of the main structure. The roof has wide eaves which terminate at a corona with a crown molding. There are no brackets beneath the eaves. The roof is coated with rolled roofing with a perimeter of lead-coated copper and has built in gutters.

Below the eaves is a wide frieze with pairs of round eyebrow windows. These only occur on the original antique structure. There are three pairs of eyebrow windows on the front and rear and two pairs on either side. The south elevation has five six-over-six windows on the second floor. The first floor has two pairs of glass French doors on either side of the centrally located front door with etched glass panels. The front door is accessed by a wooden porch with a lead-coated copper clad hipped roof supported by four pedestals with molded bases and plinths beneath chamfered square columns. Molded capitals engage curved brackets which support the frieze. On the east elevation, there is a first-floor bay-window with adjacent to a pair of six-over-six sash windows. The second floor two bays each with a six-over-six window. These are surmounted by a wide frieze with two pairs of round eyebrow windows. The west elevation has two six-over-six sash windows on the first floor and two, symmetrically placed six-over-six sash windows on the second floor. All windows have molded, Italianate-style pediments.

On the northern side of the original building is a two-story ell. The east elevation of the addition has two six-over-six windows on the second floor and a symmetrically placed six-over-six window and door on the first floor. The same symmetry is seen on the north and west facades of the ell. There is a hip roof porch that extends over the eastern side of the ell to a one-story annex connecting the main structure to an octagonal gallery with a standing seam metal roof. The porch has a wood deck and rests on piers and concrete retaining wall. The western side of the annex has a concrete ramp with wrought iron railing.

Aside from the flush boards on the first floor of the front porch, the entire museum is finished with narrow corner boards, water tables and clapboard siding. The foundation of the antique building is fieldstone parged with cement. The newer annex and gallery have foundations of concrete with a veneer brick on the exterior.

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

EXTERIOR REPAIRS AND IMPROVEMENTS

25 AVERY PLACE WESTPORT, CT 06880

HDC PERMIT SET

ABBREVIATIONS

AC	air conditioning	FND	foundation	PCF	pounds per cubic foot
AB	anchor bolt	FOD	face of concrete	PCT CONC	precast concrete
ABV	above	FOM	face of finish	PERF	perforate (d)
AC	acoustical	FOS	face of masonry	PF	perimeter
AC BD	acoustic board	FPL	face of stud	PN	prefinished
ACT	acoustic tile	FPM	floor plate	PH	panic hardware
AC	asphalt concrete	FR	fireproof (ing)	PK	padding
ACC	access	FR	fire-resistant	PL	plate
ACC PNL	access panel	FRC	frame (ing)	PLAS	plaster
ADH	adhesive	FRT	fire-resistant coating	PLF	pounds per lineal foot
ADJ	adjacent	FRT	fire-retardant	PLY	plywood
ADJ	adjustable	FRT	floor sink	PNL	panel (ed) (ing)
AF	above finished floor	FTG	finishing	PNT	paint
AGG	aggregate	FUR	furred (ing)	PRC-FAB	prefabricate (d)
AL or ALUM	aluminum	FUT	future	PRF	preformed
ALP	alternate	GA	gauge	PSC	prestressed concrete
ALP	area fire pressure alarm	GALV	galvanized	PSP	pounds per square foot
ANC	anchor, anchorage	GB	grab bar	PT	pounds per square inch
AND	and/or	GC	general contract (or)	PTC	post-tensioned concrete
APPROX	approximately	GD	grade	PTD	paper towel dispenser
ARCH	architect (ural)	GRC	glass fiber reinforced concrete	PTK	partition
ASPH	asphalt	GT	galvanized iron	PTR	paper towel receptor
AUTO	automatic	GK	gasket	PVC	poly vinyl chloride
		GL	glass	PVMT	pavement
BD	board	GLS	glass block		
BEL	below	GN	granite		
BET	between	GT	gROUT		
BIT	bituminous	GN	grout		
BLDG	building	GV	gypsum wallboard		
BK	block	GV BD	gypsum board		
BLKG	blocking	GV PLAS	gypsum plaster		
BL	beam	GV LA	gypsum lath		
BO	bottom of	GV TL	gypsum tile		
BOU	bottom	GB	glass block		
BRG PL	bearing plate	HBO	hardboard		
BRG	bearing	HC	hollow core		
BRZ	brick	HDR	heavy duty		
BRZ	bronze	HDW	hardware		
BSMT	basement	HGT or H	height		
BT	both	HM	hollow metal		
BU	bulletin board	HRZ	hour		
BU	built-up roof	HR	heating		
BUL	bowl	HVAC	heating/ventilating/air conditioning		
		HW	hardwood		
CAB	cabinet	ID	inside diameter		
CB	code blue	INS	insulating concrete		
CCTV	closed circuit television	INT	interior		
CEM PLAS	cement plaster (portland)	INT	interior		
CEM	cement	INT	interior		
CC	ceramic	IR	iron pipe size		
CD	corner guard	J	joint		
CI	cast iron	JAN CLO	janitor closet		
CIR	circle	J	joint		
CIRC	circumference	JT	joint filler		
CL	control point	KIT	kitchen		
CL	cast (ing), caulk (ing)	KO	knock-out		
CL	center line	L	length		
CLG	ceiling	LAB	laboratory		
CLG HGT	ceiling height	LAD	ladder		
CLX	chalkboard	LAM	laminated		
CLD	clear	LAV	lavatory		
CLS	closure	LB	left hand		
CMU	concrete masonry unit (s)	LH	live load		
CO	cleanout	LP	low point		
COL	column	LT	light		
COMB	combination	LT	light		
COMP	compress (ed) (ion) (ible)	LTV	light tower		
COMP	composition, composite	LTV	light tower		
COMP	composition, composite	LTV	light tower		
CONC	concrete	LTV	light tower		
CONC	concrete	LTV	light tower		
CONC	concrete	LTV	light tower		
CONT	continuous	LTV	light tower		
CONTR	contract (or)	LTV	light tower		
CONTR	contract (or)	LTV	light tower		
COP	copper	LTV	light tower		
CPT	carpet (ed) (ing)	LTV	light tower		
CS	countersink (sunk)	LTV	light tower		
CT	ceramic tile	LTV	light tower		
CTR	counter	LTV	light tower		
CTR FLG	counter flashing	LTV	light tower		
CU YD	cubic yard (s)	LTV	light tower		
CV	cover	LTV	light tower		
		LTV	light tower		
		LTV	light tower		
		LTV	light tower		
		LTV	light tower		
		LTV	light tower		

TITLE SHEET - GRAPHIC SYMBOLS

VIEW REFERENCES

DRAWING TITLES

1 VIEW NAME

A2.1 A6.1 1/8" = 1'-0"

SCALE

SHEET WHERE DRAWN

SHEET WHERE REFERENCED

WALL/DETAIL SECTIONS

SECTION NUMBER

VIEW DIRECTION

SHEET WHERE DRAWN

BUILDING SECTION

SECTION NUMBER

VIEW DIRECTION

SHEET WHERE DRAWN

PLAN / DETAIL CALLOUTS

CALLOUT NUMBER

SHEET WHERE DRAWN

EXTERIOR / INTERIOR ELEVATIONS

ELEVATION NUMBER

SHEET WHERE DRAWN

DATUM SYMBOLS

STRUCTURAL GRIDLINE

NAME OF LEVEL

FLOOR TWO

HEIGHT ABOVE PROJECT DATUM

14'-0"

SPOT ELEVATION INDICATOR

9'-0"

TRUE NORTH

NORTH

NOTE IDENTIFICATION

NOTE: SEE INDIVIDUAL SHEETS FOR ADDITIONAL SYMBOLS.

PROJECT SYMBOLS

ROOM NAME

101 ROOM NUMBER

101 DOOR OR OPENING NUMBER. SEE DOOR SCHEDULE.

WINDOW TYPE INDICATOR. SEE WINDOW TYPES.

WALL TAG. INDICATES PARTITION TYPE. STUD TYPE & SIZE. *A* INDICATES ACOUSTICAL.

CEILING TYPE. - SEE CEILING SCHEDULE.

PAINT TYPE, WHERE APPLICABLE.

CEILING HEIGHT

9'-0"

FIXED EQUIPMENT INDICATOR. SEE EQUIPMENT SCHEDULE.

ACCESSORY INDICATOR. SEE ACCESSORY SCHEDULE.

SIGNAGE INDICATOR. SEE SIGNAGE SCHEDULE.

PROJECT TEAM

CLIENT

THE WESTPORT MUSEUM FOR HISTORY AND CULTURE
 25 AVERY PLACE
 WESTPORT, CT 06880
 PHONE: 203.222.1424

ARCHITECT

LYONSPLAIN ARCHITECTURE AND DESIGN
 183 MAIN ST
 WESTPORT, CT 06880
 PHONE: 203.557.9200
 EMAIL: INFO@LYONSPLAIN.COM

SHEET INDEX

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2_ARCHITECTURAL	
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A1.2	FIRST FLOOR PLAN
A1.3	SECOND FLOOR PLAN
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A3.2	EXTERIOR ELEVATIONS
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A8.0	DOOR SCHEDULE, TYPES, DETAILS, AND NOTES
A8.10	WINDOW SCHEDULE & TYPES
A8.11	WINDOW SHUTTER TYPES
A9.0	TYPICAL DETAILS

PROJECT NARRATIVE

SCOPE OF EXTERIOR REPAIRS AND ALTERATIONS

ROOFING:

- Low Pitch Roof as shown On The Drawings:
- Replacement of an existing EPDM roofing system-
 - Repairs and/ or restoration of Yankee gutters with Zinc-Coated Copper gutter liners and flashing.

Low-Pitch Avery Place Porch Roof:

- Replacement of an existing Lead-Coated Copper front porch roofing with Zinc-Coated Copper roof. Roofing layout and seam design to match existing. See photos.

Gutters and Downspouts:

- Replacement of existing powder-coated aluminum downspouts and Lead-Coated Copper with Zinc-Coated Copper downspouts to match the newer units along.

EXTERIOR WOOD SIDING, RUNNING AND STANDING TRIM AND EXTERIOR ORNAMENTAL WOOD DETAILS:

- Lap Siding, Ship-Lap Siding, Wood Window and Door Casing, Running and Standing Trim, Exterior Ornamental Wood Details: Strip, scape, repair and restore. Dutchman repairs and/ or replacement of any rot or damaged pieces with like and kind materials and profiles.
- Front Porch Decking: Restore and repair, replace where necessary with Vertical Grain Douglas Fir decking. Match size and layout. Prime and paint.

WINDOWS, DOORS, AND EXTERIOR SHUTTERS:

- Shop restoration of existing window sashes, door slabs and shutters. Strip, scrape, prime and paint all windows and doors. Remove, clean and reinstall all glazing. Any damages glass to be replaced with alike historic glass, Reglaze with Sarco putty, match putty profiles with existing. Restore and repair existing hardware. Replace with like and kind if existing cannot be restored.
- Window and Door Frame Restoration: Strip and Scape frames onsite. Repair and replace any rot and damages pieces of frames, casings or sills with epoxy and dutchman where necessary. Prime and paint.
- New storefront windows and entry door to be custom- fabricated. Solid mahogany, entrance lock door set to match existing, and as required by code. Door and windows to be primed and painted.

MISCELLANEOUS MASONRY:

- Chimney repointing and flashing repairs as needed. Match mortar color and texture. Mortar type: N, typical.
- Replace broken brick veneer wall with like and kind brick, replace broken bluestone cap at guardrail walls. Repoint brick as needed, ensure weep holes are at 8"-14" above finish grade.
- Repair existing exposed stone walls parging as needed. Match mortar color and texture.



LYONSPLAIN ARCHITECTURE

183 Main Street
 Westport, Connecticut

203 557 9200
 www.lyonsplain.com

This drawing and the related specifications are instruments of service and shall remain the property of Lyonsplain Architecture, whether the project for which it's made is executed or not. The drawings and related specifications shall not be used by the owner or others on other projects, for additions to this project, or for completion of this project by others except by agreement in writing and with appropriate compensation to Lyonsplain Architecture. This drawing and related specifications are copyrighted and protected under Section 120 of the U.S. Copyright Act 1976. The protection includes but is not limited to design and construction techniques; unauthorized use or reproduction is prohibited. Submission or distribution for official regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of the rights of Lyonsplain Architecture.

REV#	DESCRIPTION	DATE
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PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS

25 AVERY PLACE
 WESTPORT, CT 06880

PROJECT # 2203

DRAWN BY LPA

DATE 06/07/2023

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1.1

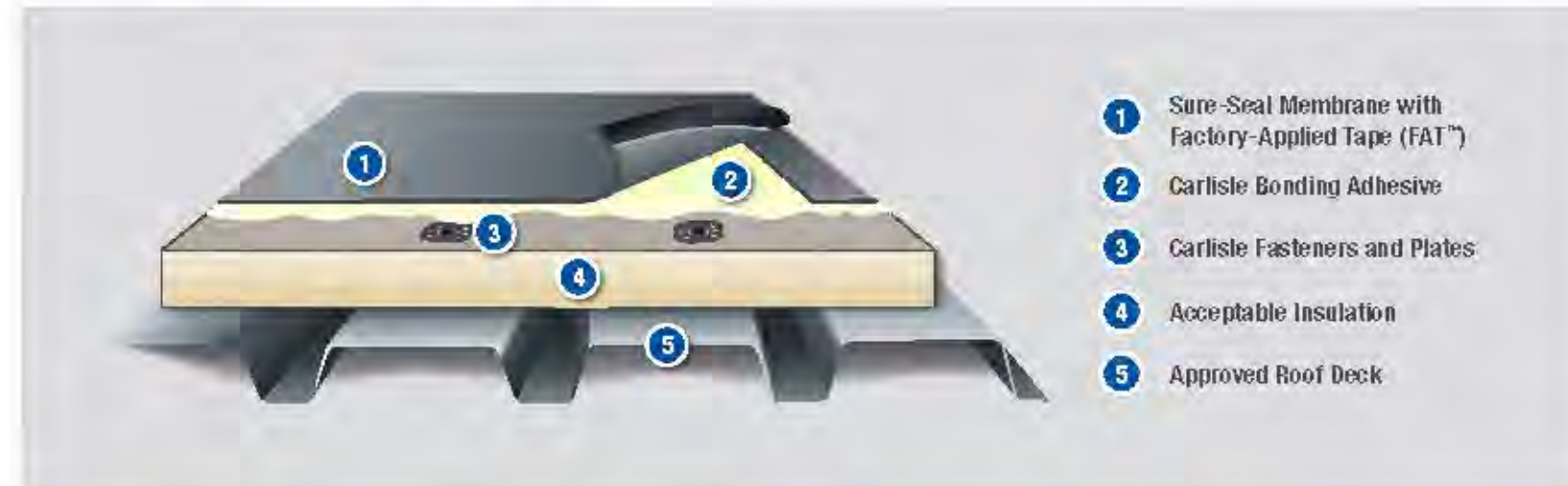
PRODUCT SPECIFICATIONS

EPDM Roof:

EXPERIENCE THE CARLISLE DIFFERENCE



Sure-Seal[®] EPDM Fully-Adhered Roofing Systems



- 1 Sure-Seal Membrane with Factory-Applied Tape (FA1™)
- 2 Carlisle Bonding Adhesive
- 3 Carlisle Fasteners and Plates
- 4 Acceptable Insulation
- 5 Approved Roof Deck

Sure-Seal EPDM Membranes for fully adhered roofing systems are available in the following:

Color	Block
Thicknesses (mil)	45, 60 and 90
Standard Widths	10' - 30'
Standard Lengths	50' - 100'

System Features & Benefits:

- Over 50 years of proven performance
- In colder climates, dark-colored EPDM reduces heating costs, which are generally 3-5 times greater than cooling costs
- Industry leading UV resistance of 41,580 kJ/m²
- Full thickness of weathering material, no internal scrim
- 455% elongation results in superior hail damage resistance
- Lowest global warming potential, acid rain and smog impact according to EPA's TRACI model

Existing or New Deck Type	New Construction						Re-roofing		
	Steel	Phywood or OSB	LL W/ Concrete	Structural Concrete	Wood Planks	Gypsum & Fiberglass Concrete	Smooth Surface (BR)	Gravel Surface (BR)	Existing Single-Ply
Insulation Required	Yes	No	*Refer to Specs	No	Yes	Yes	No	Yes	Yes
Recommended Insulations	Carlisle Polyiso, OSB or SecusShield™ HD Cover Board over Polyisylene						← Refer to New Construction		
Insulation Attached By	FAST™ Adhesive (non-penetrating) or Carlisle Fasteners and Plates						← Refer to New Construction		
Membrane Attached By	Carlisle Approved Bonding Adhesive						← Refer to New Construction		

FOR FEAR OF OFFENDING REFER TO NEW CONSTRUCTION ABOVE.
For current code approvals, warranties and specifications and details, visit Carlisle's web site or contact Project Review.
* Refer to Carlisle's Adhered Design Criteria portion of the current specification for requirements.

800-479-6832 | P.O. Box 7000 | Carlisle, PA 17013 | Fax: 717-245-7053 | www.carlisesyntec.com

FreedomGray

Tin-Zinc Coatings Perform



Revere T-Z[®] Product is Durable, Attractive and Easy on the Environment.

Revere Tin-Zinc[®] products are coated on both sides with a unique, patented T-Z Alloy™ (tin-zinc alloy). It offers all the advantages of copper with a naturally weathering earthtone gray color. Revere's T-Z[®] coated products are rugged, environmentally friendly and aesthetically appealing, for use in virtually all architectural metal applications.

The three layers of FreedomGray Satin T-Z Alloy™.

- 1 Tin-zinc alloy with satin finish
- 2 Intermetallic layer
- 3 Copper (99.5% pure)

The tin-zinc alloy is applied to both sides of our sheets and coils, using the hot-dip process. This ensures complete coverage and eliminates voids.

A satin finish is factory-applied to FreedomGray Satin T-Z Alloy™, to reduce initial reflectiveness and provide a natural, weathered appearance. The satin-finished Tin/Zinc surface begins to oxidize and starts to darken upon exposure. Environmental conditions and severity of exposure dictate how long this will take.

As with plain and pre-patinated copper, FreedomGray Satin T-Z Alloy™ will always display differences in the shades and hues of its natural patina. These are NOT an indication of defective material. In many respects it is the variations that give T-Z[®] coated products their unique life, vitality and aesthetics.



Tin-Zinc Coated Products

T-Z[®] Alloy Coatings vs. Zinc: A Revealing Comparison.

When a durable gray architectural metal roof is called for, FreedomGray Satin T-Z Alloy™ offers numerous advantages over zinc. Like all architectural copper, FreedomGray T-Z Alloy™ is easier to form, simpler to install and more durable in most environmental conditions.

Some comparisons:

- More versatile forming – Our T-Z[®] coated products can be formed, installed and subjected to sub-freezing temperatures with no adverse effects.

Sharp, zero-radius bends, which are typical with all architectural metal work, can stress zinc to the point that it cracks or splits. Expansion movement caused by daily and seasonal temperature changes can aggravate minor splits and make them "run" or grow.

FreedomGray can be formed and installed with the same bends as plain copper.

- Less restrictive installation – Moisture on the reverse side of zinc can cause severe and rapid corrosion. In extreme conditions it can "rust through" in less than a year. To avoid this problem, the underside of zinc must be ventilated – installed above the roof deck. This difficult, costly installation is not necessary with our T-Z[®] coated product, which can be applied directly over roof decks.

- Greater durability – Ice dams, in valleys and along eaves, are a common winter occurrence in much of the country. Water trapped behind these dams can (and does) penetrate locks and seams. With zinc roofs, this can lead to "underside corrosion." Moisture trapped on the underside of copper, on the other hand, has no negative effects, making T-Z[®] coated product a better choice for long-term durability.
- Physical properties – Properties of sheet zinc (coefficient of thermal expansion, tensile strength, creep rate, etc.) depend upon temperature and direction of rolling. The chart shown here compares the coefficients of thermal expansion for zinc, stainless steel and copper.
- Soldering – Zinc anneals at 212°F and melts at 784°F. Standard solder begins to flow at 420°F. As a result, soldering changes the grain size of zinc (anneals it) and weakens it at the seam. If too much heat is applied, a hole can easily be burned through zinc.

The melting point of architectural copper is 1,981°F. At 702°F, it takes almost an hour for copper to begin to anneal. As discussed later in this brochure, FreedomGray is soldered similar to plain copper.

In Any Environment, T-Z[®] Coated Copper Fits.

FreedomGray Satin T-Z Alloy™ is appropriate for use in most applications that would use copper or lead-coated copper. FreedomGray may be used not only for roofs, but also to form most architectural accents, gutters, downspouts and other rainwater carriers, and wall cladding.

Roofs and flashings using Revere's patented tin-zinc alloy have been exposed to industrial, seacoast, urban and rural environments without failure. Salt spray, salt fog and other accelerated weathering tests have also had no adverse effects. However, in some marine environments pitting may occur over time, please consult with Revere.

FreedomGray Satin T-Z Alloy™ is a practical choice for today's environmentally conscious clients.

Handling Considerations

FreedomGray Satin T-Z Alloy™ is basically inert, allowing it to be used with most other architectural metals. When in doubt, contact Revere's Technical Advisory Service for answers about the nobility and electrochemical potential of certain metals.



Specifications

Architectural Guide Specifications

Revere FreedomGray[®] and Satin T-Z Alloy™ is cut, bent, formed and installed using the same tools and techniques as with mill-finished copper. Complete details and specifications for the installation of architectural sheet copper are contained in the Revere manual *Copper & Common Sense*.

MATERIALS:

Sheet Copper

All FreedomGray sheet copper shall be standard, ounce-weight material conforming to ASTM specification B570.

When FreedomGray Satin T-Z Alloy™ coated material is specified or noted on the drawings, copper shall be coated both sides with Tin/Zinc alloy a minimum of 0.0005" thick per side. Composition of the alloy shall be approximately 50% zinc and 50% tin with trace elements controlled for durability, corrosion resistance and color.

The T-Z Alloy™ shall be applied by the hot-dip process. All T-Z Alloy™ coated copper shall have a satin finish.

Solder

Where used on T-Z Alloy™ coated copper, solder shall conform to ASTM specification B32 and shall be pure tin OR lead-free, high-tin. If leaded solder is allowed a 60% minimum of tin is required.

WORKMANSHIP:

Handling & Storage

Store FreedomGray Satin T-Z Alloy™ coated copper sheets, coils and formed shapes off the ground, in an enclosed structure. Do NOT store in a manner or location that would allow water or moisture to remain between sheets or shapes prior to installation. Do NOT store on bare ground under a tarp or in another manner that may cause condensation to form on or between sheets or shapes. Caution must be taken to avoid moisture in storage of sheets, coils, pans, gutters or fascia. Storage in wet conditions, high-moisture areas or where condensation occurs may cause surface staining or corrosion, this can occur quickly.

Handle sheets and shapes so as to minimize scratches, dents, etc.

COMMENTARY:

In the absence of oxygen, standing water may cause water stains and, in severe cases, corrosion. Water stains and surface scratches should not affect the life or durability of FreedomGray Satin T-Z Alloy™; however, they can be aesthetically unattractive.

Soldering

Before soldering T-Z Alloy coated copper, surfaces to receive soldering should be chemically and/or mechanically cleaned to produce clean, bright alloy. COMMENTARY: To ease soldering, a tin-bearing flux may be applied to all surfaces to receive solder.

Installation

Except as noted elsewhere, form and install FreedomGray Satin T-Z Alloy™ as noted on the drawings and in the same manner as described for plain copper in Revere's sheet copper design manual *Copper & Common Sense*, latest edition.

Protection

FreedomGray Satin T-Z Alloy™ shall be protected during installation and cleaning of masonry with tarps, polyethylene sheeting or similar impervious materials. To prevent water stains due to condensation trapped on the metal's surface, protection must be removed at the end of each workday.

Cleaning

Remove excessive dirt and construction debris by washing thoroughly with clear water. Grease, oils, etc. may be removed by washing with alkaline commercial cleaning agent in hot water. Do not otherwise chemically or mechanically clean FreedomGray Satin T-Z Alloy™.

Available Forms of FreedomGray

Types	Sheets and coils
Weights	16-oz.; 0.0216" thick
	20-oz.; 0.027" thick
	24-oz.; 0.032" thick
	32-oz.; 0.043" thick
Temper	H00-H01 – cold rolled
Stock sizes	36" x 120' x 16-oz. sheets
	36" x 96' x 16-oz. sheets
	36" x 120' x 20-oz. sheets
	36" x 96' x 20-oz. sheets
	500 in. ft. coils of 20" and 24" wide, 16-oz. and 20oz.

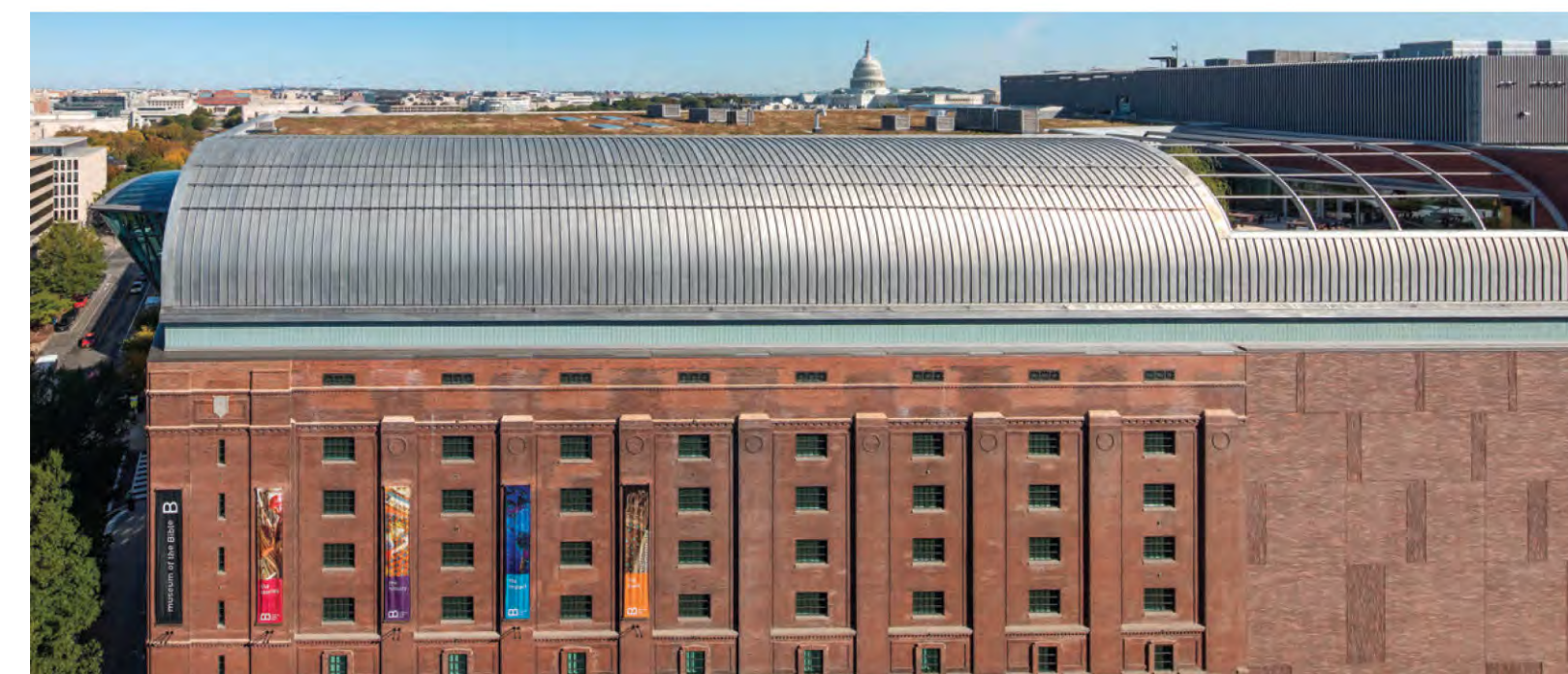
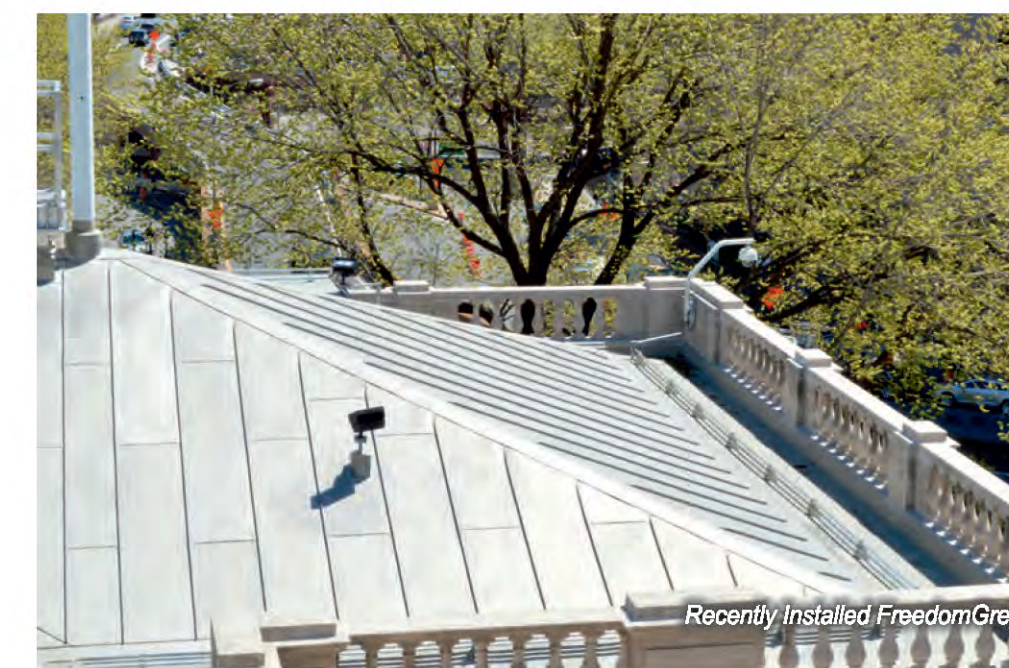
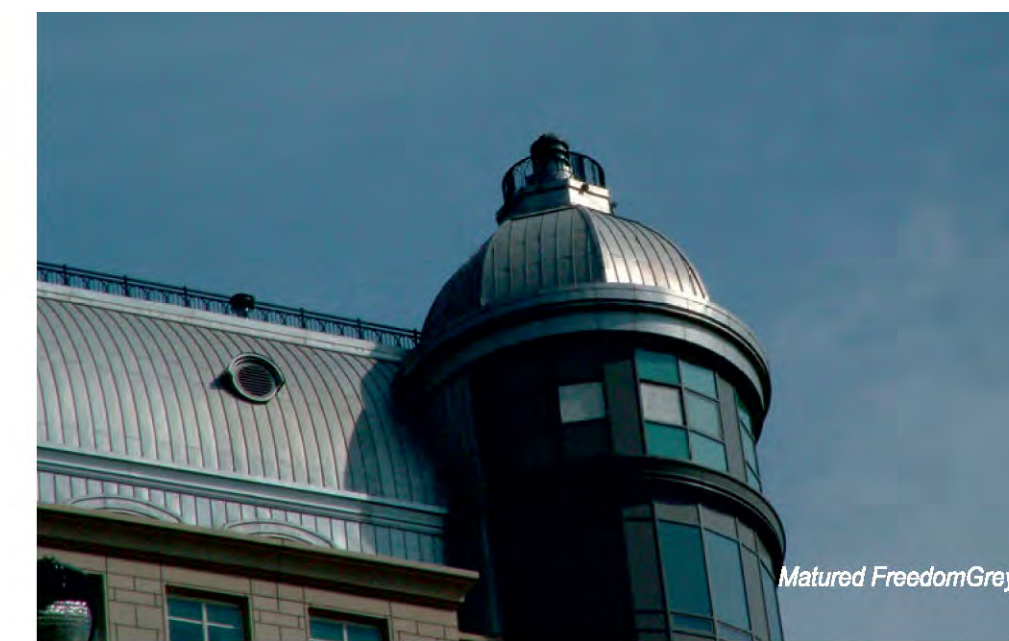
NOTE: Other sizes and corresponding lead times available on request.

ORDERING INFORMATION:

Price FreedomGray Satin T-Z Alloy™ are priced at a premium above Revere's Classic Copper finish. Contact your local Revere distributor for prices and lead times.

Minimum Order Quantity One standard case or coil

Availability Through Revere sheet copper distributors throughout the U.S., Canada and South America.



LPA

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183 Main Street
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203 557 9200
www.lyonsplain.com

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REV# DESCRIPTION DATE

PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS
25 AVERY PLACE
WESTPORT, CT 06880

PROJECT # 2203

DRAWN BY LPA

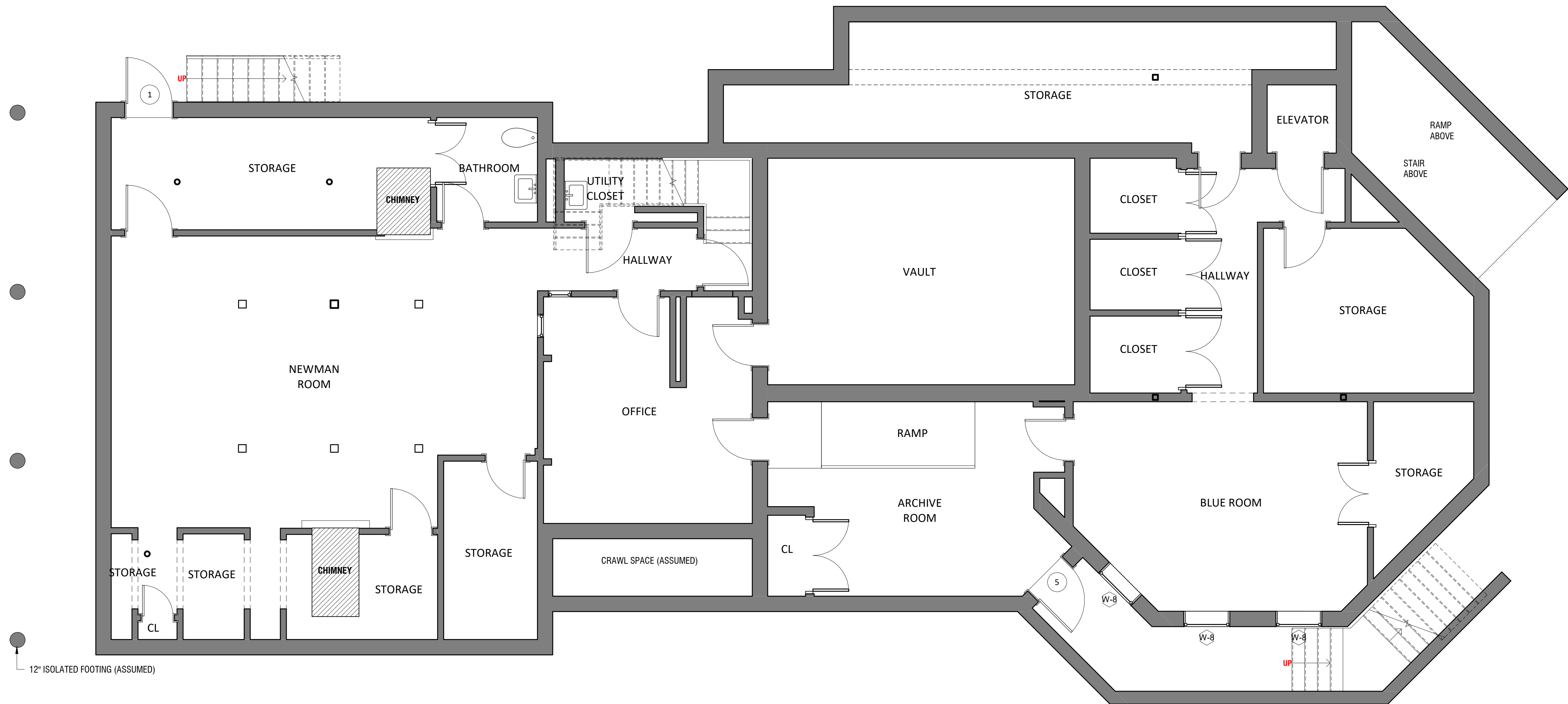
DATE 06/07/2023

SHEET TITLE

SPECIFICATIONS

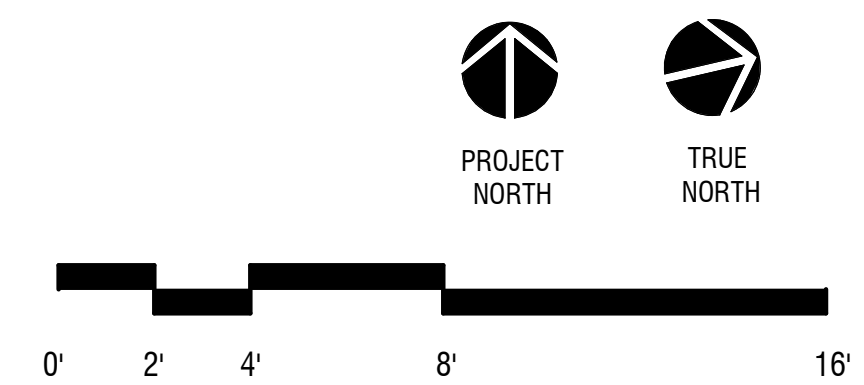
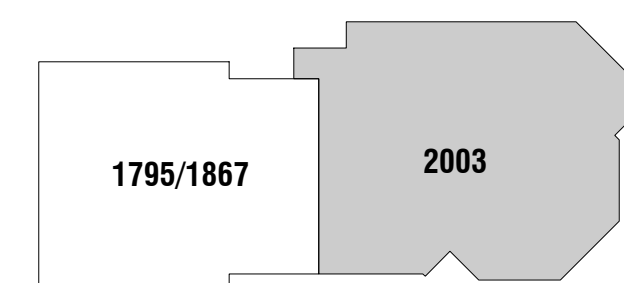
SHEET NUMBER

T1.2



1 LOWER LEVEL PLAN
A4.1 | A1.1 | 1/4" = 1'-0"

KEYPLAN - LOWER LEVEL



PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS

**25 AVERY PLACE
WESTPORT, CT 06880**

PROJECT # **2203**

DRAWN BY **LPA**

DATE **06/07/2023**

SHEET TITLE

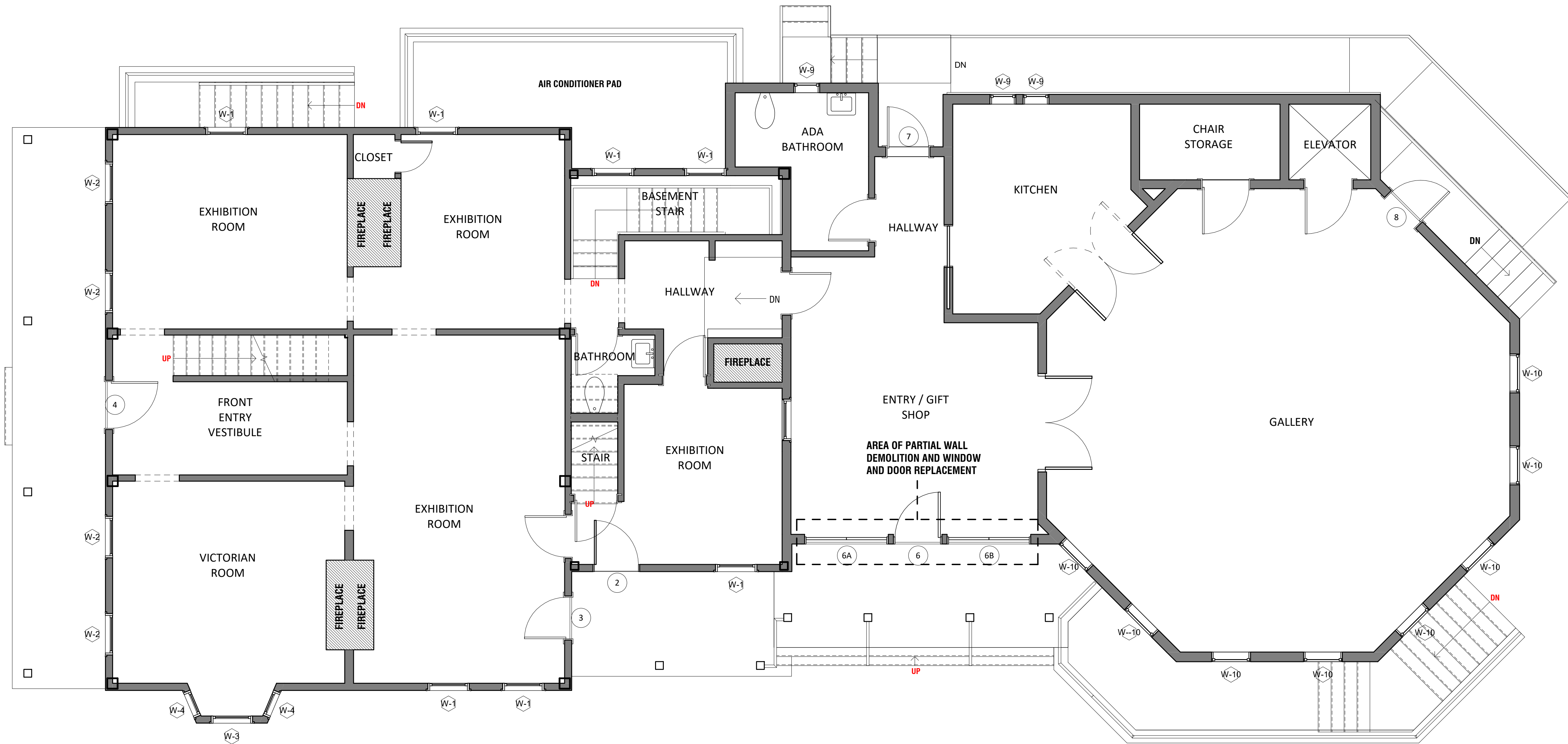
LOWER LEVEL FLOOR PLAN

SHEET NUMBER

A1.1

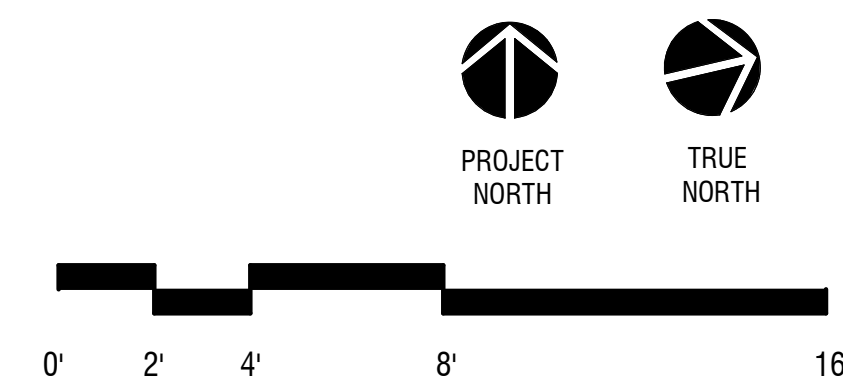
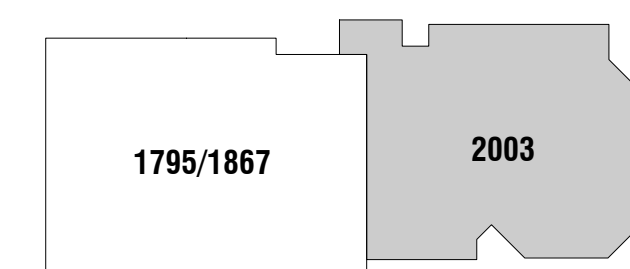
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REV#	DESCRIPTION	DATE
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1 FIRST FLOOR PLAN
A3.1 | A1.2 | 1/4" = 1'-0"

KEYPLAN



PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS

**25 AVERY PLACE
WESTPORT, CT 06880**

PROJECT # **2203**

DRAWN BY **LPA**

DATE **06/07/2023**

SHEET TITLE

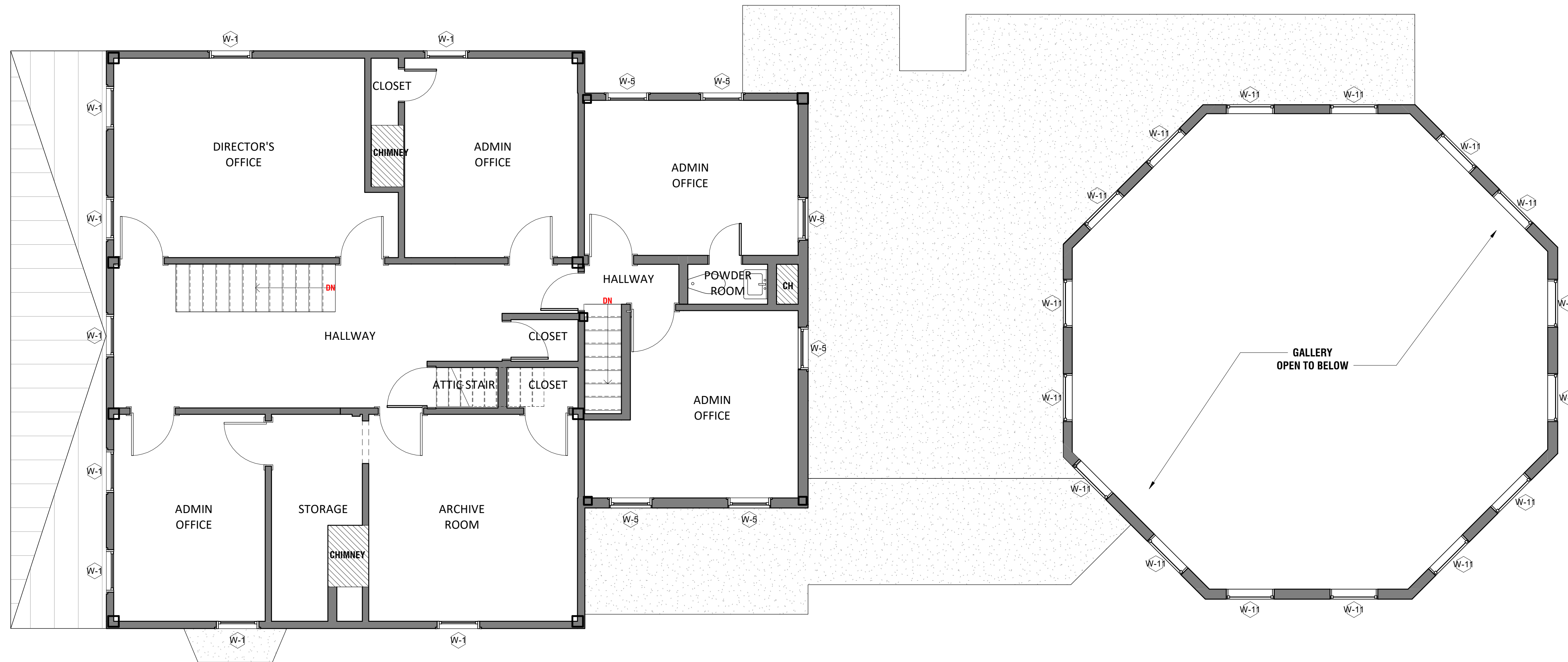
FIRST FLOOR PLAN

SHEET NUMBER

A1.2

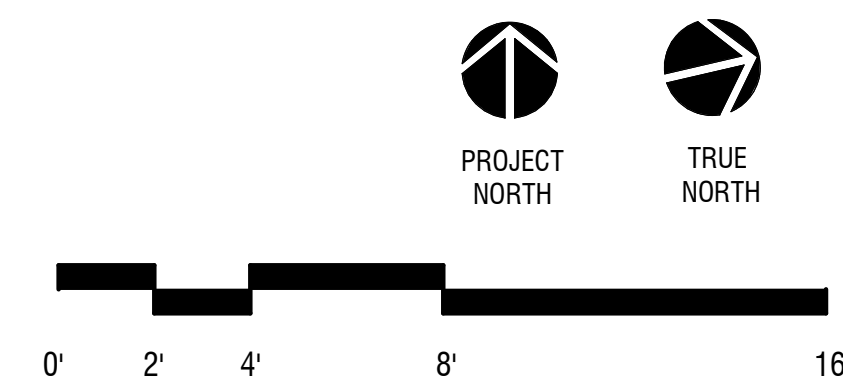
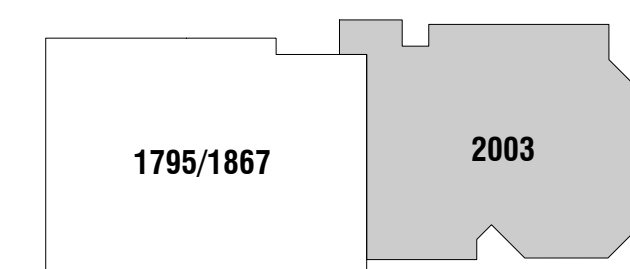
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REV#	DESCRIPTION	DATE
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1 SECOND FLOOR PLAN
A3.1 | A1.3 1/4" = 1'-0"

KEYPLAN



PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS

**25 AVERY PLACE
WESTPORT, CT 06880**

PROJECT # 2203

DRAWN BY LPA

DATE 06/07/2023

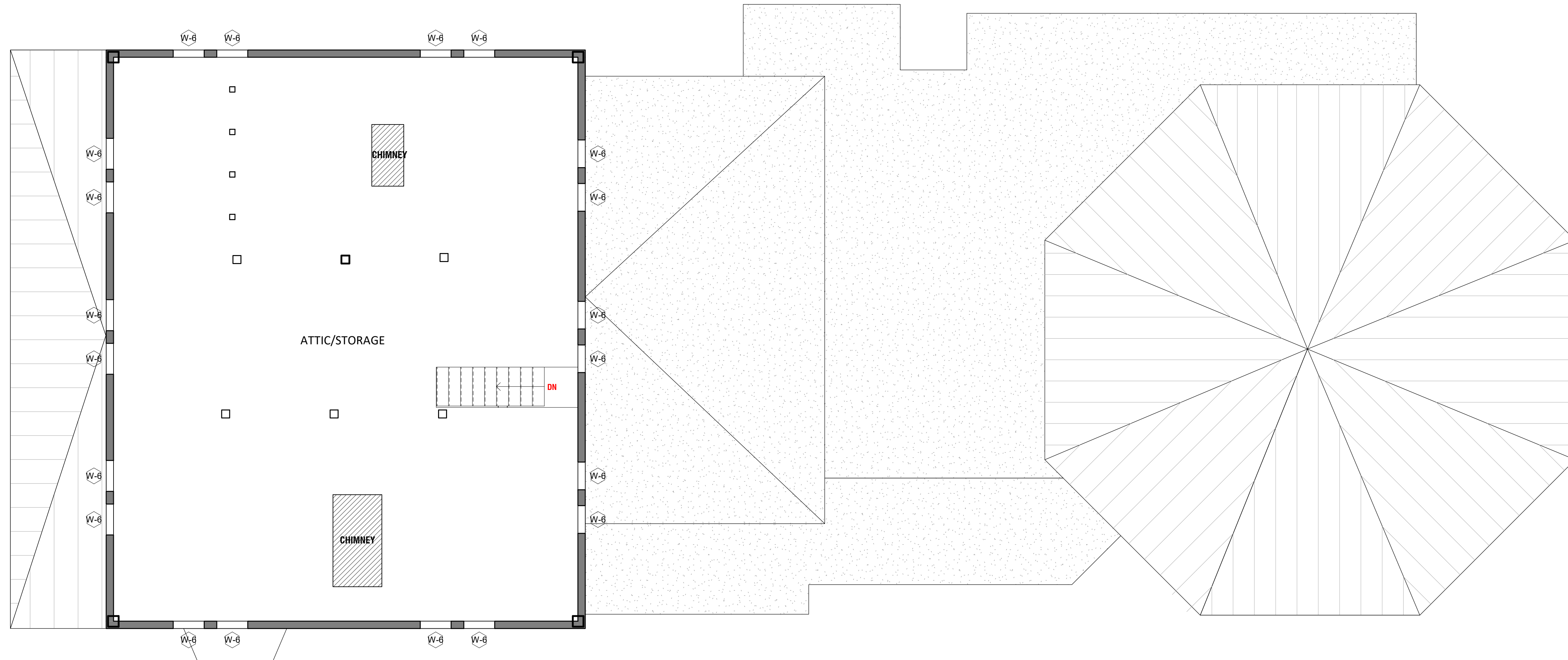
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SECOND FLOOR PLAN

SHEET NUMBER

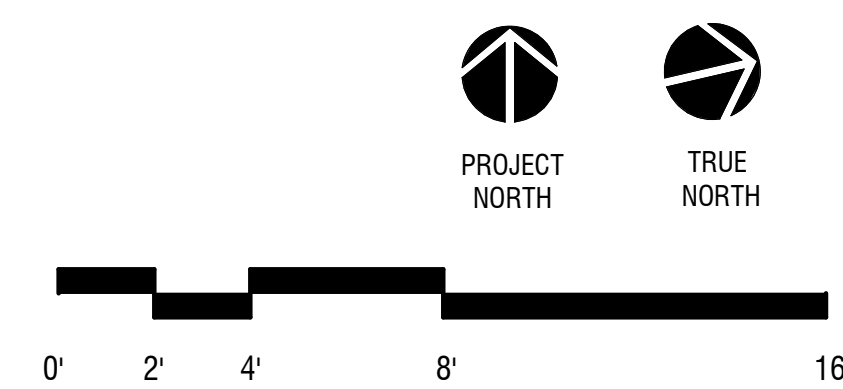
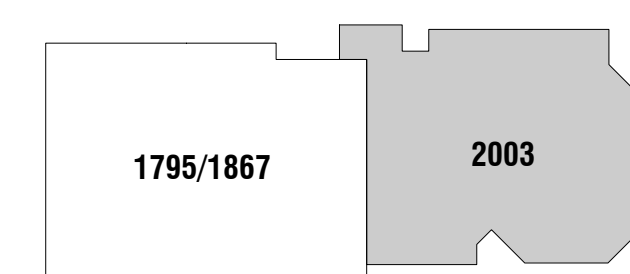
A1.3

\\machome\lyonsplain\Dropbox\0.1_LPA_PROJECTS\2022\2003_Westport Museum_Folder\1.3_PROJECTS\2022\2003_Westport Museum_DRAWING DOCUMENTS\01_REV\1\2003_Westport Museum_MAIN HOUSE_HDC FLOOR PLANS.rvt



1 ATTIC FLOOR PLAN
A3.1 | A1.4 1/4" = 1'-0"

KEYPLAN



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REV#	DESCRIPTION	DATE
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PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS

**25 AVERY PLACE
WESTPORT, CT 06880**

PROJECT # **2203**

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DATE **06/07/2023**

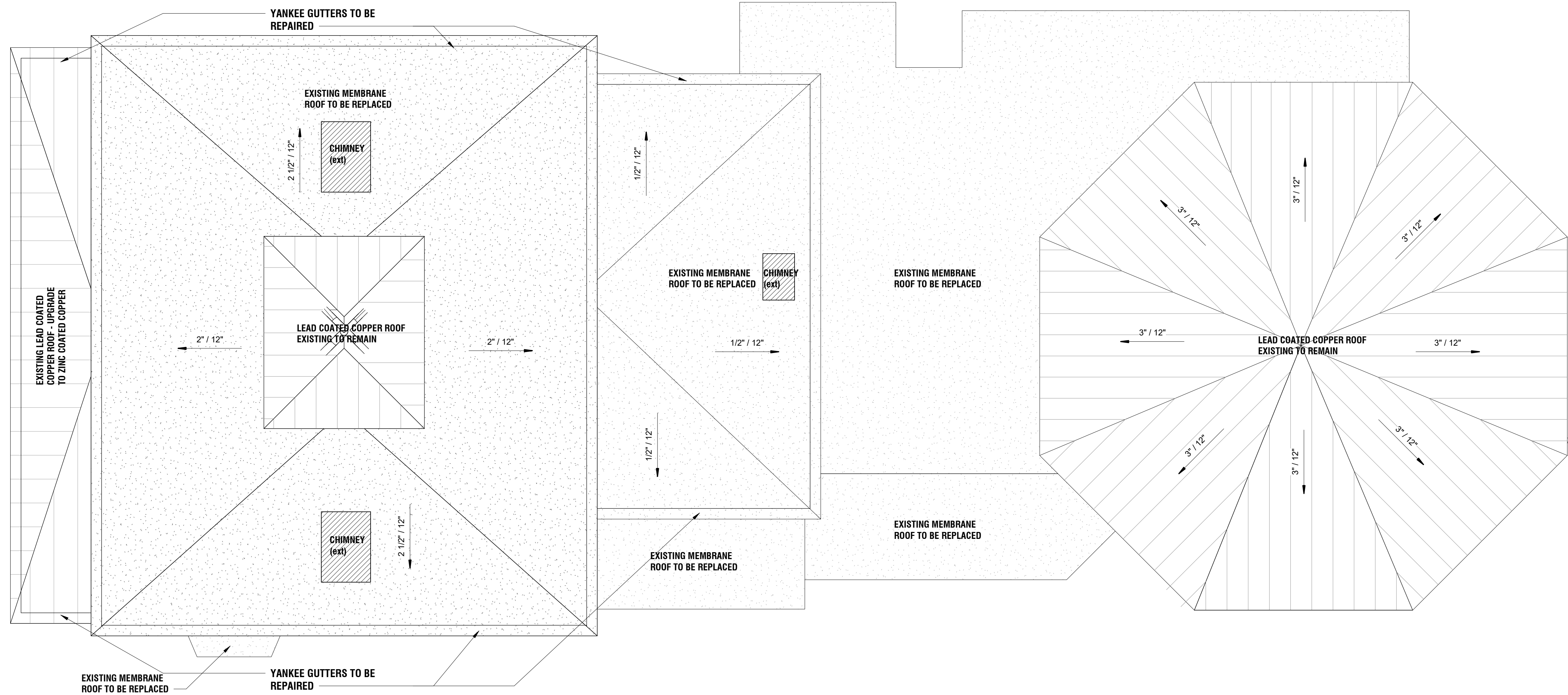
SHEET TITLE

ATTIC FLOOR PLAN

SHEET NUMBER

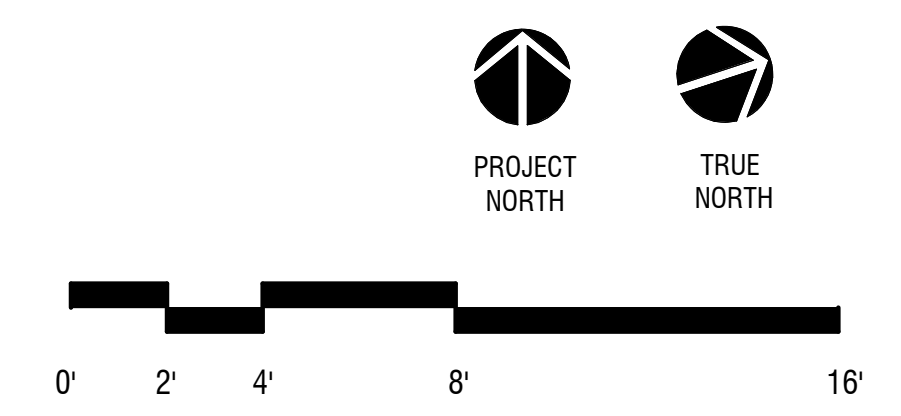
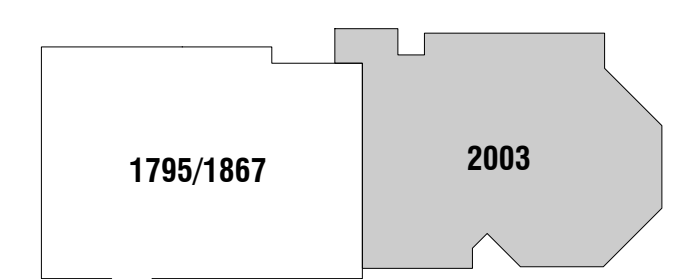
A1.4

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1 ROOF PLAN
A3.1 | A1.5 1/4" = 1'-0"

KEYPLAN



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REV#	DESCRIPTION	DATE
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PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS

**25 AVERY PLACE
WESTPORT, CT 06880**

PROJECT # **2203**

DRAWN BY **LPA**

DATE **06/07/2023**

SHEET TITLE

ROOF PLAN

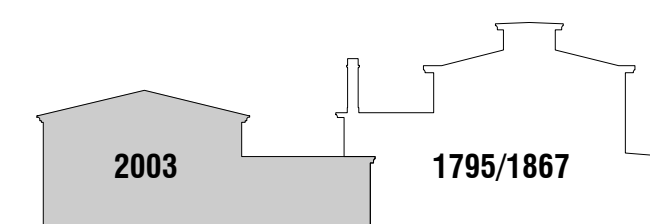
SHEET NUMBER

A1.5



1 NORTH ELEVATION
A1.1 | A3.1 1/4" = 1'-0"

LEGEND - NORTH ELEVATION



EXTERIOR ELEVATIONS KEYNOTES	
KEY VALUE	MATERIAL NOTE
1	SHIPLAP SIDING
2	LAP SIDING
3	WOOD CASING
4	WOOD SHUTTER
5	WOOD PANELS
6	ORNAMENTAL COLUMN
7	WOOD FASCIA
8	WOOD CORNER BOARD
9	WOOD WATER TABLE
10	WOOD STEPS
11	FINIALS
12	EPDM ROOFING
13	LEAD-COATED COPPER ROOF
14	YANKEE GUTTER
15	HALF ROUND GUTTER
16	DOWNSPOUT
17	BRICK CHIMNEY
18	BRICK VENEER W/ STONE CAP
19	METAL GUARD RAIL



PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS
**25 AVERY PLACE
WESTPORT, CT 06880**

PROJECT # **2203**

DRAWN BY **LPA**

DATE **06/07/2023**

SHEET TITLE

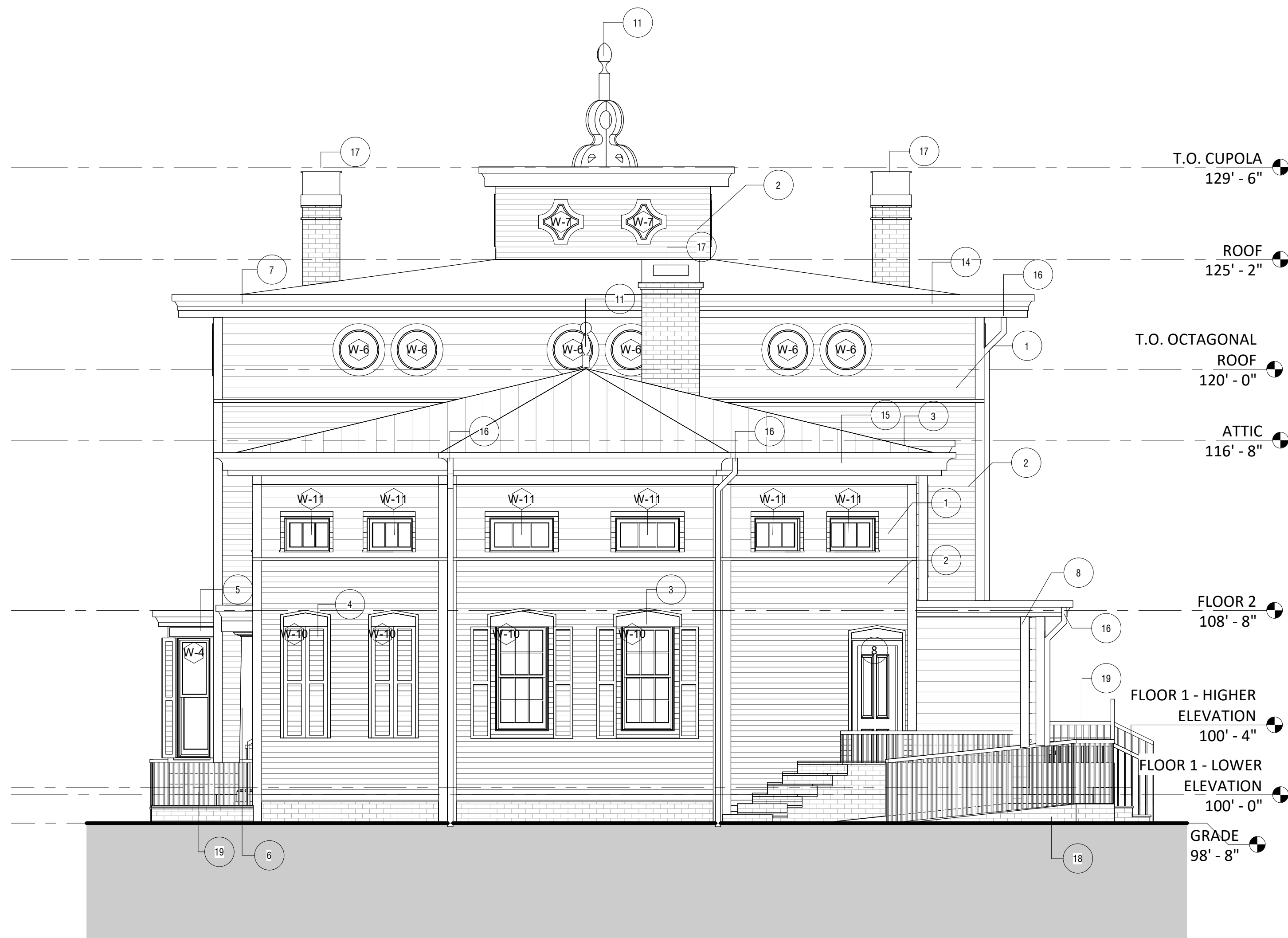
EXTERIOR ELEVATIONS

SHEET NUMBER

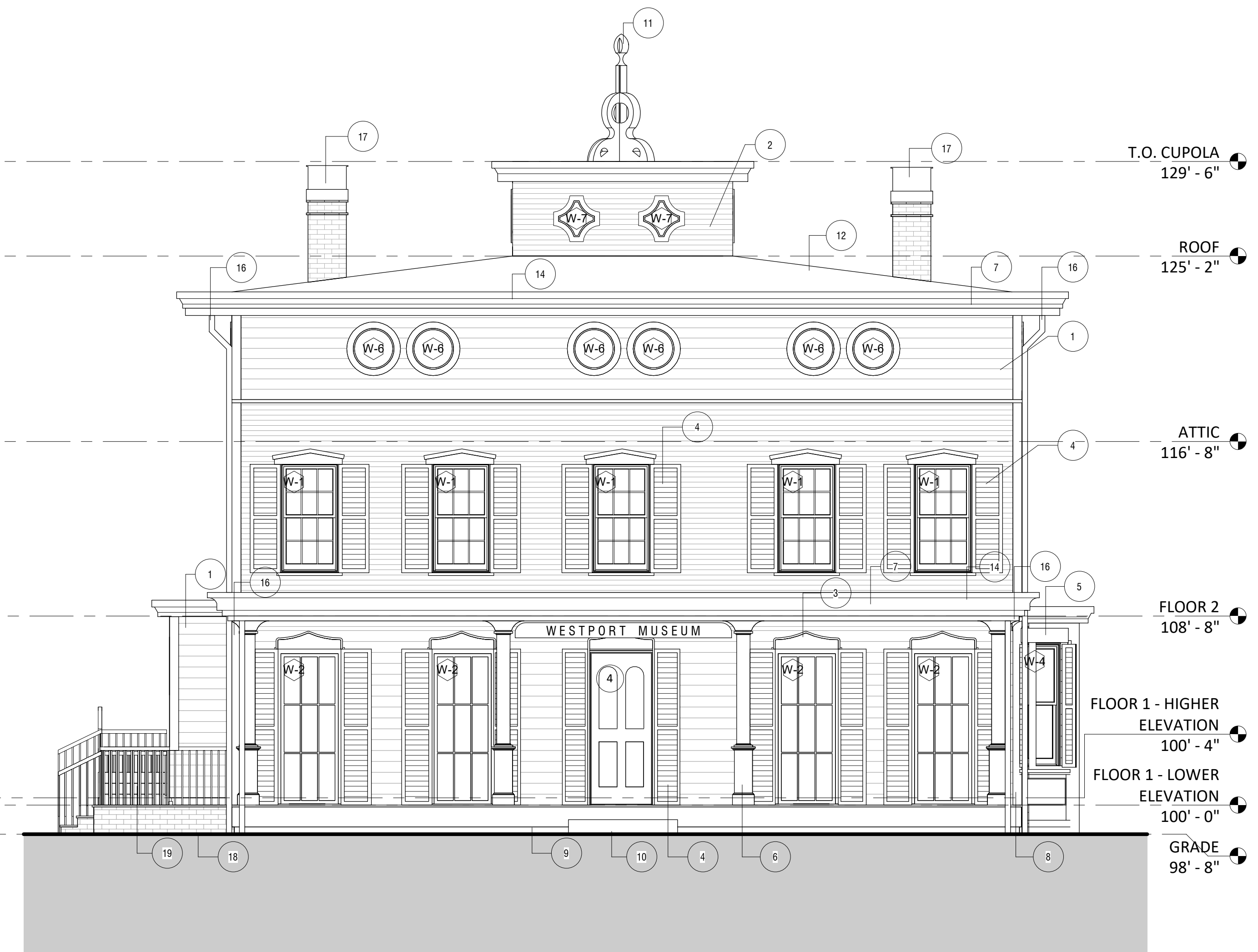
A3.1

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REV#	DESCRIPTION	DATE
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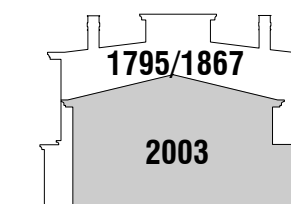


1 EAST ELEVATION
A1.1 | A3.2 1/4" = 1'-0"

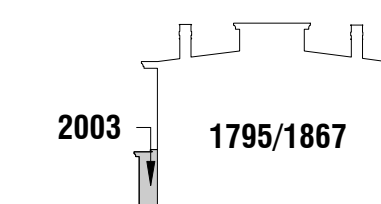


2 WEST ELEVATION
A1.1 | A3.2 1/4" = 1'-0"

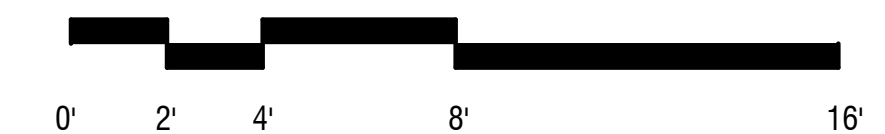
LEGEND - EAST ELEVATION



LEGEND - WEST ELEVATION



EXTERIOR ELEVATIONS KEYNOTES	
KEY VALUE	MATERIAL NOTE
1	SHIPLAP SIDING
2	LAP SIDING
3	WOOD CASING
4	WOOD SHUTTER
5	WOOD PANELS
6	ORNAMENTAL COLUMN
7	WOOD FASCIA
8	WOOD CORNER BOARD
9	WOOD WATER TABLE
10	WOOD STEPS
11	FINIALS
12	EPDM ROOFING
13	LEAD-COATED COPPER ROOF
14	YANKEE GUTTER
15	HALF ROUND GUTTER
16	DOWNSPOUT
17	BRICK CHIMNEY
18	BRICK VENEER W/ STONE CAP
19	METAL GUARD RAIL



PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS
**25 AVERY PLACE
WESTPORT, CT 06880**

PROJECT # **2203**

DRAWN BY **LPA**

DATE **06/07/2023**

SHEET TITLE

EXTERIOR ELEVATIONS

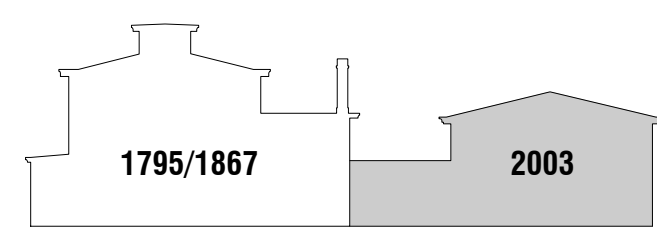
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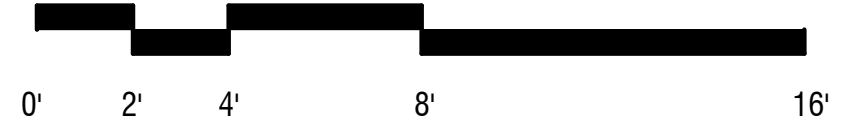


1 SOUTH ELEVATION
A1.1 | A3.3 1/4" = 1'-0"

LEGEND - SOUTH ELEVATION



EXTERIOR ELEVATIONS KEYNOTES	
KEY VALUE	MATERIAL NOTE
1	SHIPLAP SIDING
2	LAP SIDING
3	WOOD CASING
4	WOOD SHUTTER
5	WOOD PANELS
6	ORNAMENTAL COLUMN
7	WOOD FASCIA
8	WOOD CORNER BOARD
9	WOOD WATER TABLE
10	WOOD STEPS
11	FINIALS
12	EPDM ROOFING
13	LEAD-COATED COPPER ROOF
14	YANKEE GUTTER
15	HALF ROUND GUTTER
16	DOWNSPOUT
17	BRICK CHIMNEY
18	BRICK VENEER W/ STONE CAP
19	METAL GUARD RAIL



PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS

**25 AVERY PLACE
WESTPORT, CT 06880**

PROJECT # **2203**

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DATE **06/07/2023**

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.3

PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS
**25 AVERY PLACE
WESTPORT, CT 06880**

PROJECT # **2203**

DRAWN BY **LPA**

DATE **06/07/2023**

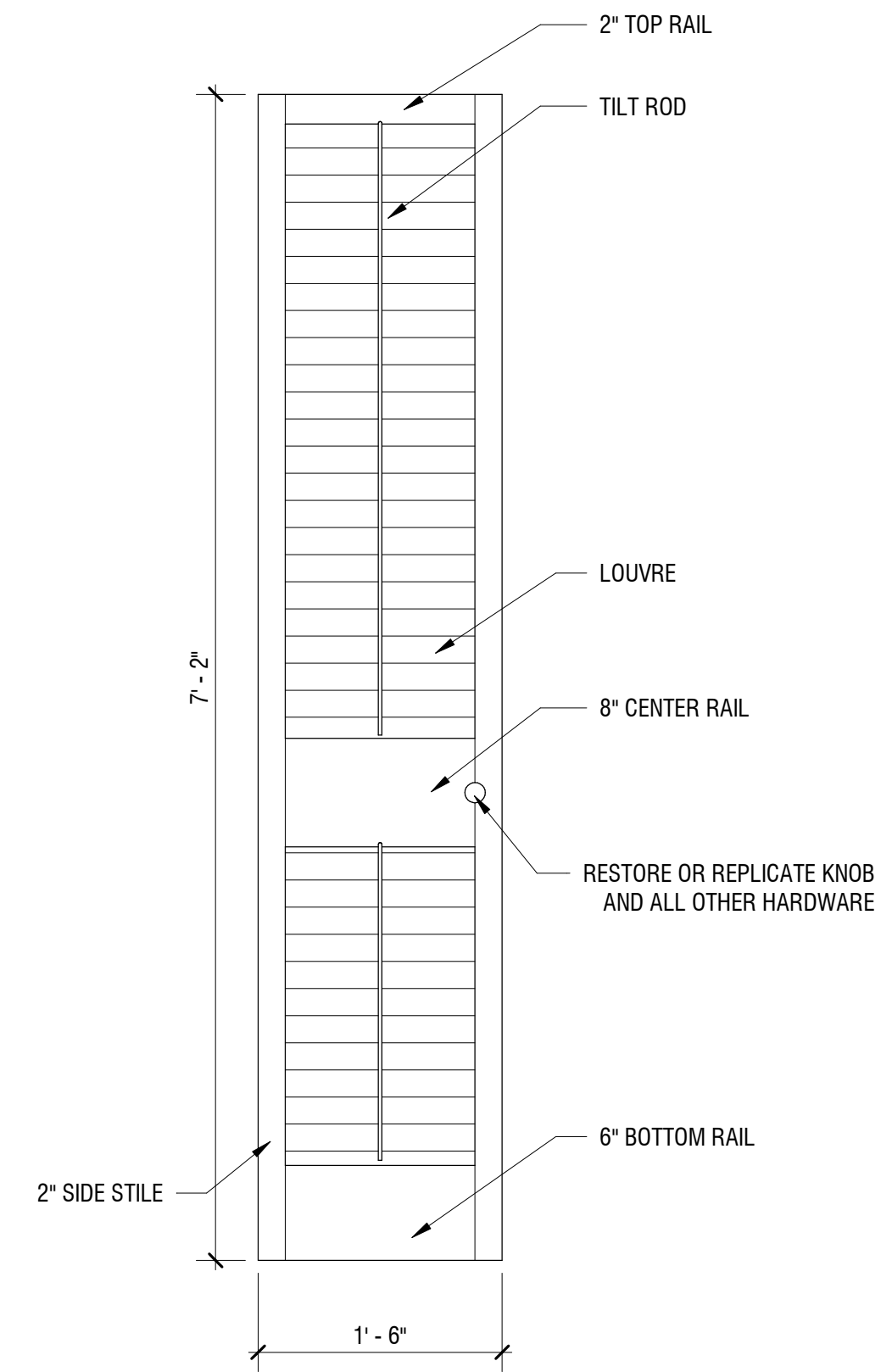
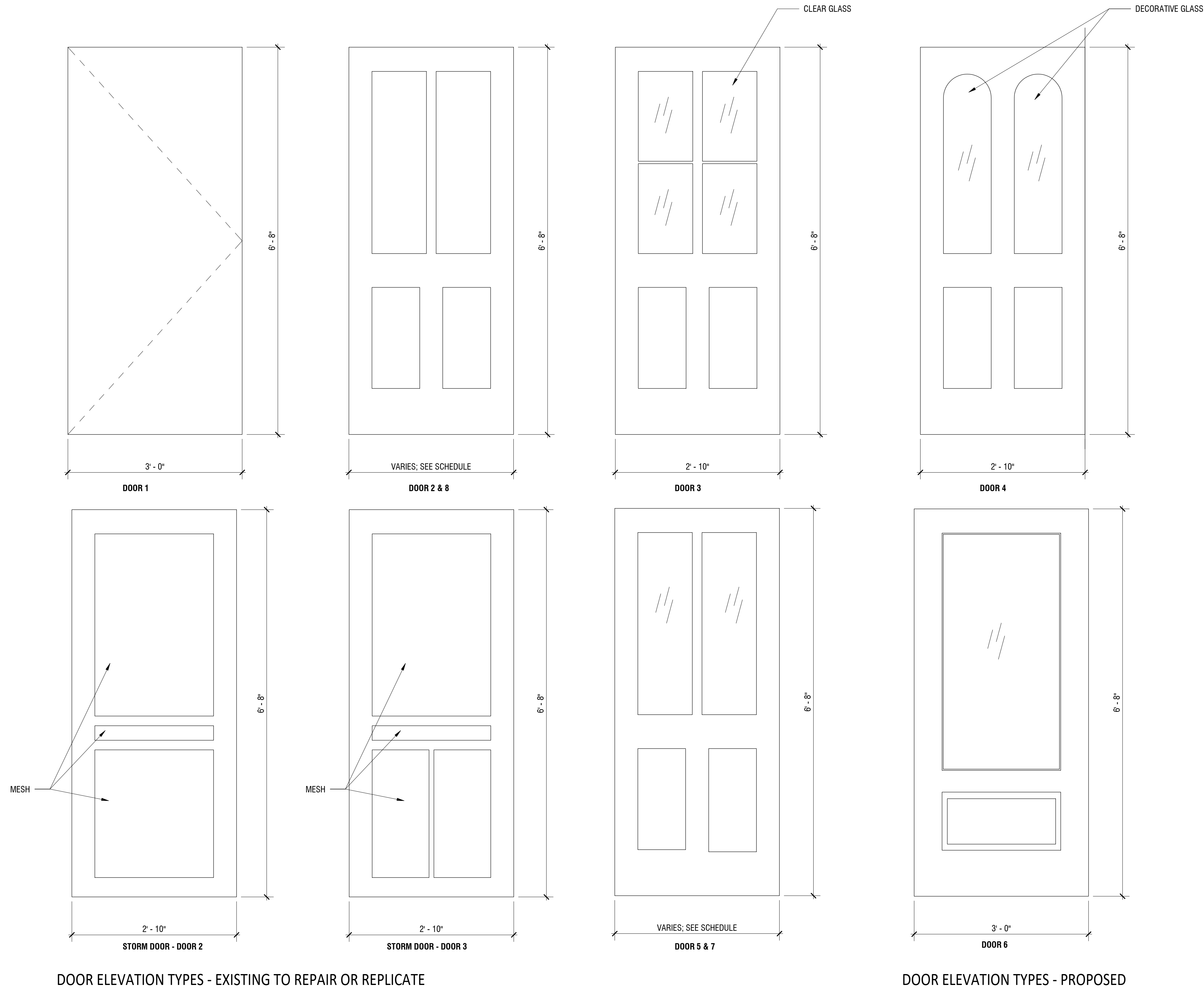
SHEET TITLE

DOOR SCHEDULE, TYPES, DETAILS, AND NOTES

SHEET NUMBER

A8.0

HISTORICAL HOUSE DOOR SCHEDULE									
DOOR #	APPROX. SIZE	MANUFACTURER	SWING	HINGES	MATL	GLAZING	STORM DOOR	SHUTTERS	COMMENTS
LOWER LEVEL									
1	3' - 0" X 6' - 8"	CUSTOM/EXISTING	OUT	BUTT	WD	NONE			REPLACE HARDWARE; SEE SPECS
FIRST FLOOR									
2	2' - 10" X 6' - 8"	CUSTOM/EXISTING	IN	BUTT	WD	NONE	X		REFINISH AND REPAIR AS NEEDED; RESTORE ANTIQUE HARDWARE
3	2' - 10" X 6' - 8"	CUSTOM/EXISTING	IN	BUTT	WD	ANTIQUE; SINGLE PANE	X		REFINISH AND REPAIR AS NEEDED; RESTORE ANTIQUE HARDWARE
4	2' - 10" X 6' - 8"	CUSTOM/EXISTING	IN	BUTT	WD	ANTIQUE; SINGLE PANE		X	REFINISH AND REPAIR; RESTORE ANTIQUE HARDWARE; REPLACE HARDWARE ON INTERIOR SIDE; SEE SPECS
2002 HOUSE ADDITION DOOR SCHEDULE									
DOOR #	APPROX. SIZE	MANUFACTURER	SWING	HINGES	MATL	GLAZING	STORM DOOR	SHUTTERS	COMMENTS
LOWER LEVEL									
5	3' - 0" X 7' - 0"	CUSTOM/EXISTING	OUT	BUTT	WD	SINGLE PANE			REFINISH AND REPAIR AS NEEDED
FIRST FLOOR									
6	3' - 0" X 6' - 8"	CUSTOM	IN	SEE SPECS	WD	DOUBLE PANE			NEW STOREFRONT SYSTEM; MAIN ENTRY SOUTH ELEVATION ALONG MYRTLE AVE
6A	5' - 4" X 6' - 8"	CUSTOM	FIXED	SEE SPECS	WD	DOUBLE PANE			NEW STOREFRONT SYSTEM; MAIN ENTRY SOUTH ELEVATION ALONG MYRTLE AVE
6B	5' - 4" X 6' - 8"	CUSTOM	FIXED	SEE SPECS	WD	DOUBLE PANE			NEW STOREFRONT SYSTEM; MAIN ENTRY SOUTH ELEVATION ALONG MYRTLE AVE
7	3' - 0" X 6' - 8"	CUSTOM/EXISTING	OUT	BUTT	WD	SINGLE PANE			REFINISH AND REPAIR AS NEEDED
8	3' - 0" X 6' - 8"	CUSTOM/EXISTING	OUT	BUTT	WD	NONE			REFINISH AND REPAIR AS NEEDED



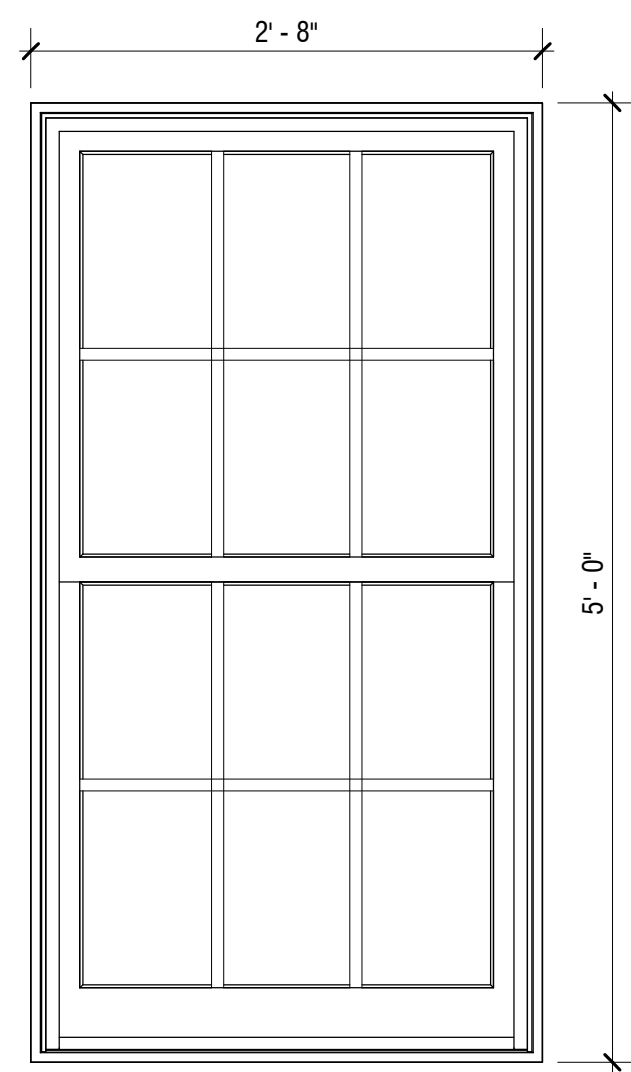
EXTERIOR DOOR SHUTTERS - EXISTING TO REPAIR OR REPLICATE

DOOR ELEVATION TYPES - EXISTING TO REPAIR OR REPLICATE

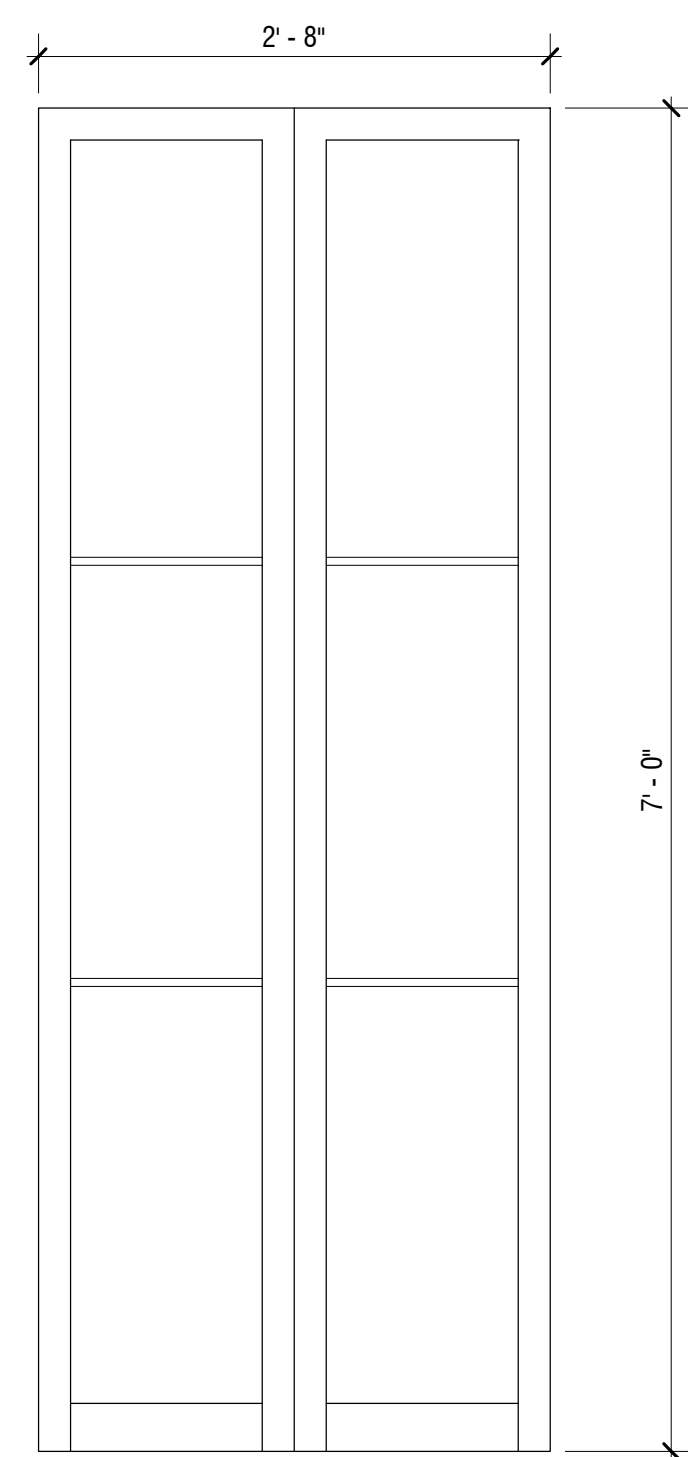
DOOR ELEVATION TYPES - PROPOSED

1795/1867 HISTORICAL HOUSE WINDOW SCHEDULE							
WINDOW TAG	APPROX. SIZE	MANUFACTURE	FUNCTION	MAT'L	GLASS TYPE	SHUTTERS	COMMENTS
FIRST FLOOR							
W-1	2' - 8" X 5' - 0"	CUSTOM	DH	WOOD	ANTIQUÉ; SINGLE PANE	S-A	RESTORE AND REPAIR
W-2	2' - 8" X 7' - 0"	CUSTOM	FIXED	WOOD	ANTIQUÉ; SINGLE PANE	S-B	RESTORE AND REPAIR
W-3	2' - 8" X 5' - 8"	CUSTOM	DH	WOOD	ANTIQUÉ; SINGLE PANE	S-C	RESTORE AND REPAIR
W-4	1' - 10" X 5' - 8"	CUSTOM	DH	WOOD	ANTIQUÉ; SINGLE PANE	S-D	RESTORE AND REPAIR
SECOND FLOOR							
W-1	2' - 8" X 5' - 0"	CUSTOM	DH	WOOD	ANTIQUÉ; SINGLE PANE	S-A	RESTORE AND REPAIR
W-5	2' - 8" X 4' - 2"	CUSTOM	DH	WOOD	ANTIQUÉ; SINGLE PANE	S-E	RESTORE AND REPAIR
ATTIC							
W-6	24" DIA	CUSTOM	FIXED	WOOD	ANTIQUÉ; SINGLE PANE	NO	RESTORE AND REPAIR
CUPOLA							
W-7	FIELD MEASURE	CUSTOM	FIXED	WOOD	ANTIQUÉ; SINGLE PANE	NO	RESTORE AND REPAIR

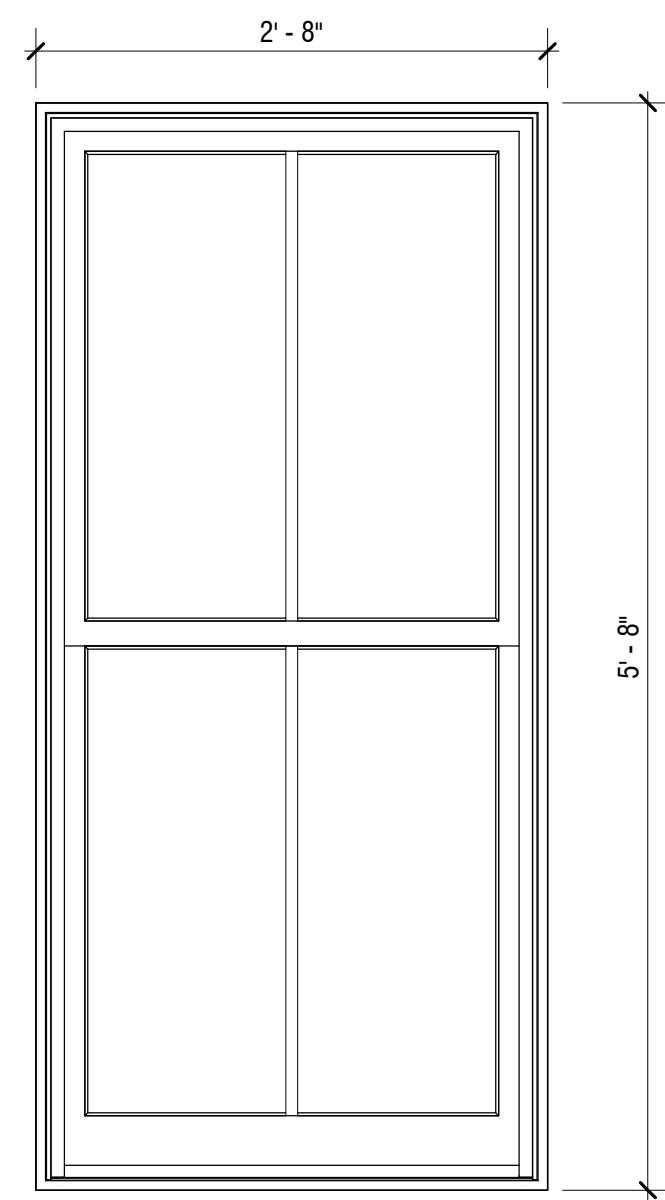
2003 HOUSE ADDITION WINDOW SCHEDULE							
WINDOW TAG	APPROX. SIZE	MANUFACTURE	FUNCTION	MAT'L	GLASS TYPE	SHUTTERS	COMMENTS
LOWER LEVEL							
W-8	3' - 0" X 5' - 0"	CUSTOM	DH	WOOD	SINGLE PANE	NO	EXISTING TO REMAIN; REPAIR AND REPAINT AS NEEDED
FIRST FLOOR							
W-9	1' - 8" X 2' - 8"	CUSTOM	DH	WOOD	SINGLE PANE	NO	EXISTING TO REMAIN; REPAIR AND REPAINT AS NEEDED
W-10	2' - 6" X 5' - 0"	CUSTOM	DH	WOOD	SINGLE PANE	S-J	EXISTING TO REMAIN; REPAIR AND REPAINT AS NEEDED
SECOND FLOOR							
W-11	3' - 0" X 1' - 8"	CUSTOM	CASEMENT	WOOD	SINGLE PANE	NO	EXISTING TO REMAIN; REPAIR AND REPAINT AS NEEDED



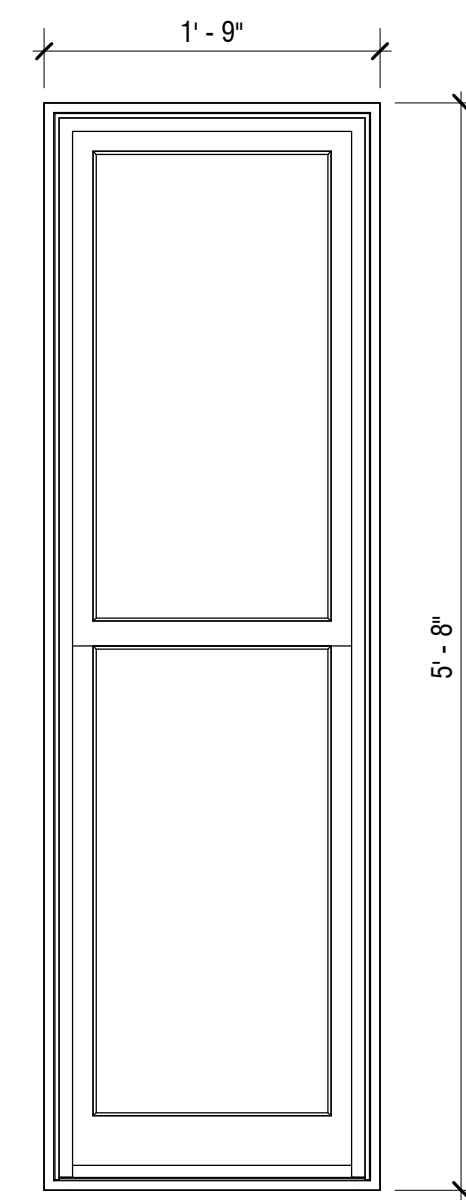
WINDOW W-1



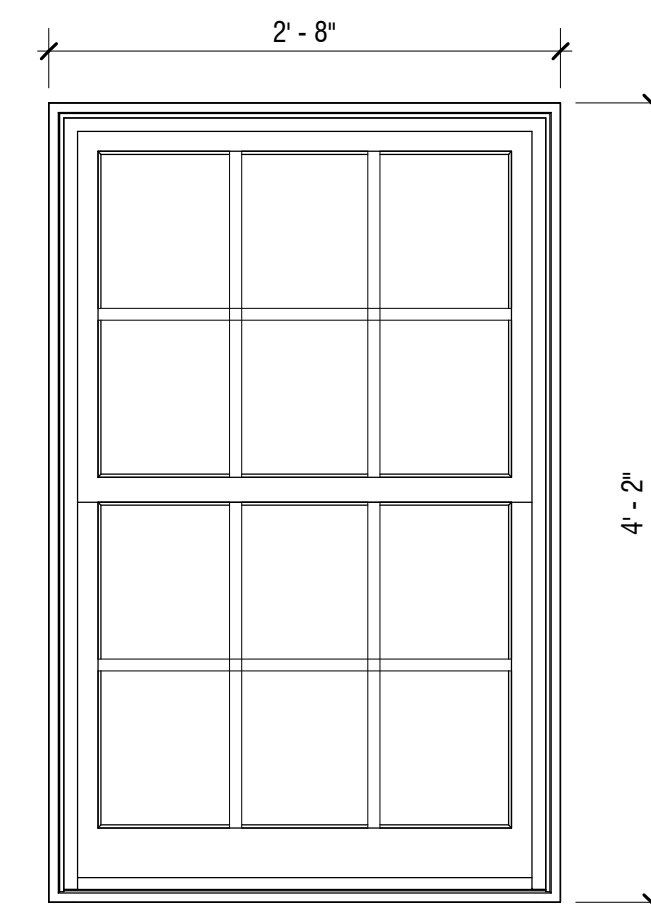
WINDOW W-2



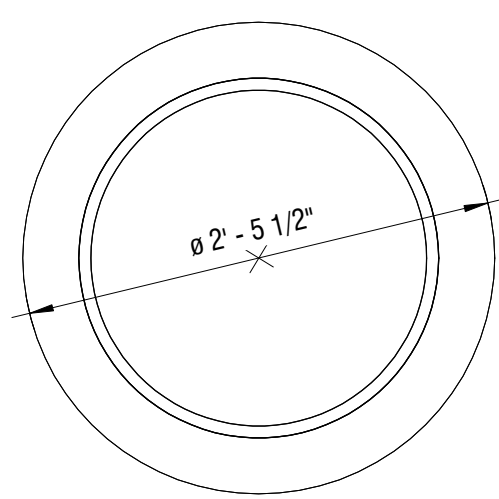
WINDOW W-3



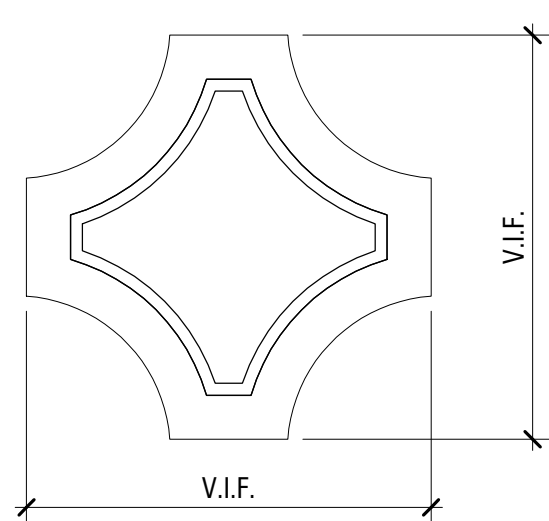
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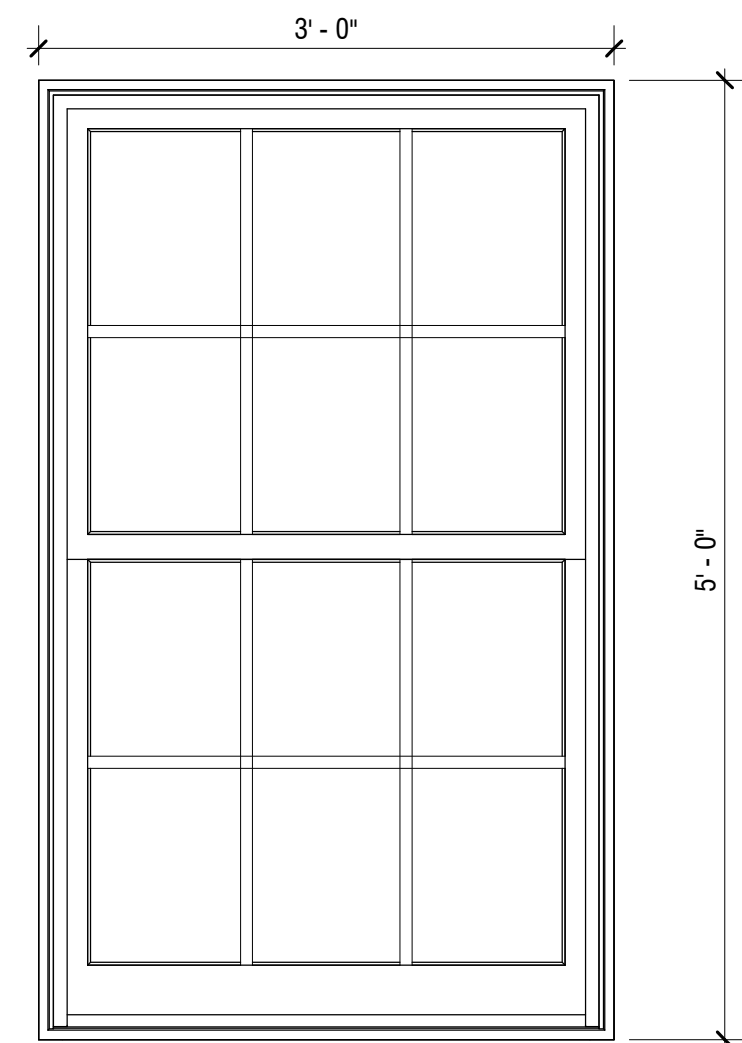
WINDOW W-5



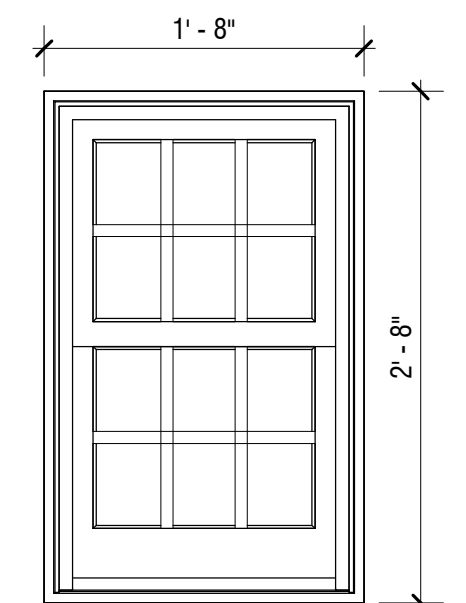
WINDOW W-6



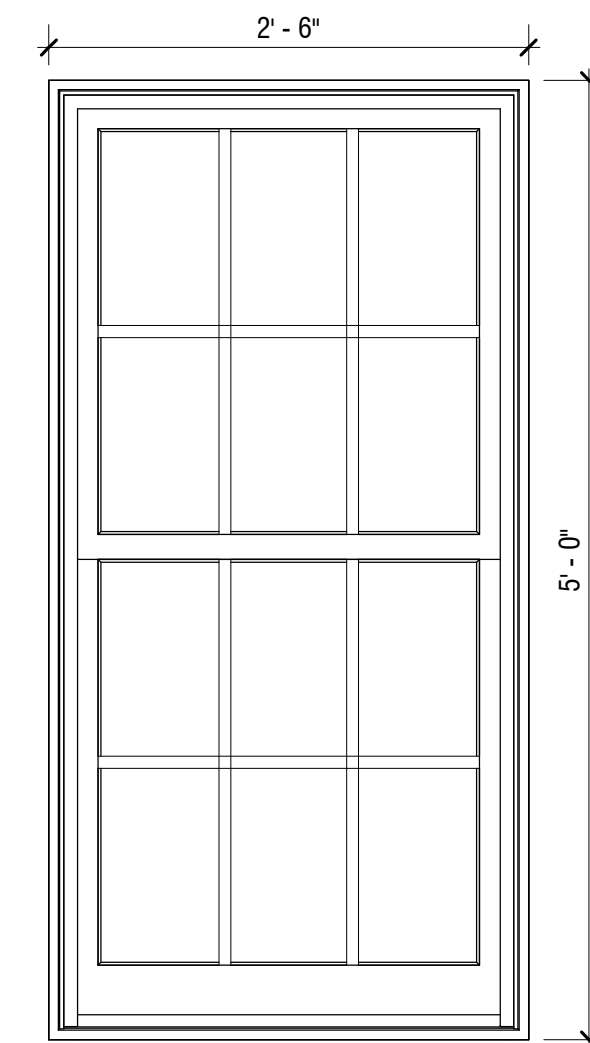
WINDOW W-7



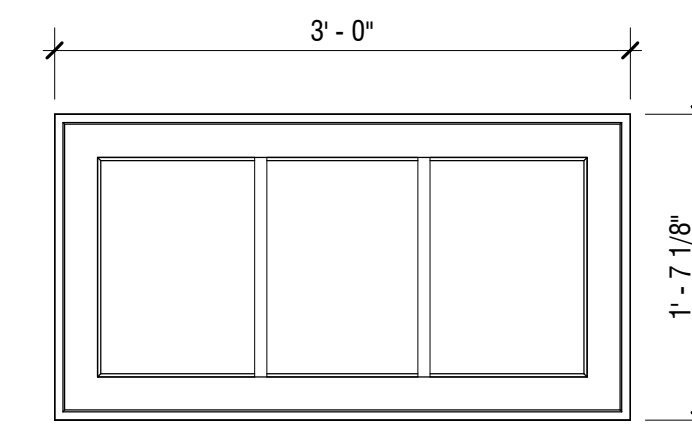
WINDOW W-8



WINDOW W-9



WINDOW W-10



WINDOW W-11

WINDOW ELEVATION TYPES - EXISTING TO REPAIR OR REPLICATE



LYONSPLAIN ARCHITECTURE

183 Main Street
Westport, Connecticut 06880

203 557 9200
www.lyonsplain.com

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REV#	DESCRIPTION	DATE

PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS
25 AVERY PLACE
WESTPORT, CT 06880

PROJECT # 2203
DRAWN BY LPA
DATE 06/07/2023

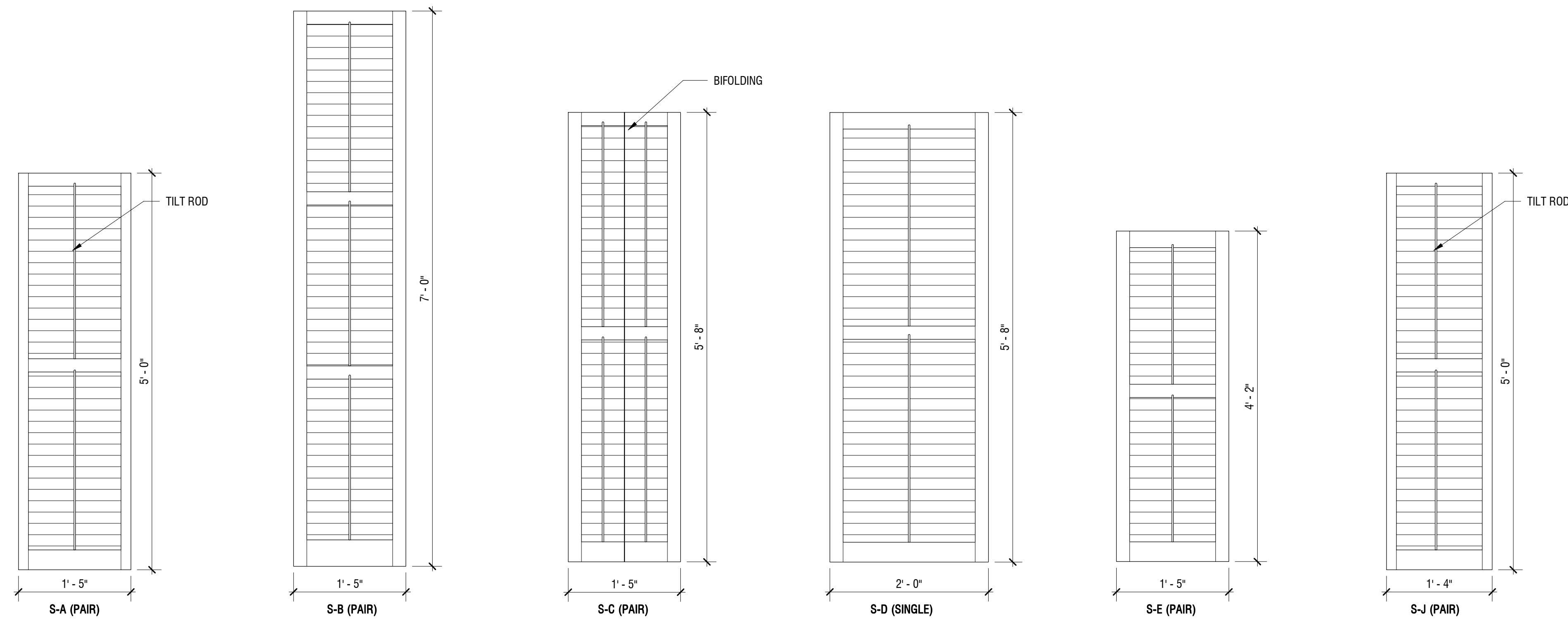
SHEET TITLE
WINDOW SCHEDULE & TYPES

SHEET NUMBER

A8.10

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REV#	DESCRIPTION	DATE
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EXTERIOR WINDOW SHUTTERS - EXISTING TO REPAIR OR REPLICATE

PROJECT INFO

**WESTPORT
MUSEUM BRADLEY -
WHEELER HOUSE**

PROJECT ADDRESS

**25 AVERY PLACE
WESTPORT, CT 06880**

PROJECT # **2203**

DRAWN BY **LPA**

DATE **06/07/2023**

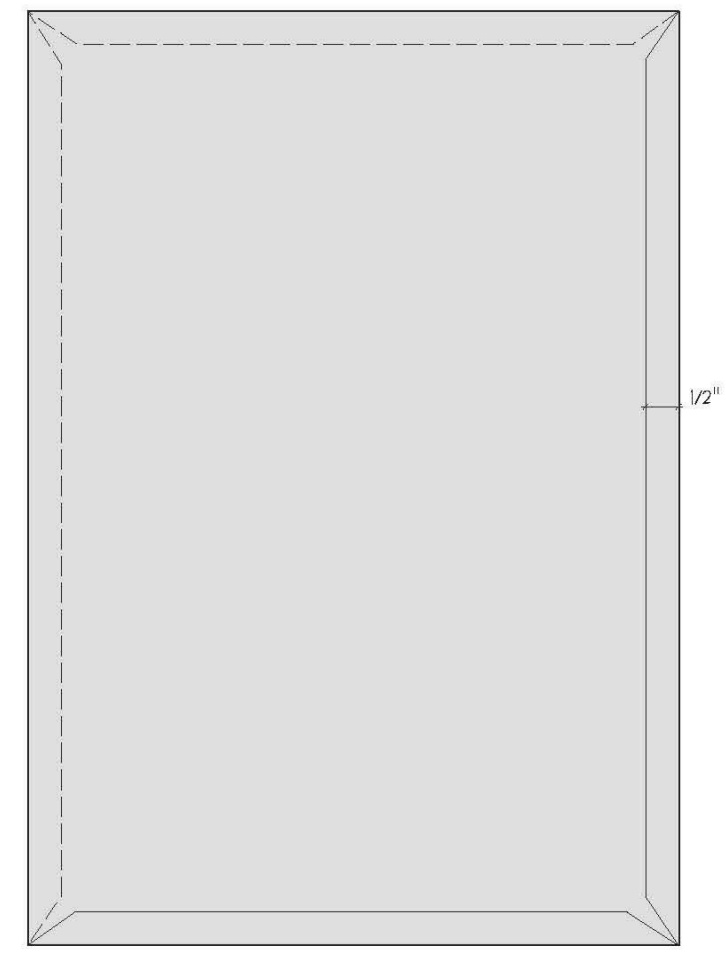
SHEET TITLE

**WINDOW SHUTTER
TYPES**

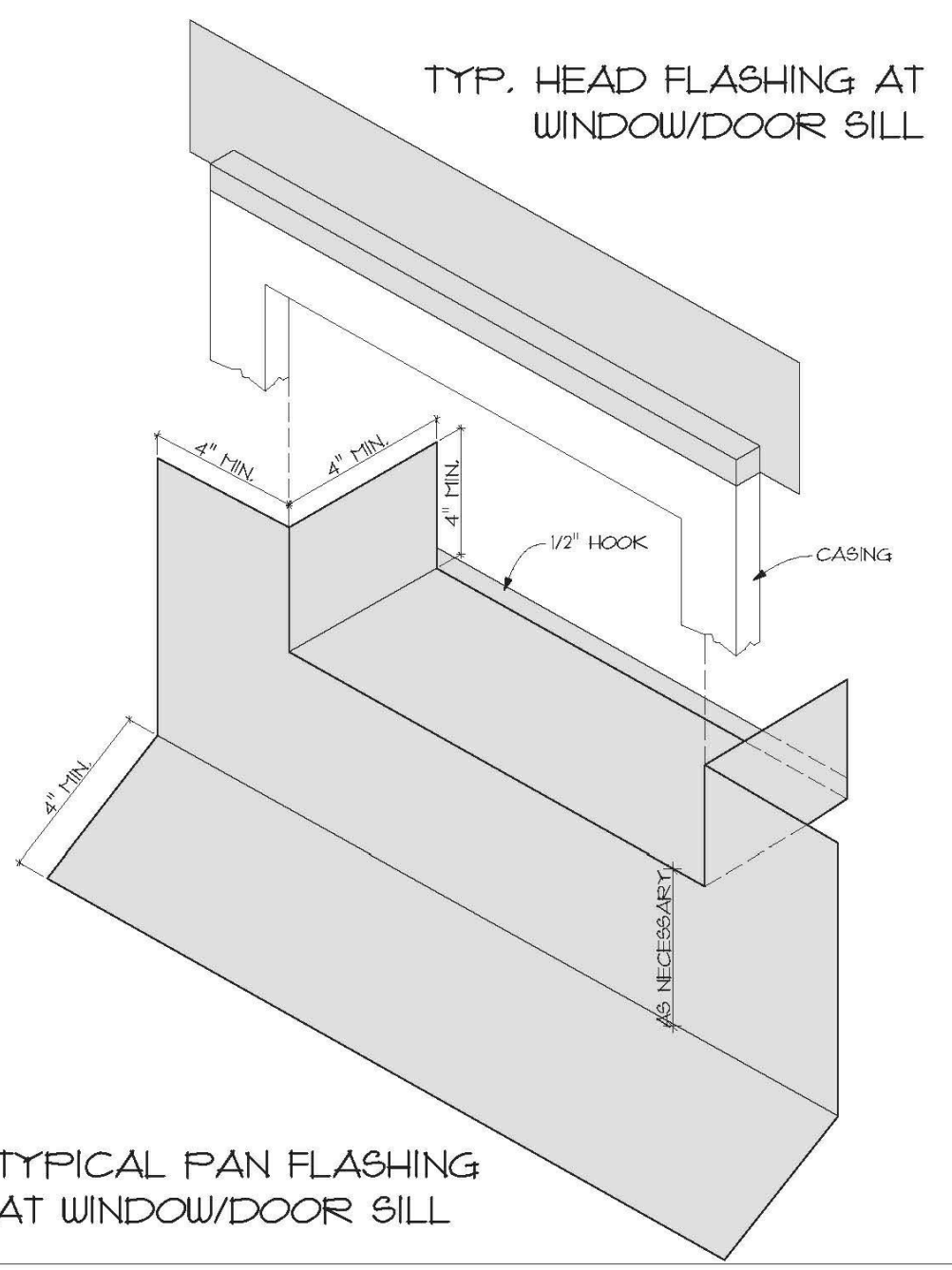
SHEET NUMBER

A8.11

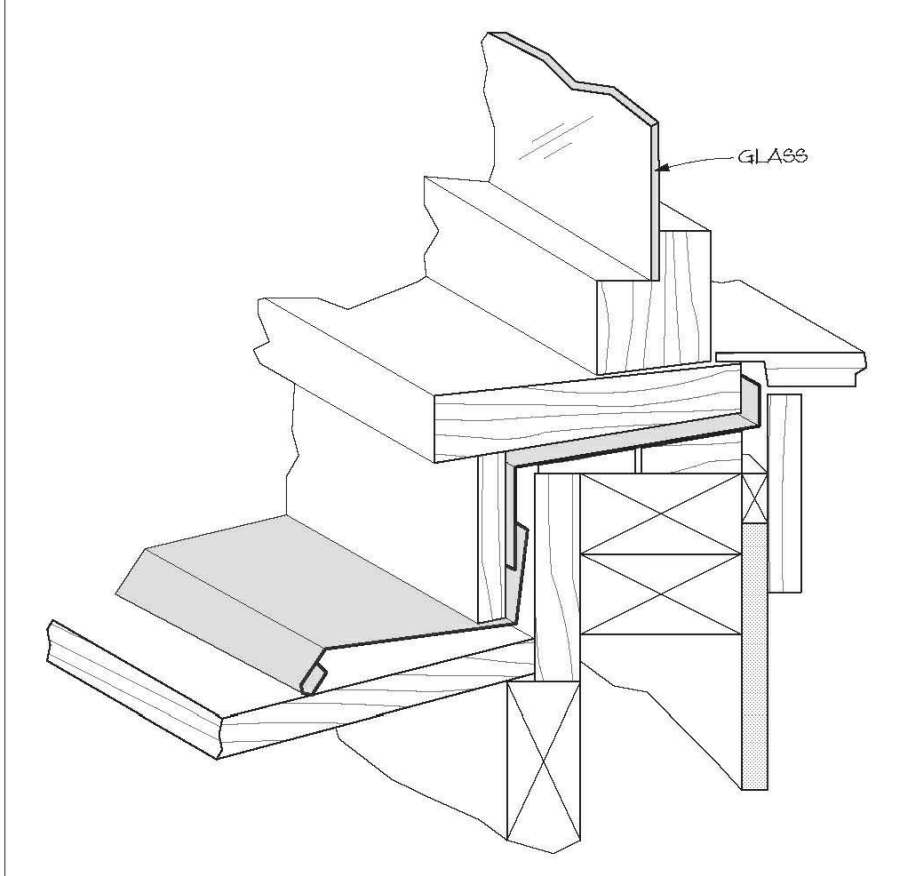
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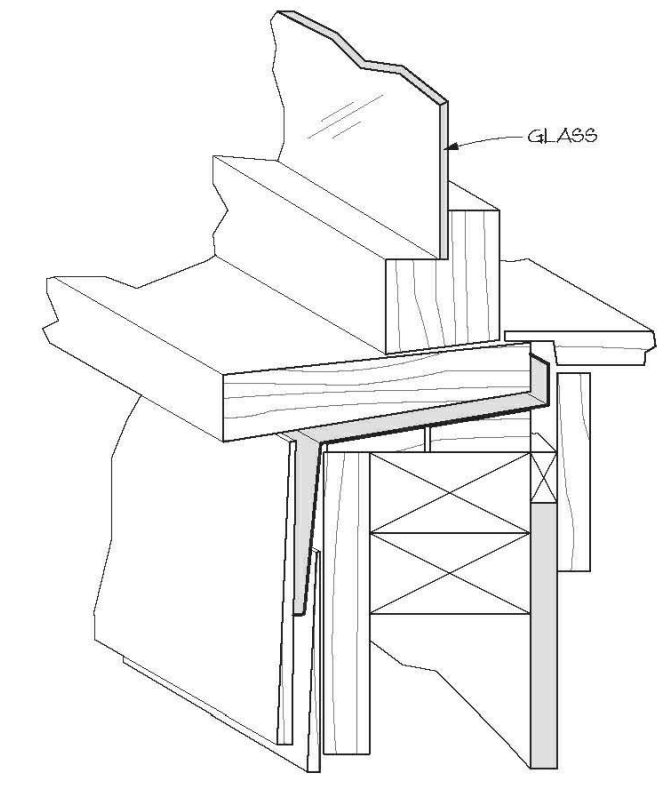
ROOF SHEET DETAIL



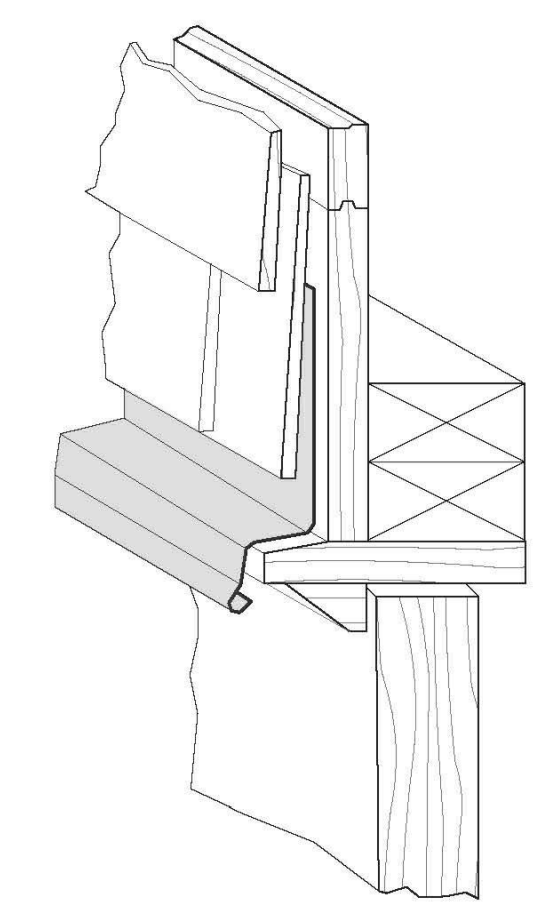
TYPICAL PAN FLASHING AT WINDOW/DOOR SILL



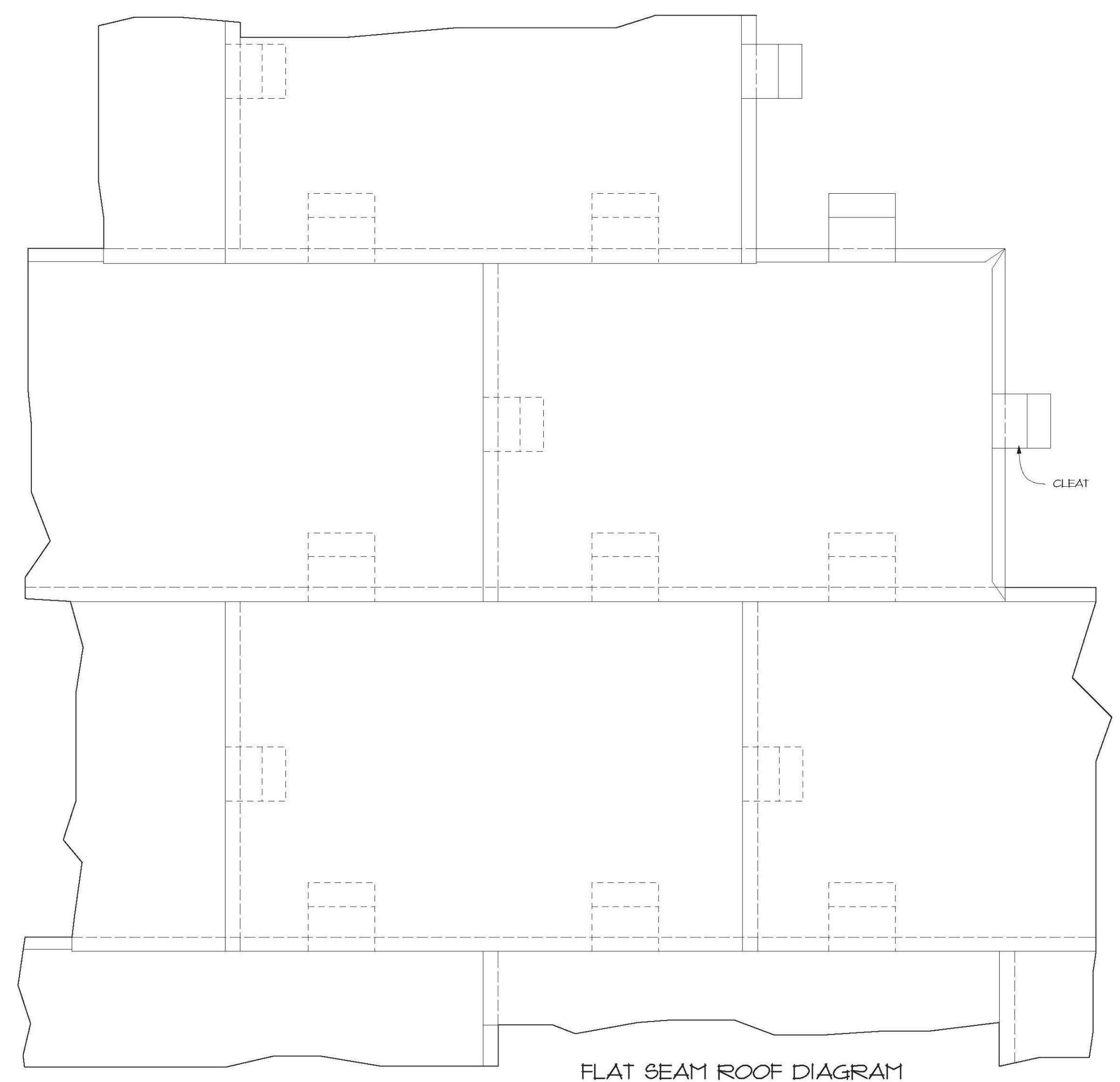
TYPICAL FLASHING AT DORMER SILL



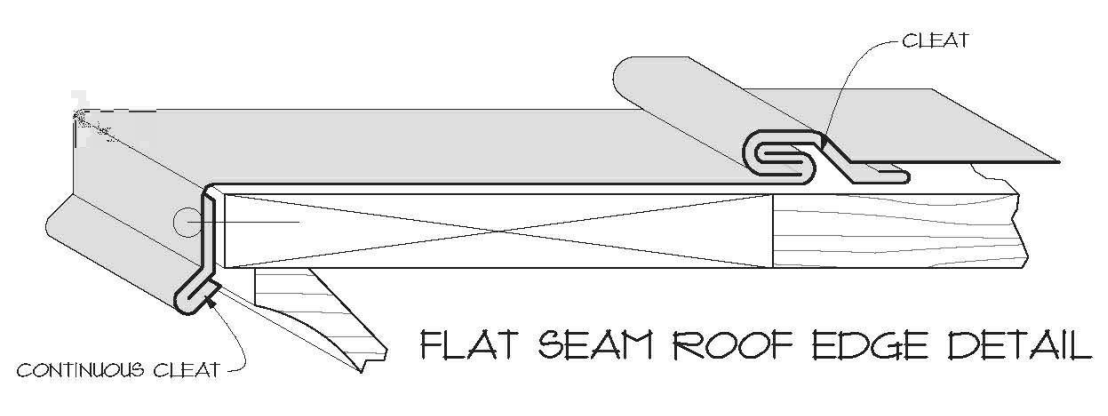
TYPICAL FLASHING AT WINDOW SILL



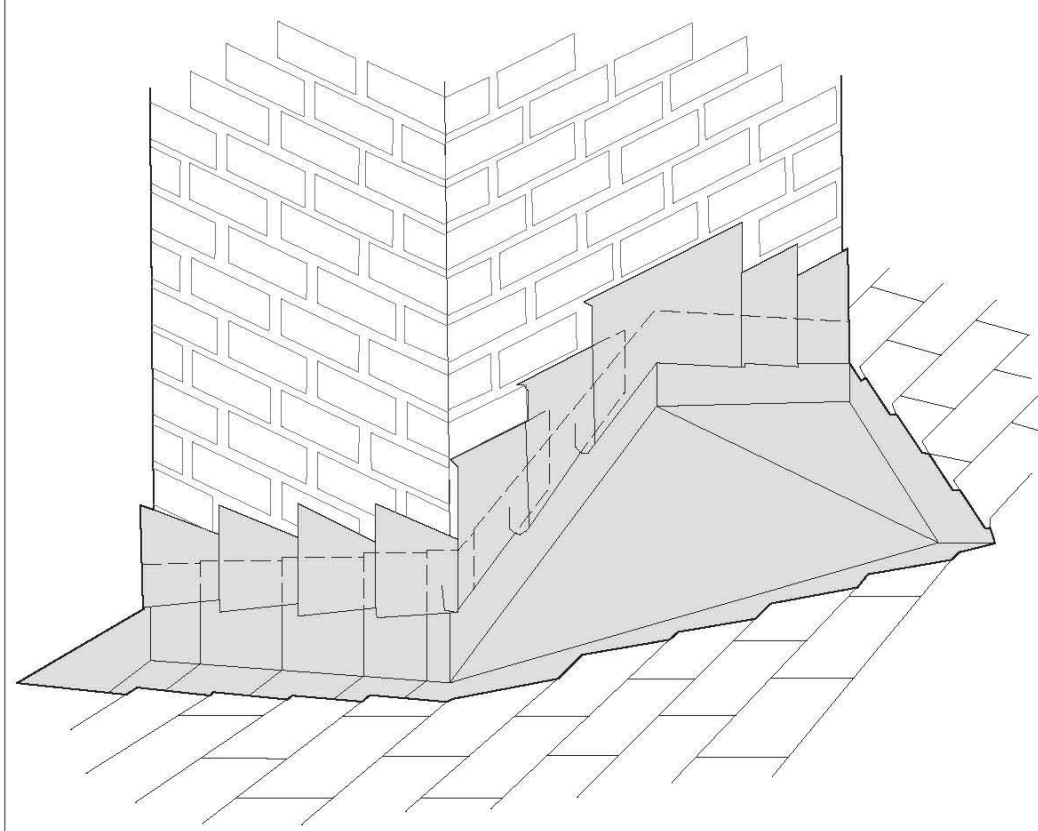
TYPICAL FLASHING AT CONTINUOUS SILL



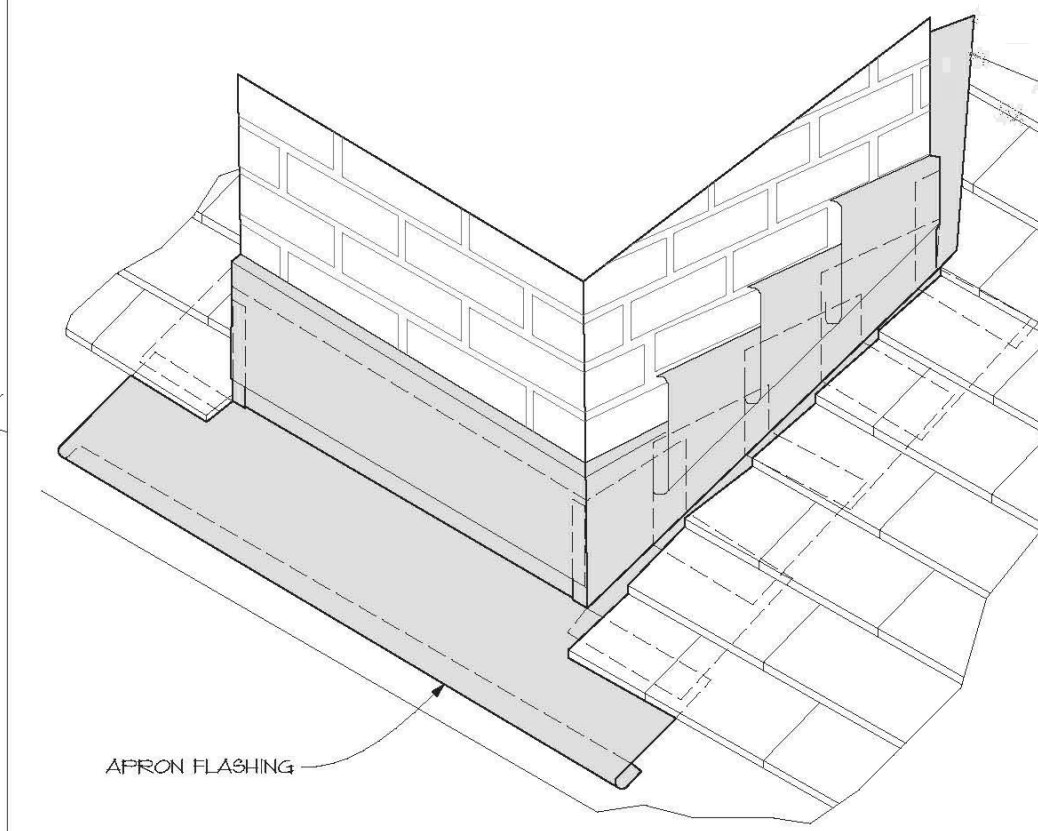
FLAT SEAM ROOF DIAGRAM



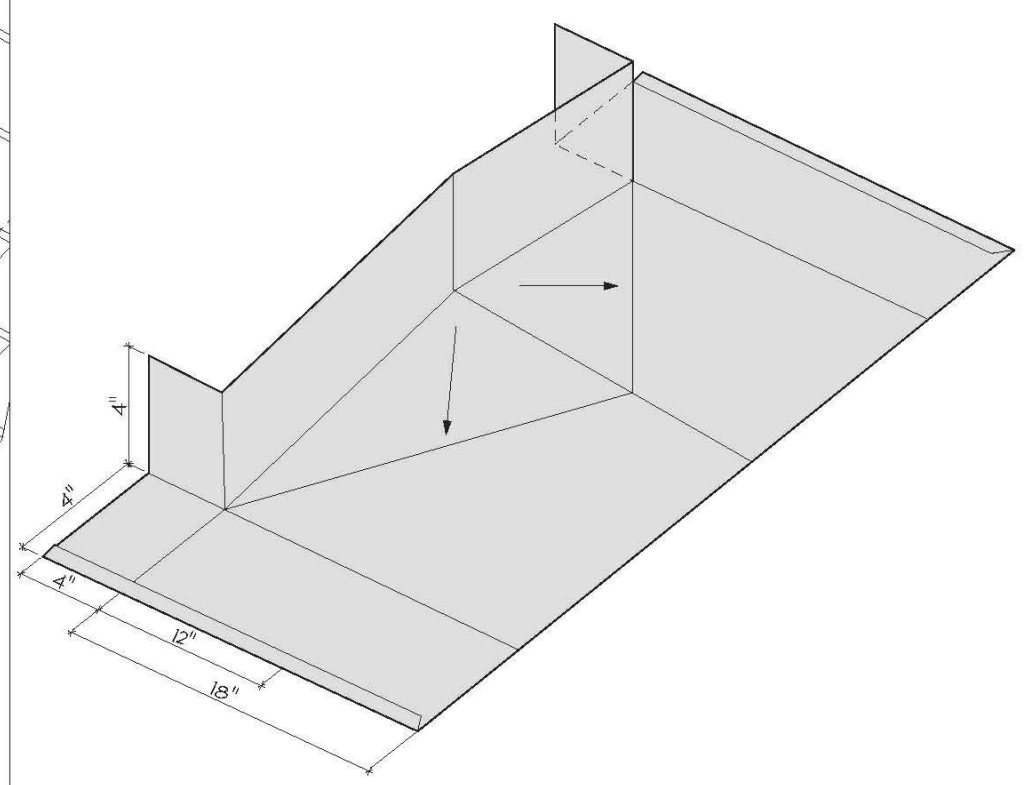
FLAT SEAM ROOF EDGE DETAIL



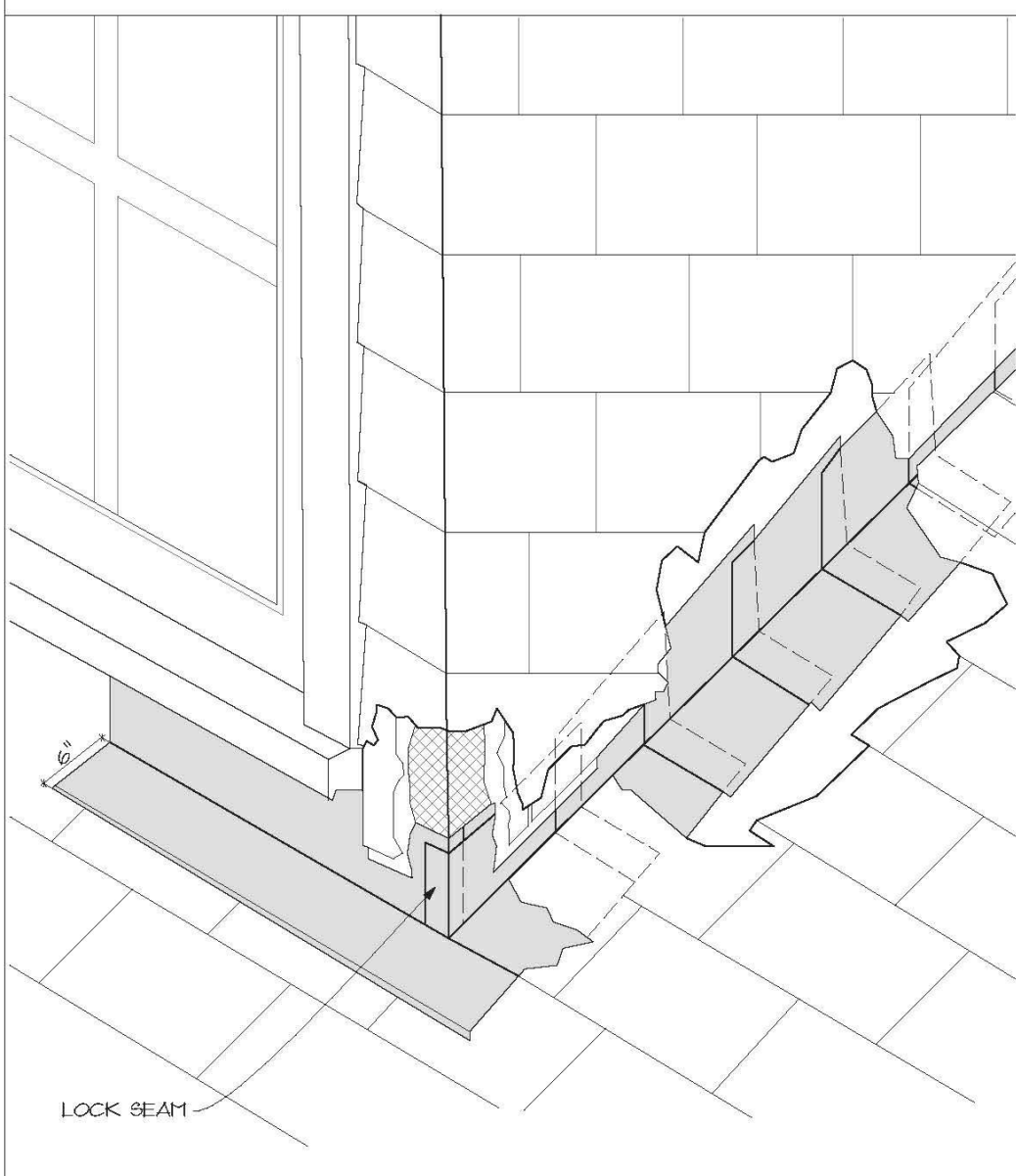
CRICKET WITH STEP FLASHING DETAIL



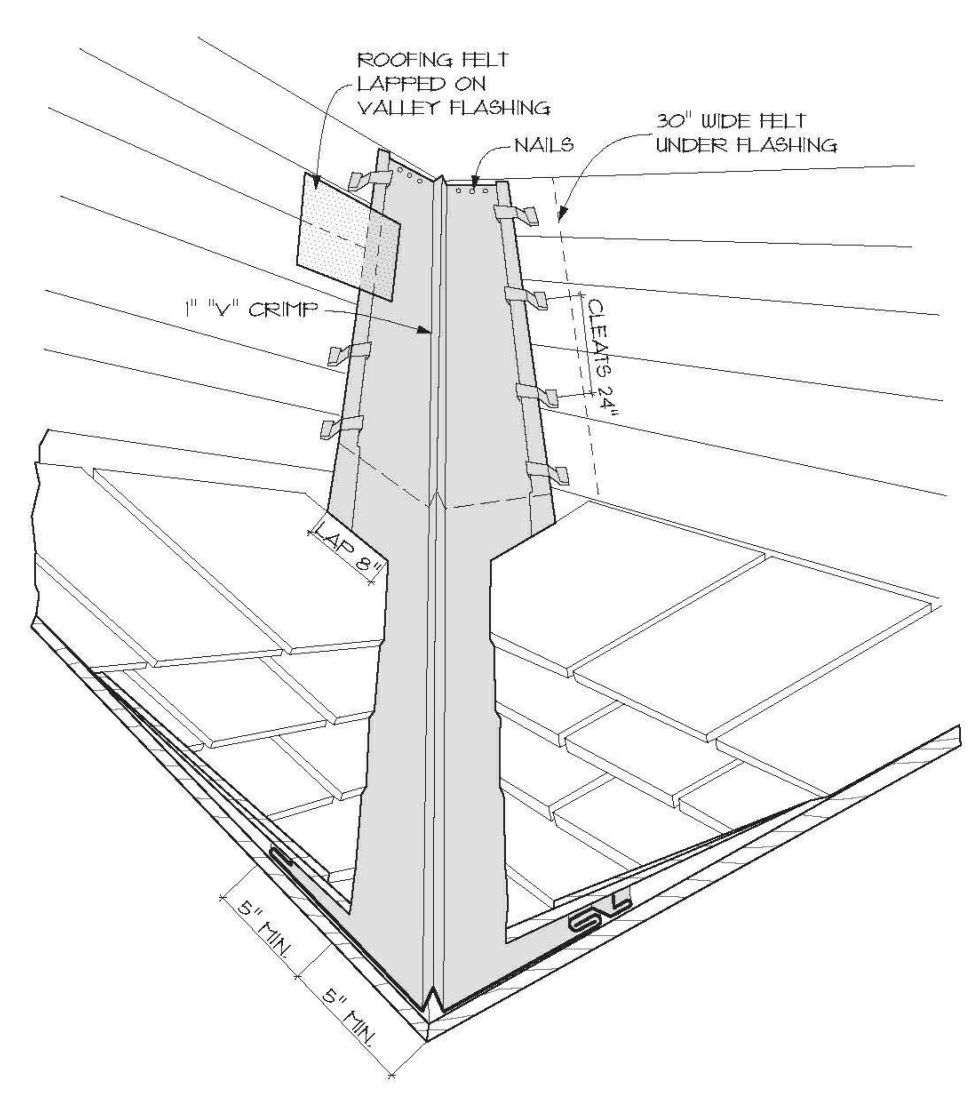
CHIMNEY WITH STEP FLASHING DETAIL



TYPICAL CRICKET FLASHING DETAIL

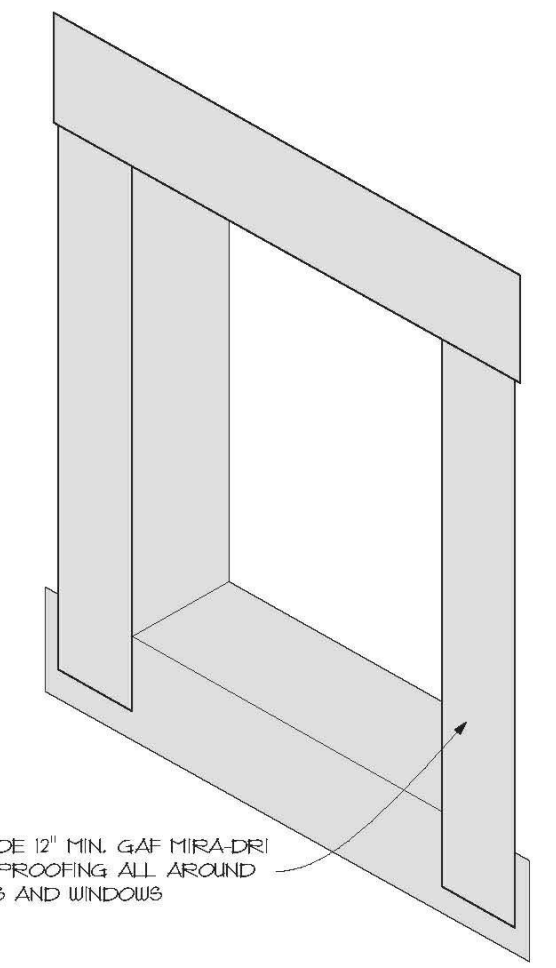


DORMER FLASHING DETAIL



TYPICAL VALLEY FLASHING

NOTE:
ALL DETAILS SHOWN ARE NOT TO SCALE AND ARE SUPERCEDED BY PROJECT-SPECIFIC DETAILS



TYP. DOOR/WINDOW ROUGH-OPENING WRAP

TYPICAL FLASHING DETAILS



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REV#	DESCRIPTION	DATE
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PROJECT INFO

WESTPORT MUSEUM BRADLEY - WHEELER HOUSE

PROJECT ADDRESS
25 AVERY PLACE
WESTPORT, CT 06880

PROJECT # 2203
DRAWN BY LPA
DATE 06/07/2023

SHEET TITLE

TYPICAL DETAILS

SHEET NUMBER

A9.1

WESTPORT MUSEUM FOR HISTORY AND CULTURE

BRADLEY - WHEELER HOUSE

WESTPORT HISTORIC DISTRICT COMMISSION - CERTIFICATE OF APPROPRIATENESS APPLICATION

PHOTOGRAPHIC DOCUMENTATION

June 17th, 2023

**LYONSPLAIN
ARCHITECTURE**



EXISTING CONDITIONS

BRADLEY - WHEELER HOUSE - Archive photos and relevant reference
WESTPORT HISTORIC DISTRICT COMMISSION - CERTIFICATE OF APPROPRIATENESS APPLICATION



EXISTING CONDITIONS

BRADLEY - WHEELER HOUSE - Archive photos and relevant reference
WESTPORT HISTORIC DISTRICT COMMISSION - CERTIFICATE OF APPROPRIATENESS APPLICATION



EXISTING EXTERIOR DETAILS

BRADLEY - WHEELER HOUSE - Archive photos and relevant reference
WESTPORT HISTORIC DISTRICT COMMISSION - CERTIFICATE OF APPROPRIATENESS APPLICATION



EXISTING EXTERIOR DETAILS

BRADLEY - WHEELER HOUSE - Archive photos and relevant reference
WESTPORT HISTORIC DISTRICT COMMISSION - CERTIFICATE OF APPROPRIATENESS APPLICATION



ADJACENT STREET FRONTAGE

BRADLEY - WHEELER HOUSE - Archive photos and relevant reference
WESTPORT HISTORIC DISTRICT COMMISSION - CERTIFICATE OF APPROPRIATENESS APPLICATION



HISTORIC PHOTOS

BRADLEY - WHEELER HOUSE - Archive photos and relevant reference
WESTPORT HISTORIC DISTRICT COMMISSION - CERTIFICATE OF APPROPRIATENESS APPLICATION



HISTORIC PHOTOS

BRADLEY - WHEELER HOUSE - Archive photos and relevant reference
WESTPORT HISTORIC DISTRICT COMMISSION - CERTIFICATE OF APPROPRIATENESS APPLICATION

ADJACENT PROPERTY OWNERS:

OWNER: TOWN OF WESTPORT
CO OWNER: NEW TOWN COMMON HIST PROP
110 MYRTLE AVE
WESTPORT, CT 06880

OWNER: WHA EQUITIES CORPORATION
190 MAIN ST
P.O.BOX 95
WESTPORT, CT 06881

OWNER: WESTPORT HISTORICAL SOCIETY
25 AVERY PL



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):

- Clapboard Asbestos Siding Brick Wood Shingle Asphalt Siding
 Fieldstone Board & Batten Stucco Cobblestone Aluminum Siding
 Concrete (Type _____) Cut Stone (Type _____) Other Flush board

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other _____

Roof (Type)

- Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other _____

(Material)

- Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
 Built up Tile Other _____

Number of Stories: 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

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.

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

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.

Historic Barns of Connecticut

A CONNECTICUT TRUST FOR HISTORIC PRESERVATION PROJECT

Bradley-Wheeler Barn Museum of

Westport
Current Name

Coley-Bradley-Wheeler House
Historic Name

25 Avery Place, Westport
House #, Street, Town

25 feet diameter.
Dimensions

Current Owner

Ownership

- private public non-profit



Use & Accessibility

Visible from Public Road Yes No

Interior Accessible Yes No

Accessibility Notes

agriculture

- animals, not listed
- apple
- carriage barn
- corn crib
- dairy
- equestrian
- garage
- gentleman
- mill
- museum**
- onion
- potato

H	C		H	C
<input checked="" type="radio"/>	<input type="radio"/>	poultry	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	re-use	<input type="radio"/>	<input type="radio"/>
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<input type="radio"/>	<input type="radio"/>	vegetables	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input checked="" type="radio"/>	vineyard	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	workspace	<input type="radio"/>	<input type="radio"/>

Environment

environment features

- Active Agriculture
- High Density
- Open Land
- Rural
- Woodland
- Commercial
- Industrial
- Residential
- Scattered Buildings

Relationship to Surroundings

Located on Avery Place, in the center of Westport.

related features

- Barn
- Cupola
- Garden
- Shop
- Stone Walls
- Carriage House
- Garage
- Shed
- Silo

threats

- Deterioration
- None Known
- Vandalism
- Developers
- Private
- Zoning
- Highway
- Renewal

Threat Details

Type & Materials

materials

- Aluminum Siding
 Board & Batten
 Cobblestone
 Cut Stone
 Horizontal Siding
 Stucco
 Wood Shingle
- Asbestos Siding
 Brick
 Concrete
 Fieldstone
 Metal Panels
 Vertical Siding
- Asphalt Siding
 Clapboard
 Concrete Block
 Flush-board
 Plywood
 Vinyl Siding

typology

- Carriage House
 Connected
 English
 English/New England Hybrid
 Gambrel Bank
 Mill
 New England
 Other Shed
 Polygonal/Round
 Tobacco Shed
 Wagon Shed
- Chicken Coop
 Corn Crib
 English Bank
 Gambrel
 Ground-Level Stable
 Multi-tiered
 New England Bank
 Pole
 Prefab
 Unknown

roof materials

- Asphalt Shingle
 Built Up
 Metal
 Rolled
 Slate
 Tile
 Tin
 Wood Shingle

roof type

- Dutch Gambrel
 Gable
 Gothic
 Mansard
 Octagonal
 Saltbox
 Shed
- Flat
 Gambrel
 Hip
 Monitor
 Round
 Sawtooth

structural system

- Balloon Frame
 Load-bearing Masonry
 Pole Barn
 Post & Beam Frame
 Structural Steel or Iron
 Wood Frame

layout system

- Scribe Rule
 Square Rule
 Transition

Integrity & Provenance

1846-1857

Farmin Patchin

Construction Date

Builder

Architect

designations

- Local Historic District
 State Historic Resource Inventory
 National Historic Landmark
 State Register
 National Register
 Village District

Importance

Architectural description:

The barn is built of randomly set cobblestone and mortar on all sides, with decorative brick as quoins on all but one back corner and around the front, arched double doors. Brick lintels are over first floor windows. These doors each swing on a heavy wrought iron strap hinge placed high on the side. An exterior wrought iron door handle and longer horizontal, exterior cross bar secure the building. The roof is cedar shingle but unlike the base is octagonal. Underneath is a partial cellar originally for root vegetables and ice storage and is accessed by an exterior door.

Dimensions for the width of each of the seven facades are as follows, beginning with the front doorway façade and moving left: Façade A - 17 ft. 9 in. with an 8 ft. wide double, round-topped door; B - 10 ft.; C - 10 ft. 4 in.; D - 10 ft. with a vertical board cellar door 5 ft. high; E - 10 ft. 6 in.; F - 10 ft.; G - 17 ft. 9 in. with an exterior door measuring 5 ft. 5 in. by 3 ft. and 2 ft. off the ground.

Windows consist of either larger 12 over 8 or 2 over 2 larger panes. Facades A, C, and E have the smaller window on the 2nd story while facades B, D, and E have the larger window on the 1st floor. Façade F has no windows or doors.

Inside the stone walls and framing are exposed. The conical roof structure was built in a radiating pattern of rafters, secured to one another at the central peak of the roof with wooden pegs. Each rafter terminates into a heptagonal-shaped "thrust" plate of steel that was fabricated to rest on the top of the masonry walls. This plate was bolted down to the stone and the rafters are bolted into the plate. This was not the original design but necessary to meet modern structural requirements. So that the steel plate would not be visible it is faced with similar wood to the rafters. The walls of the barn completely carry the weight of the roof, leaving the entire interior of the barn open.

The heavy, second floor joists are set into the masonry and originally supported a loft for storage. The stairway to this floor was redesigned for safety but is similar and made of wood.

Historical significance:

Round and multi-sided barns are characterized by having a footprint other than the traditional rectangular one. While one of the earliest polygonal barns is associated with our first president (and dated 1796) neither polygonal or round barns ever captured the imagination of American farmers, even though they were repeatedly touted as being the most efficient shape for the job. There is a belief that the round barn was based off the "prayer circles" of certain religious sects such as the Shakers, the Quakers and the Holy Rollers. The Shaker community of Hancock, Massachusetts, pioneered the round barn design in New England in 1826 with their Round Stone Barn. Most surviving round and multi-sided barns in New England, however, were built on dairy farms during the early 1900s. These later examples function similarly to high-drive barns. A covered ramp leads to the top-story hayloft, cows are stabled in stanchions on the middle level, and manure storage is in the basement. In the center of some early-twentieth century round barns is an enclosed wooden silo for storing fodder, while other round barns use the center for hay storage.

Survey Information

05/18/2011	Charlotte Hitchcock, reviewed by CT Trust	203-562-6312 barns@cttrust.org
Date Compiled	Compiled By	Compiler Phone/Email
<p>Field notes</p> <p>The circa 1846-1857 heptagonal base, 2-story stone barn, known officially as the "Bradley-Wheeler Barn Museum of Westport" is owned by the Westport Historical Society and is located on the same property near the downtown. The originally Federal, now Italianate style home, known as the "Coley-Bradley-Wheeler House" has a built date of 1795 and houses administrative offices, a museum, exhibit space, an archives/vault area, and educational instruction rooms for children.</p> <p>The barn's construction is attributed to the owner, Farmin Patchin, who was also a stonemason and blacksmith. He flattened one side of the barn, removing the 8th façade, so that a rectangular, wood frame barn (no longer standing) could be joined.</p> <p>The barn is believed to be the only extant authentically restored heptagonal barn in the Northeast. All materials and fabrication methods are said to be original or replicated precisely. The mortar was chemically analyzed and reproduced and wood was imported from Holland for the rafters.</p> <p>Multiple views of the stone barn can be seen at http://www.westporthistory.org/museum. The barn is open to the public daily April 1 – Nov. 30 and by appt. through the Westport Historical Society 203-222-1424.</p>		<p>Sources</p> <p>Photography, research, and field notes by Betsy Wacker, Maggie Feczko, 05/18/2011.</p> <p>Aerial views from: http://maps.google.com/ http://www.bing.com/maps/ accessed 8/02/2011.</p> <p>Ohno, Kate, Bradley-Wheeler House National Register Nomination No. 84000791, National Park Service, 1984.</p> <p>Sexton, James, PhD; Survey Narrative of the Connecticut Barn, Connecticut Trust for Historic Preservation, Hamden, CT, 2005, http://www.connecticutbarns.org/history.</p> <p>Visser, Thomas D., Field Guide to New England Barns and Farm Buildings, University Press of New England, 1997, 213 pages.</p> <p>Local Historic District - New Town Common</p>