DECD
State of Connecticut
Department of Economic and Community Development

HISTORIC RESOURCES INVENTORY – BUILDING AND STRUCTURES

Please send completed form to: National Register and State Register Coordinator,
State Historic Preservation Office, Department of Economic and Community Development,
450 Columbus Blvd., Suite 5, Hartford CT 06103
* Note: Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) 21 West Meadow Road

Building Name (Historic) _____

Street Address or Location 21 West Meadow Road

Town/City Wilton Village _____ County Fairfield

Owner(s) Stanley, Stephan & Josephine ○ Public ◉ Private

PROPERTY INFORMATION

Present Use: Single-family residence

Historic Use: Single-family residence

Accessibility to public: Exterior visible from public road? ◉ Yes ○ No

Interior accessible? ○ Yes ◉ No If yes, explain _____

Style of building Tudor Revival Date of Construction ca. 1930

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 Half-timber

Structural System

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

Roof *(Type)*

☑ Gable ☐ Flat ☐ Mansard ☐ Monitor ☐ Sawtooth
☐ Gambrel ☐ Shed ☐ Hip ☐ Round ☐ Other _____

(Material)

☐ Wood Shingle ☐ Roll Asphalt ☐ Tin ☑ Slate ☐ Asphalt Shingle
☐ Built up ☐ Tile ☐ Other _____

Number of Stories: 1.5 Approximate Dimensions 55' x 22', 29'x20', 24'x14', 12'x15', 24'x34'

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: Later 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 N/A Builder N/A

• Historical or Architectural importance:

See continuation sheet.

• Sources:

See continuation sheet.

Photographer Stacey Vairo & Lucas Karmazinas Date September 2017

View See continuation sheet Negative on File CTSHPO

Name Stacey Vairo & Lucas Karmazinas Date October 2017

Organization Stacey Vairo, LLC & FuturePast Preservation

Address 17 Hard Hill Rd., Woodbury, CT 06798 & 940 West Blvd., Hartford, CT 06105

• Subsequent field evaluations:

MBLU# 29/83 PID# 1349

Threats to the building or site:

☑ None known ☐ Highways ☐ Vandalism ☐ Developers ☐ Renewal ☐ Private

☐ Deterioration ☐ Zoning ☐ Other _____ ☐ Explanation _____

Photograph of 21 West Meadow Road, view facing west.

Interrelationship of Building and Surroundings:

This house is located on the west side of West Meadow Road, roughly 500' north of West Meadow Road's intersection with High Ridge Road. The house is set back approximately 135' from West Meadow Road and a gravel driveway leads from the road to an asphalt parking area and an attached garage located on the north side of the house. The house is surrounded by a large lawn and plantings and numerous mature trees frame the parcel.

Other Notable Features of Building or Site:

The house at 21 West Meadow Road is a one-and-a-half-story, uncut stone masonry and wood-frame, Tudor Revival-style residence built ca. 1930. It has a side-gabled roof and is oriented with its ridgeline set roughly north-south parallel to the street. There is a one-and-a-half-story cross-gable block adjoining the west (facade) elevation of the main block, a one-and-a-half-story cross-gable block adjoining the east (rear) elevation of the main block, and a one-and-a-half-story side-gabled block connecting the main block to the

one-and-a-half-story garage, which has a gable roof set perpendicular to the connecting block. The first story of the house is constructed of uncut stone, while the upper floors are of wood-frame construction with a half-timbered exterior. There are moderate overhangs of the slate roof at the eaves (which are flared) and rakes and both gable and shed dormers found throughout the residence. A stone gable-wall chimneys is located on the south (side) elevation of the main block. The primary entrance to the house is offset within the cross-gable block that projects from the main block's façade. The entry is recessed within a flat-arched opening and is flanked to the south by a one-story porch with stone supports that spans the southern portion of the main block. Fenestration throughout the house consists of casement windows, these in various multipane arrangements depending on the size of the window opening.

Historical and Architectural Importance:

This house was among several dozen eventually erected in the development known as the "Chestnut Hill Properties," which was established on the former Disbrow and Gorham Farms, along what are now High Ridge Road, East and West Meadow Streets, and Woodway Lane, in 1927. The development was targeted at upscale buyers and featured large lots (most around two acres) laid out for high-end homes, many of these priced around $40,000 in a period when the average house in Wilton cost around $6,000. A number of the houses in the development can be attributed to local architect, Frazier Peters, who was notable for his use of natural materials, particularly stone, in creating designs sympathetic to the surrounding environment.

A historic map from 1931 identifies this house as the residence of a "Marcia Scott," however, no one who matches this name is listed in local directories during the mid-1930s. A historic map from 1942 lists the occupant as an individual with the surname of "Chipman," this being Sydney S. Chipman, a Canadian-born pediatrician. The 1940 Federal Census indicates that the 36-year old Chipman resided with his 35-year old wife, Christine, two children, Robert and David, age eight and six, respectively, and a domestic servant, 25-year old Stella V. Dyrda. The family vacated the house around 1942 when it was sold to Yarasimos N. and Angelica C. Markatos. The Markatos family retained the residence through at least the mid-1970s. Regardless of the fact that the garage is a relatively modern addition, the house at 21 West Meadow Road remains a well-preserved example of an early 20th century Tudor Revival-style residence. As such, it is significant as an example of Wilton's stock of early-20th century houses, particularly those of Tudor Revival styling. It is also significant as being developed as part of the Chestnut Hill Properties development, one of Wilton's most architecturally notable and intact residential subdivisions.

Sources:

Wilton Assessor's Records on Vision Appraisal; U.S. Federal Census Records, 1900-1940; "Map of the Town of Wilton, Conn., 1909," C.C. Wood, C.E.; "Map of the Town of Wilton, Conn., 1922," Robt. F. Thorley; "Map of the Town of Wilton, Conn., 1929," W.E. Godfrey, Surveyor; "Atlas of Fairfield County, Conn., 1931," Dolph & Stewart, Publishers, New York: NY; "Residents of Wilton, Conn. (As of July 1, 1937), 1937," Town of Wilton, CT; "Atlas of Fairfield County, Conn., 1942," Dolph & Stewart, Publishers, New York: NY; "Wilton, Connecticut, Directory Map, 1950," Town Planning Committee, Wilton: CT; Westport, Saugatuck, Greens, Weston, Wilton Directory, The Price & Lee Co., New Haven, CT, 1933-1963.