**HISTORIC RESOURCES INVENTORY**

**BUILDING AND STRUCTURES**

**FOR OFFICE USE ONLY**

<table>
<thead>
<tr>
<th>Town No.</th>
<th>Site No. 31</th>
</tr>
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<tr>
<td>UTM:</td>
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<td>QUAD:</td>
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<td>DISTRICT</td>
<td>IF NR SPECIFY</td>
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**STATE OF CONNECTICUT**

**CONNECTICUT HISTORICAL COMMISSION**

59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

**TOWN / CITY**
Farmington

**STREET AND NUMBER (and or location)**
158 Coppermine Road

**OWNER(S)**
Bemis, Melvyn L. & Elaine G.

**USE (Present)**
Residence

**ACCESSIBILITY TO PUBLIC**
Yes

**STYLE OF BUILDING**
Queen Anne

**DATE OF CONSTRUCTION**
ca. 1897

**MATERIALS (Indicate use or location when appropriate)**
- [X] Clapboard
- [ ] Asbestos Siding
- [X] Brick
- [ ] Other (Specify)
  - [ ] Foundation
- [ ] Wood Siding
- [ ] Asbestos Siding
- [ ] Fieldstone
- [ ] Board & Batten
- [ ] Stucco
- [ ] Cobblestone
- [ ] Aluminum Siding
- [ ] Concrete Type: 
- [ ] Cut stone Type:

**STRUCTURAL SYSTEM**
- [X] Wood frame
- [ ] Post and beam
  - [X] balloon
- [ ] Other (Specify)
- [ ] Load bearing masonry
- [ ] Structural iron or steel

**RoOF (Material)**
- [X] Gable
- [ ] Flat
- [ ] Mansard
- [X] Monitor
- [ ] Sawtooth
  - [ ] Other (Specify)

**WOOD SHINGLES**
- [X] Roll
- [ ] Asphalt
- [ ] Tin
- [ ] Slate
- [ ] Other (Specify)

**APPROXIMATE DIMENSIONS**
2 1/2 stories
20 x 26

**CONDITION (Structural)**
- [X] Excellent
- [ ] Good
- [ ] Fair
- [ ] Deteriorated
- [ ] Excellent
- [X] Good
- [ ] Fair
- [ ] Deteriorated

**INTEGRITY (Location)**
- [X] On original
- [ ] Moved
  - [X] Yes
  - [ ] No

**RELATED OUTBUILDINGS OR LANDSCAPE FEATURES**
- [X] Barn
- [ ] Shed
- [X] Garage
- [ ] Other landscape features or buildings (Specify)
- [ ] Carriage house
- [ ] Shop
- [ ] Garden

**SURROUNDING ENVIRONMENT**
- [X] Open land
- [X] Woodland
- [X] Residential
- [X] Scattered buildings visible from site
- [ ] Commercial
- [ ] Industrial
- [ ] Rural
- [ ] High building density

**INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS**

Sited on the east side of Coppermine Road, this house sits on a large lot dotted with tall trees. Other buildings are scattered, but visible from the site.
This gable-to-street three-bay house has an L-shaped plan with a wrap-around Queen Anne-style porch with simple brackets, turned columns and balustrade. Other details include fish-scale shingles in the gable and cornice returns. A modern enclosed porch and casement window are located in the north elevation. On the east and west sides are exterior brick chimneys.

This house was built on a four-acre tract of land which was once part of Thomas Young's homestead in Farmington's West District. English immigrant farmer, James Knibbs (1829-1914), purchased these four acres with a house and buildings in 1866 (FLR 60:370). Six years later he sold a 3/4 acre portion of this property "with buildings" to fellow English immigrant George Buckingham for $300 (FLR 61:419). After 11 years Buckingham sold it to his neighbor Ezrah C. Ayer in 1883 for $200, $100 less than what he paid for it (FLR 68:50). George was apparently not responsible for building any additional structures. At some point Ezrah C. Ayer acquired the remaining 3½ acres from James Knibbs, because in 1894 he sold the original four acres back to James and his son Joseph Wesley Knibbs (FLR 71:71). In that deed the property is referred to for the first time as "the Buckingham Place", even though George owned merely a portion of the total acreage. More than one house was eventually built on this tract, although land descriptions don't reveal this information until the 1950's. This Queen Anne-style house was probably built during the 1890's by Joseph W. Knibbs (b. Farmington, 1869), a mason by trade. He had recently married Mary Francis Wetherby (b. Avon, 1873); their first child Elle Irene was born in 1898. James Knibbs quit-claimed his joint title to the property to his son in 1897 and Joseph Wesley mortgaged it the same day for $1,000 to the Collinsville Savings Society (FLR 69:364; 71:279). After Joseph died in 1949 the property was broken up among his heirs;

Beatrice M. Knibbs acquired all interest to the property at 138 Coppermine by the fall of 1956 (FPR 53:354; FLR 126:13,29; 131:128,125).

This house is a good example of Queen Anne-style architecture, and an important late nineteenth-century link to the older buildings on Coppermine Road.