

Preservation Candidates 2020
ITEM 1

53 Kings Highway North

Current owners purchased the Charles Fable main house of 1885 and the rear carriage house and garage of c.1923 on July 12, 2017. They applied for certificates of appropriateness on 8/8/2017 for main house and carriage house and garage on 07-24-2018. All work completed in mid-2019. Granted 32-18 Special Permit on 12-7-2017.



9-2016



6-2019



9-2016



6-2019

53 KINGS HIGHWAY NORTH
CERTIFICATE OF APPROPRIATENESS
8-2017

The Main House

We will undertake extensive restoration of the main house to restore the line of sight to its original condition.

Starting with the front of the house:

1. The front porch is literally falling off of the house. IN the front edge of the porch, almost all of the support posts are rotten though with very little holding up the front of the porch. In the back of the porch (joins the house), the house sill plates are rotten. In essence, the front porch is supported by rotten wood in both the front and rear. The result is evident by the severe sag in many places and the unstable boards when walking on the porch. It is very unsafe as is. We anticipate bringing the front porch up to code in terms of the support structure and cement in-ground support columns, as well as replacing the sill plates in the front of the house. Our objective is to restore the porch to its current look and feel, with no changes. Whatever material needs to be replaced will be with like materials. The posts will remain the same as will the fish scale shingles on the front, the light blue ceiling, etc.

In order to properly support the porch underneath, and to replace the sill plates, the porch floor and ceiling will be dismantled so that visibility can be had into the conditions of the structure. The required supports will be installed, the sill plates will be replaced and restoration will be completed.

2. **The left side of the house – porch.** The continuation of the front porch around on the left side of the house finds the same issues as in the front. Both the sill plate and the front supporting posts for the left side of the porch will need to be replaced. In addition, the stairs leading down to the ground are rotten and will need to be restored. The current look will be retained.
3. **The front and side windows.** The Main House has “9 over 9” double hung windows with hanging external storm screens and storm glass. Our proposal is not to replace any of these windows, rather, we will restore them as required with new ropes, weights, etc. Only if a window is beyond repair, will we replace it with a similar all wood, true divided light window of the same dimensions and window pattern. There is one large single pane picture window that was added to the kitchen at some point. We believe that this will look best with a more period correct divided light window and propose to make that change.
4. **The gutters.** We reviewed pictures of the house from a few years ago and there were no gutters on any of the structures. So the current gutters are in the past five years or so. We would expect to keep the current gutters but reroute the downspouts out the side of the house.
5. **Second Floor Main House front and sides.** We do not anticipate making any changes to line of sight other than restoration. Two specific examples are the

53 KINGS HIGHWAY NORTH

3

For Office Use Only:

Date of Filing: _____

Date of Public Hearing: _____

65 Day Period Ends: 5-22-2017 per a. b. c. d. e. f. g. h. i. j. k. l. m. n. o. p. q. r. s. t. u. v. w. x. y. z.

Type of Work: _____

RECEIVED

JUL 25 2017

HISTORIC DISTRICT COMMISSION

Westport Historic District Commission
Application for Certificate of Appropriateness

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: 53 KINGS HIGHWAY NORTH

Owner: TIAO & MARTHA EIDMAN Phone: 203-222-4909 Email Address martha@eidman.v

Agent/Contractor: N/A Address: _____ Phone: _____ Email _____

Anticipated date of completion of construction: PHASE 1: CARRIAGE HOUSE/STUDIO - JUNE, 2018. PHASE 2:

Tuffel Martha Eidman 7/29/17 MAIN HOUSE - JUNE 21
Owner's Signature - Application must be signed Date

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.

When the application form is completed and all application materials compiled, return completed application with application materials to:

Historic District Commission Coordinator
Town Hall, 110 Myrtle Avenue, Room 108, Monday through Friday from 8:30 a.m. to 4:30 p.m.

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

Date of Public Hearing: 5/8/17

Preliminary Certificate of Appropriateness granted

List any conditions or modifications: _____

Certificate of Appropriateness denied

List reasons for denial: _____

Signature/Chair, WHDC Date
Approval

Signature/Chair, WHDC Date
Final Inspection

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.

53 KINGS HIGHWAY NORTH

THAD and MARTHA NEALE EIDMAN
53 Kings Highway North
Westport, CT 06880
203-222-4909

July 20, 2017

To: Westport Historic District Commission

RE: Request for Certificate of Appropriateness for 53 Kings Highway North, Charles Fable House

Dear Committee:

The enclosed plans are a continuation of the preliminary review/discussion we initiated with town staff, the HDC and P&Z, in 2015 regarding 53 Kings Highway North, as prospective buyers of this historic property. As the recent purchasers of the property (finally!), we now are seeking formal approval to move forward with restoration of – and updates to – the property.

As part of this process, Alyssa Lozupone, Architectural Preservationist, State Historic Preservation Office, has been onsite to review the property and receive a brief overview of proposed changes. Her office will soon receive the plans presented here. She gave preliminary support to our approach and we will continue to work closely with her team as we move forward.

Our key considerations for this proposal:

1. **Preserve current line of sight/architecture.** We have not changed the street view of the Main House, with the exception of replacing a large single pane kitchen window with a more period correct divided light window of same size. The Carriage House, which is barely visible today behind a high fence, will be restored in the front with several slightly larger period correct windows: a safety egress-sized bedroom window – and a matching one on the right side. We also want to remove the fence that obstructs the view of the Carriage House.
2. **Restore current structures.** Each structures requires extensive restoration, starting with foundation work, sill plates, supporting beams, new porch structure on the Main House, etc. The primary restoration projects are outlined in the enclosed document.
3. **New additions/updates that acknowledge period style.** All proposed new additions will be made with the look and feel and flow (relative sizes of structures) consistent with the current structures. All changes are designed to bring the property up to current living standards with regards to having access to garages, for example.
4. **Period correct materials.** Our objective is to maintain wherever possible all of the current features such as the original windows with storm covers. Where new windows are required, due to the inability to repair a current window, or in a new construction area, we will use Marvin True divided light windows (or equivalent) that preserve the same look and feel as the original windows on the house.
5. **Manage the project via four distinct stages.** The restoration will be subdivided into four distinct sub-projects, and in this sequence, over the renovation period: 1) the Carriage House, 2) the Garage/Studio, 3) the Main House, and 4) the grounds/driveway. In 2017/2018, the focus will be on the Carriage House and the Studio. Once these projects are completed, we will make the changes to the driveway and start work on the Main House. We expect to complete the Main House in the spring of 2019.

We look forward to our discussion on the 27th and thank you for your dedication of time and support,

Thad and Martha Eidman

Leahy, Carol

From: martha@eidman.us
 Sent: Tuesday, March 27, 2018 12:48 AM
 To: Leahy, Carol
 Cc: thad@eidman.us
 Subject: 53 Kings Hwy North -WHDC Review at 4.10.18 meeting
 Attachments: 4.10.18AppForReview53KHN.pdf

Hi Carol-

As requested, this provides the PDF of the requested changes to the Carriage House and Studio(Garage), as "dictated" by the practical thought regarding the interior design of the rooms.

We also made the wonderful discovery through our work on the Carriage House, that it was previously used as a barn – due to our "find" of chicken remains, feathers, etc. in the dirt under the house when we replaced the dirt with a proper crawl space and footings-foundation. This structure, in its original iteration, was clearly a barn! So in honor of that, our desire is to make the exterior appear closer to its original barn siding rather than the board and batten as we last proposed.

To honor the Board and Batten iteration, we would keep the Studio(Garage) with that exterior "era".

-Martha

Martha Neale Eidman • www.MarthaEidman.com • www.MarthaEidmanHomes.com • [Apply For Rental](#) • 203.981.7272 • martha@eidman.us • Coldwell Banker Riverside • 472 Riverside Avenue, Westport, CT 06880

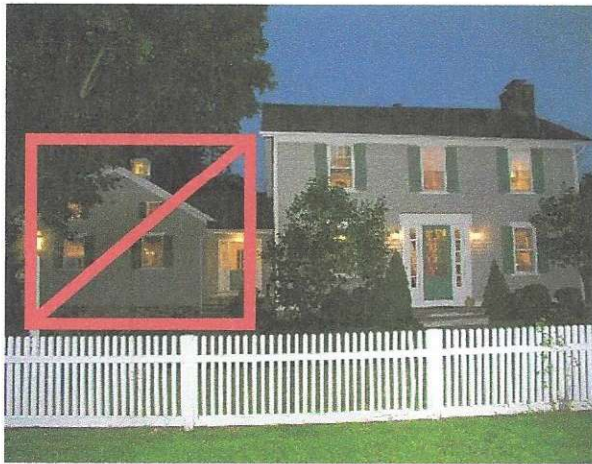
Description of Project: IN ADDITION TO THE PROPOSED CHANGES REQUESTED ON THE TWO ENCLOSED SHEETS, WE ARE ASKING FOR APPROVAL TO RETURN THE CARRIAGE HOUSE TO A MORE BARN-LIKE APPEARANCE BASED ON WHAT WE HAVE UNCOVERED DURING RENOVATION. THIS REQUIRES TWO CHANGES: ① KEEP THE LOOK OF THE ORIGINAL BARN SIDING, WHICH IS STRAIGHT EDGE TONGUE & GROOVE WITH NO BATTENS, AND ② ELIMINATE THE CURVED CAPS OVER THE WINDOWS THAT WE ADDED DURING THE REVIEW PROCESS. WE WANT THE FINAL RESULT TO BE RESPECTFUL OF THE ORIGINAL STRUCTURE

Signature of Property Owner(s): [Signature] Date: 3/26/18

Preservation Candidates 2020

308 Greens Farms Road ITEM 2

House built by James Murphy in c.1892. The main portion was restored, left of the main portion was demolished and replaced and a garage was built next to the replaced structure. A variance application for a partial demolition of the structure was presented to the HDC on November 21, 2017.



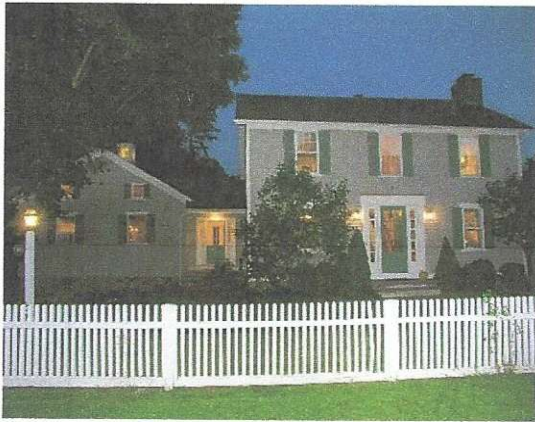
Pre-29019 house section demolished
No garage



Current house, right side preserved,
left side section and garage new.

Preservation Candidates 2020

308 Greens Farms Road



2007



6-2019

308 Greens Farms Rd.

Friday, March 13, 1981

Page 29

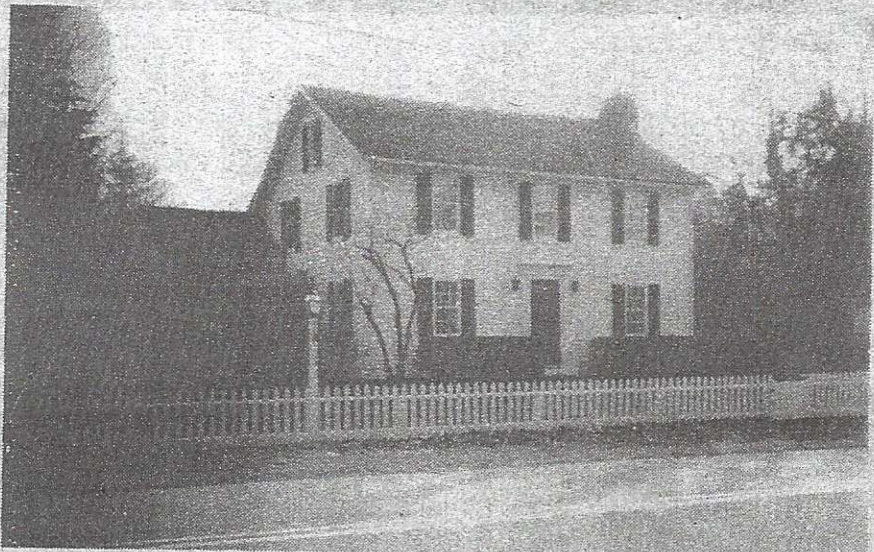
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WESTPORT

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WESTPORT

CHARM OF YESTERDAY

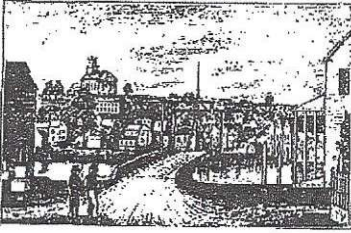


Take yourself back to the 19th Century with this lovingly cared for 4 bedroom 4 bath antique home built in 1872. Wide board floors with their rich patina are in most of the 8 warm and inviting rooms. The outstanding 2 acre property is studded with trees and lovely plantings plus a pretty pond and beautifully accented with a white picket fence. The Greens Farms station is just a short walk.

\$215,000

308 GREENS FARMS ROAD

(11)



Westport Historic District Commission

Town Hall

Westport, Conn. 06880

TO: Mary Young, Director of Planning and Zoning
James C. Ezzes, Chairman, Zoning Board of Appeals

FROM: Francis Henkels, Chair
Historic District Commission

DATE: November 21, 2017

RE: 308 Greens Farms Road, Variance Appl. #7590
(Proposed partial demolition of the existing non-conforming house with new construction in the front setback and the demolition of a one-story accessory building (root cellar) above foundation and build a 2-story home office on the remaining foundation.)

I am concerned to learn of the proposed demolition of portions of a residence which has, at its core, the vernacular farmhouse, c. 1892, at 308 Greens Farms Road. From the information I have received, I cannot determine if the portion to be demolished has historic significance or is more recent construction. I am also concerned about the proposed demolition above foundation, of the historic accessory building. This property is considered a significant historic resource and is listed on the Westport Historic Resources Inventory (a copy of the inventory form is attached).

Unfortunately, the P&Z transmittal was received after the Historic District Commission's (HDC) November 14 agenda deadline. Therefore, the HDC respectfully requests the Zoning Board of Appeals (ZBA) hold this item open until our comments can be transmitted following the HDC's December 12 public hearing.

1

308 Greens Farms Road

RECEIVED

PLANNING AND ZONING TRANSMITTAL

OCT 31 2017

HISTORIC DISTRICT
COMMISSION

TO:

Conservation Department

Historic District Commission

RE: **308 Greens Farms Road, Variance Appl. #7590**

DATE: October 31, 2017

FROM: Susan Reynolds, Zoning Official

THE FOLLOWING MATERIALS ARE ENCLOSED FOR YOUR REVIEW:

- Survey: Ross-Swearingen Property, 308 Green Farms Road by Charles Leonard IV dated 9/15/17.
- Site Plan: Gately Ross & Jeff Swearingen, 308 Greens Farms Road by Land Tech dated 10/3/17.
- Building plans: Gately Ross/Jeff Swearingen residence, 308 Greens Farms Road by Richard Swann Arch dated 9/26/17, rev. 10/10/17

If any of the materials were not included in the transmittal they are available for review in the P&Z dept.

PROJECT DESCRIPTION:

The Applicant is Robert Pryor, P.E.,L.S. (PH: 203 454-2110). The Owner is Jeffrey Swearingen & Gately Ross (PH: 617-429-1442). The proposal is for partial demolition of the existing non-conforming house with new construction in the front setback. There is a question as to the number of stories existing and proposed. The owners are also requesting an approval to demolish a 1-story accessory building (root cellar) above the foundation and build a 2-story home office on the remaining foundation. They also need to obtain approvals for the proposed basketball court in the setback, and the a.c. units, generator, playset, and propane tank in the setback.

HEARING DATE:

The application has not been scheduled for a public hearing of the ZBA at this time.

Reynolds, Susan

From: Reynolds, Susan
Sent: Tuesday, October 31, 2017 2:36 PM
To: rpryor@landtechconsult.com
Cc: Daniel, Katherine
Subject: 308 Greens Farms Rd var appl 7590

RECEIVED
OCT 31 2017
HISTORIC DISTRICT
COMMISSION

Dear Mr. Pryor,

In order to process the variance application for 308 Greens Farms Road additional information will be required and additional variances will need to be requested.

The following issues will need to be addressed for the variance application:

1. Since this property is listed on the Historic Resources Inventory the demolition you will be doing is subject to review by the Historic District Commission. It appears from the plans that there will be significant areas of demolition but the application states on item 8 that there will not be any demolition of any structures on the site.
 - a. The building plans show the "home office" renovations in the accessory building (root cellar/chicken coop) only retaining the foundation wall which is basically on three sides of the structure. The rest of the building will now be new construction.
 - b. The building plans also show that in addition to the new garage (with attached shed/garbage bin) addition to the house, there appears to be substantial/possibly complete demolition of the "barn like" existing section of the house as well as a quarter of the main/original portion of the dwelling (in the rear).
 - c. We will need calculations showing the linear feet of existing facades being removed and the linear feet of the façade being retained to confirm the percent of the façade being removed.
2. There are discrepancies between the survey, site plan, and building plans.
 - a. The survey by Charles Leonard shows the root cellar structure as a "garage" but there is no curb cut to get there from the road and the building plans show that it is not accessible to vehicles. It will also need to be corrected to show the surveyor's stamp matching the seal. It appears the surveyor used either his father's or grandfather's stamp.
 - b. The site plan by Landtech also refers to the accessory structure as a "garage" and states that it is to be renovated over the existing footprint.
 - c. The building plans appear to show that the accessory structure exists over the allowed 300 s.f and is in the setback. It does not have any plumbing or heating fixtures. The proposed plan shows that the floor area, which is already non-conforming, will be increased and that a second floor (referred to as a loft) will be added as well as a half-bath and wood stove. This building will now need a septic system. It is my understanding (after speaking with the Conservation department staff) that if this project goes through then the existing septic system for the house will need to be moved out of the wetlands setback. You need to determine if two septic systems can fit on the property (substantial wetlands area & required setbacks for the same).
 - d. The site plans do not appear to match the building plans concerning the amount of demolition. The floor plans seem to indicate that the "barn" addition and a portion of the main house in the rear is being re-built with modifications.
 - e. I am also concerned that the existing house may be three stories with a cellar, or 2.5 stories with a cellar, and that the additions may be converting a cellar into a basement which would necessitate the need for a height variance. This needs to be addressed. Please submit the cellar/basement calculations

done by a surveyor. The existing conditions survey shows topography but the site plan does not. The site plan will need to be corrected prior to the issuance of any zoning permits.

3. There is also no indication of the type of business the home owner will be conducting in the accessory building. Since the existing detached garage is too dangerous to use (per the application submission) where will the clients be parking? Home occupations are only allowed if they meet zoning requirements, including the type of business allowed. This can be addressed prior to the issuance of a zoning permit.
4. I believe a basketball court had to be removed in the past on this lot due to setback issues. The proposed site plan indicates that the driveway in the setback will also be used as a basketball court. This will need a setback variance.
5. As a minor issue, the playset, propane tank, generator, and a.c. units in the setback will all need to obtain variance approvals.
6. I believe that there are more variances required than what you are currently requesting so the application will need to be revised. In my opinion, the following variances may be required:
 - a. Sections 6-2.1.6 & 6-2.1.7 for expansion of non-conforming buildings in the front setback;
 - b. Sections 11-2.4.8 (a) & (b) for expanding a non-conforming accessory building;
 - c. Section 11-4 for addns/renov/new construction of single family dwelling in the front setback; for the proposed basketball court and existing a/c units, propane tank, generator, and playset in the front setback; and for the expansion of the accessory building in the front and side setbacks;
 - d. Section 11-5 for the accessory building over 1 story and the house over 3 stories.
7. The last line of your project description notes that rather than obtaining a variance you also have the option of complete demolition and new construction. You seem to be forgetting your option of going to the P&Z commission for a Special Permit for Historic residential structures. Mary Young had reviewed this option with your architect on May 3, 2012.
8. Prior to the issuance of a zoning permit for any work on this property you will need to obtain approvals from the Health and Conservation Departments so before going too far with these plans you may want to confirm that you would be able to obtain their approvals.

Please amend your application to address these issues/sections of the regulations.

The areas highlighted will need your attention in order to complete this variance application.

Thank you in advance for your attention to this matter.

Sincerely,

Sue Reynolds
Zoning Official

Preservation Award 2020

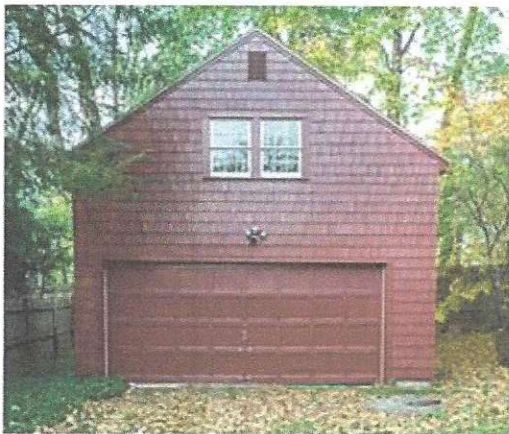
ITEM 3

15 Hyatt Lane

Owner requested a study to determine the eligibility of the house built in 1949 by the Mills family. Study report completed in 2018 and house designated as a Landmark Property in 2018. The award would be a personal award for the owner. Note that included in the package is an award provided to Dave Matlow, an individual award, in 10-30-2017.



PROPOSED HISTORIC PROPERTY DESIGNATION
STUDY REPORT FOR 15 HYATT LANE
NOVEMBER 2018



Town of Westport
Historic District Commission
Local Historic Property
Study Committee

Study Report Prepared by:
Tod Bryant of Heritage Resources

Land Record Research by Bob Weingarten

15 HYATT LANE

Letter of Request

RECEIVED

SEP 29 2016

WESTPORT HISTORIC DISTRICT COMMISSION

3

TO: Westport Historic District Commission, Town Hall, Myrtle Avenue, Westport, Connecticut
FROM: TP Catalano, 15 Hyatt Lane, Westport, Connecticut 06880
DATE: September 27, 2016
RE: Request to preserve all structures, land and property located at 15 Hyatt Lane, Westport, Connecticut

I should like you to consider the preservation of my current Westport residence. The following descriptive information herewith is for application to the Westport Historic District Commission. That which is to be included in my request are my house, original, antique Connecticut barn, land and property, all located at 15 Hyatt Lane, Westport, Connecticut.

The house built in 1949 sits upon one-third acre land. It is one of only two remaining houses out of ten similar small size homes once located on Hyatt Lane Westport, all built during the late 1940's. All the others have been torn down and re-built either as a macmansion or remain somewhat in tact ala portions of the original considerably altered and increased in size. The architecture of the house on 15 Hyatt Lane, Westport is Cape Cod, with basement, attic, seven rooms, two baths and rear screened-in porch. The rooms of the house as with this home construction are small, yet suitable in size, not tiny and provide a sense of warmth and comfort within the interior.

The house is classic architecture of the times built. It is strong and durable, of sturdy home construction detailed within and without structurally sound as it were and with the fine construction of homes built in the 1940's. My home is cool in summer and warm in winter. The wood structures found throughout reveals wood floorings with underneath built in braces, included in the basement and attic of the house. The exterior of the house is wood shingled. A new Chimney built recently and installed sits atop and center of the roof of the house, dual fluted for the furnace and center fireplace. The home has an excellent working fireplace known as a Heatilator, one and same known in use to aid in full circulation of heat throughout the entire house.

I run a tight ship. I value the old and traditional in many things, including my house and barn. I keep the upkeep of my home and property well maintained, aesthetically pleasing to the eye, done with pride and careful tending. No amount of monies or time for this ever limited.

I moved to 15 Hyatt Lane, Westport in 1988. I fell in love with the home, property and setting at first sight. 15 Hyatt Lane, Westport was not for sale. I approached the owner one day when he was at work on improvements of the house. The owner had rented previous for a few years and left it vacated one year prior to my purchase. I actually talked the owner into selling me the house! Indeed. That is one interesting tale. Prior to

15 HYATT LANE

my purchase, the home owner scoured, buffed, shined, waxed, painted and added new fixtures inside and out so that in effect I purchased a brand new house.

I have enjoyed living here these later twenty-eight years. That not true of my first and many to follow difficult years that included neighbors and their horrendous breach of civility and criminal activities: I immediately discovered a heroin addict and dealer lived across the street from 15 Hyatt Lane who died of a heroin overdose eighteen years later. That was eighteen years of hell living across the way. The local Westport police labeled my neighborhood the "amber" district. I owned a co-op in NYC and for years lived there and never lived in a designated "amber district" until I moved to Westport, CT. That situation made worse via not a single neighbor living here before me, one such remains today living next door to me, did anything to aid the police in this situation, as did I, while they all the while raising young kids. The following year a new neighbor moved next door to the heroin addict and dealer, still lives there today, also raised young kiddos, also did nothing to improve the drug using and dealing situation. I lived in neighborhood hell here and that lasted nearly twenty years! Take note those of you adore your town.

The house is surrounded with huge mature trees front, back and sides. Most of these owned by nearby neighboring properties, not always kept pruned and cropped as needed. I maintain their care year in and out hanging over my property, clipped, pruned and chopped for safe-keeping. I have added to the interior of my back property and over these many years beautiful low and hovering large leafy trees such as the Red Bud tree. In front and back are flowering bushes that provide a rather secluded, shaded and protective, private canapé. In back near one-half of the property so covered close by the house. All offer a buffer surrounding the property and against noise and pollution, machine, human and otherwise. I call my home and property today my sanctuary. My paradise. Spend time here and you'll know that which I speak. This home and property set at the end of a cul-de-sac, where today, albeit not earlier years above reiterated, found currently to be of minimal traffic, parked vehicles and in general comfortable and quiet for peaceful living as a home setting.

The one added structure on said property set in the back and within short walking distance from the house at the end of the driveway is an original antique Connecticut barn. It was brought to this property from Saugatuck shores in 1949. The size of the barn capable of two parked cars on the first level with stairs that lead to a second level. Both levels have windows side and back. There is a side door and opening as well on the ground floor. The front opening is the size of a double garage entrance where inside I keep both cars parked. When I first I purchased this property in 1988 the barn was a wreck. No cement flooring on the lower level. Unpainted exterior a soft grey, chipped everywhere on the siding and exterior. There was no door for the main opening. I had installed an electric "garage" door with remote control. I had the lower level floor fully

15 HYATT LANE

cemented. The upper level has ornate tongue and groove wood flooring now a bit tattered in need of repair in the upper loft area.

My major interest in preserving this property also is to avail Westport folk in later years to observe this historical home of a long gone era, space and time in history of the construction and aesthetics of this American home located at 15 Hyatt Lane, Westport. This type home being torn down today and much disappearing and with that, town of Westport history and tradition. I also wish to preserve this home and property as for me it has been enjoyed and loved representative of good living and appreciation. I believe this home and property worthy of historic preservation. I ask you folks on the Historic Commission of Westport to give full consideration and granting of my request.

Historical Significance

The house at 15 Hyatt Lane, built in 1949, is significant locally because it is a survivor of the modest, quickly constructed houses built in the 1940s and 1950s to help satisfy the housing shortage in the United States after World War II. Its first owner was letter carrier and U.S. Army veteran, Lawrence H. Mills (1917- 2004) and his wife, Elizabeth Church Blake Mills (1917- 2004). It is in a small subdivision that was part of the rapid suburbanization of the United States. Many of these houses have been demolished in Westport and the trend to replace them with larger homes continues in 2018. Few of these surviving examples remain unchanged, but this house retains a high degree of architectural integrity. The house is a part of both the post-war building boom and the suburbanization of the United States.

Hyatt Lane

Hyatt Lane was named after Joseph G. Hyatt (1853-1930) whose home was at 20 Woodside Avenue on the southeast edge of the land which was named after him. Hyatt was a school teacher for a number of years but afterwards became interested in civic affairs of the town. He served as Town Clerk, Justice of the Peace and Tax Collector. He died in 1930 and the property was transferred to his wife, Mary A. Hyatt (1851-1932). After Mary died the property was purchased by local developer Jesse Owen Collins, who improved the house and built another house in the rear. He filed a subdivision map for twelve lots on the property in 1946 and the following year he put in a road called Hyatt Lane to the northwest of the house on Woodside Avenue (Figure 2). He did not build on the lots, but sold them to individuals and developers. He was still selling lots in the subdivision as late as 1953.

Seven of the houses on Hyatt Lane were built between 1948 to 1950. All are in the Minimal Traditional style, but only 15 Hyatt Lane is in the Cape Cod cottage (Cape) form. The remaining seven homes were built between 2000 and 2016 after the demolition of the original houses on their lots. This demolition of similar homes from the 1940s and 1950s followed by new construction of much larger homes has become a trend in Westport. Recent examples include 17 Westway Road, request for demolition waiver of May 29, 2018 of a 1951, 1 and one half story Cape Cod Cottage with 1,722 square feet of living space; 6 Bauer Place, demolition waiver request of May, 21, 2018 for a Cape Cod Cottage built in 1940, 1 story with 1,384 square feet of living space; 47 Westfair Drive, demolition waiver request of May 22, 2018 for a 1 story Cape Cod Cottage with 1,443 square feet of living space; 29 Treadwell Avenue, demolition request of November 2, 2018 for a house built in 1950, on .33-acres of land, with 1,301 sq.

15 HYATT LANE

ft. of living space, to mention only a few. All are examples post-World War II homes, similar to the house at 15 Hyatt Lane.

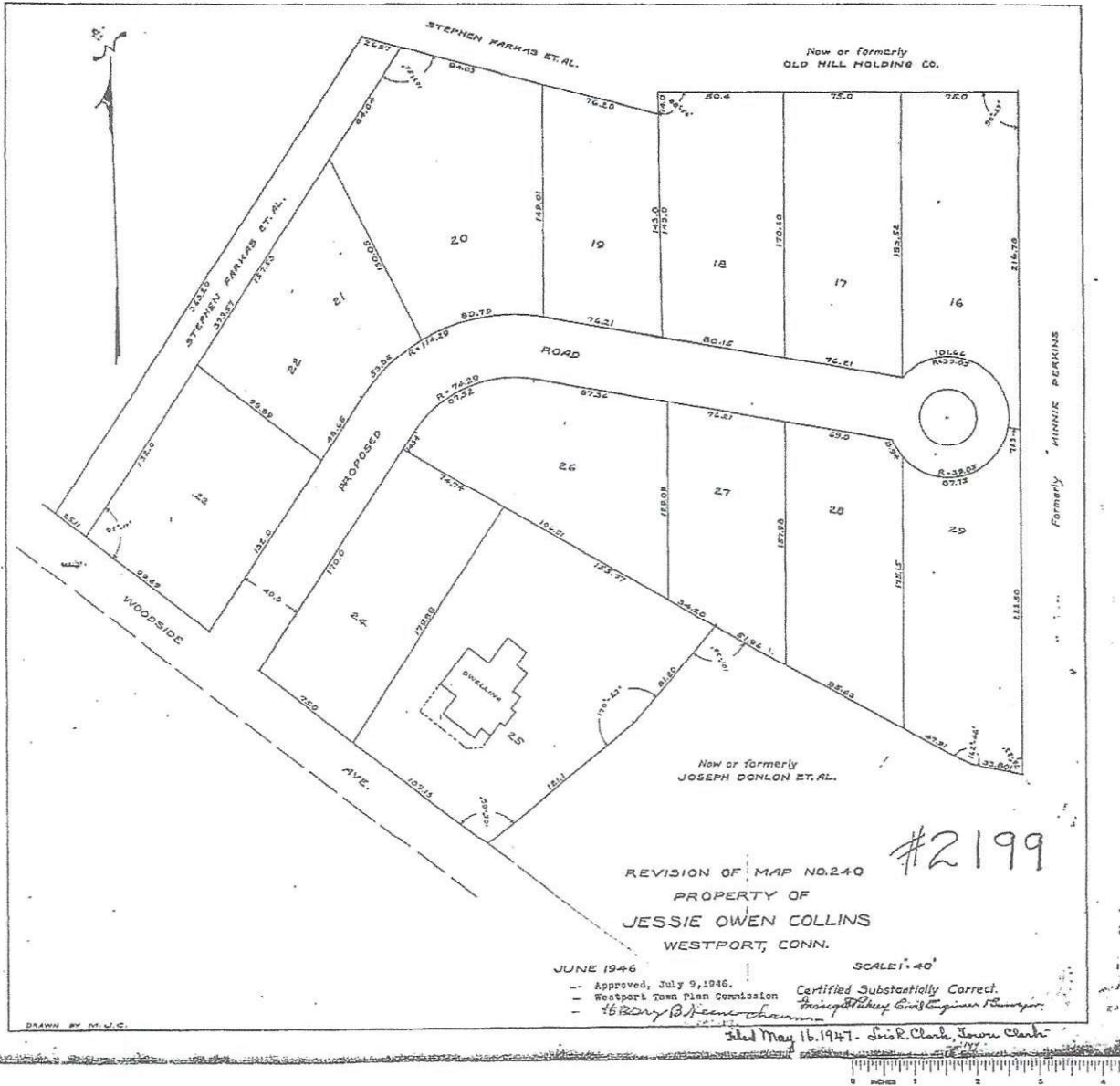


Figure 2. Map of Hyatt Lane subdivision. (Town of Westport land records)

Figure 3. Mills survey map.

Post-World War II Suburbanization

At the end of World War II, the United States felt the effects of demobilization of the military, worker migration for war industries and dislocations caused by

military deployment. A massive housing shortage was one of the problems facing the nation at that time. It is estimated that the country was 5 million housing units short of the demand in 1945 and by 1947 at least one third of returning veterans and their families were still living with family, friends or others. The federal government created public-private partnerships to address this problem. The New Deal-era Federal Housing Authority (FHA), and later the Veterans Administration (VA), began insuring home mortgages in order to take the risk out of lending to newly-returned veterans. This incentive made long term (25-30 years) low interest mortgages the national standard that they continue to be. They also insured low interest construction loans and provided national construction standards and guidelines. Since Lawrence Mills was a veteran, it is likely that he took advantage of one of these programs (Figure 3).

All of these actions by the VA and FHA had a strong suburban bias. They provided the standards for setback, lot sizes, building materials and more that made it almost impossible to secure guaranteed loan in a city. By the 1950s, about one third of all houses in the United States were purchased using VA or FHA loans. In fact, it was easier to get a loan for new construction than it was for an existing home. Some of the results of this program were that home ownership increased from 40% in 1940 to more than 60% in the 1960s. Most of these houses, like 15 Hyatt Lane, were built for veterans in the suburbs. Before World War II, just 13% of Americans lived in suburbs, but by 2010, suburbia was home to more than half of the population. The population of Westport, a suburb of New York City, increased exponentially during this era, from 8,258 in 1940 to 11,667 in 1950 and 20,955 in 1960.

The Subdivider

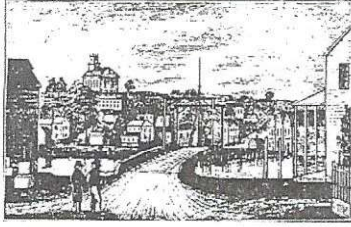
Many of these new homes were constructed in massive developments by large regional builders such as William Levitt's Levittowns in New York, Pennsylvania and New Jersey or Joseph Eichler in California. At the local level, however, a group of developers known as "subdividers" contributed the housing boom. Like Jesse Owen Collins in Westport, they would acquire a tract of land large enough to accommodate several houses. They would then survey it, improve the site, develop a plan and lay out building lots. The lots were sold to individuals or to builders, who would typically build groups of houses for sale. The Mills bought their lot directly from Collins, but he also sold land on Hyatt Lane to builders like Finneran Consolidated Builders, Inc.

Architectural Significance

Cape Cod cottage

The form of this house is known as the Cape Cod cottage. It is the seventeenth century American evolution of an English form. The first houses built by the Puritans followed the styles and construction techniques that they brought with them from England. They soon found

INDIVIDUAL AWARD - DAVE MATLOW



Westport Historic District Commission

Town Hall

Westport, Conn. 06880

FOR IMMEDIATE RELEASE: October 5, 2017
CONTACT: Carol Leahy
 CLG Coordinator/HDC Staff Administrator
 Historic District Commission
 cleahy@westportct.gov
 203-341-1184

THE WESTPORT HISTORIC DISTRICT COMMISSION ANNOUNCES THE 2017 HISTORIC PRESERVATION AWARDS

The Westport Historic District Commission has selected the recipients of the 2017 Historic Preservation Awards. The awards will be presented by First Selectman James S. Marpe, Historic District Commission Chair Francis Henkels, and members of the Historic District Commission at a ceremony on Monday, October 30, 2017 at 7:00 p.m. at Town Hall Auditorium. The following is a list of the eight award recipients and a brief narrative explaining why these properties were selected.

Dave Matlow **Special Recognition for Photojournalism**

An award of special recognition is presented to long-time Westport resident, Dave Matlow, for more than a decade of photojournalism that documents the trends of Westport's residential and commercial structures. Matlow, who created the popular *WestportNow* "Teardown of the Day" series, highlights the properties currently slated for demolition. For many years, Matlow has assisted the Historic District Commission by photographing the collection of Annual Preservation Award houses which are displayed at Town Hall. His photographs enhance awareness of our historically significant built environment and record the unfortunate loss of some of its historic resources.

Preservation Award 2020

ITEM 4

39 Cross Highway Road

Owner requested a study to determine the eligibility of the house built in 1878 by the Chapman family. Study report completed in 2018 and the recommendation was for designation. The house was designated in 2018 as a local Landmark house. The award would be for the individual efforts of the homeowner during the period that the study report was done and accepted.



39 CROSS HIGHWAY

**STUDY REPORT FOR
PROPOSED HISTORIC PROPERTY DESIGNATION AT
39 Cross Highway, Westport CT 06880
November 1, 2018**



**Town of Westport
Historic District Commission
Prepared by Bob Weingarten
(in collaboration with HDC Members Cheryl Bliss,
Edward F. Gerber and HDC Staff Administrator Carol Leahy)**

39 Cross Highway Study Report – HDC 11-01-2018

7

Leahy, Carol

From: Deborah Howland-Murray <debhowlandmurray@gmail.com>
Sent: Thursday, September 20, 2018 8:57 AM
To: Leahy, Carol
Subject: 39 Cross Highway

Dear Carol,

It was a pleasure to speak with you on Tuesday. Thanks for lending clarity to the Historic District Commission's work. It has helped me decide to begin the process of having my property at 39 Cross Highway, Westport, designated as a local historic landmark property.

As you know, the house is currently on the market. I would appreciate expediting the process wherever possible, so that hopefully at the time of sale the house will have the protections offered by this designation.

Sincerely,

Deborah Howland-Murray
Owner

39 Cross Highway Study Report – HDC 11-01-2018

On the 1988 Historic Resources Inventory (HRI) compiled by Mary E. McCahon she states that *“The early house on the property was historically associated with the Chapman family, but it burned and was rebuilt in the picturesque mode in the 1880s by farmer Charles Chapman.”* She also states that *“It appears that the basic footprint with the offset side ell is original, but the house itself is clearly postbellum”*. We know that on the 1858 Clark Westport map, the name C. Chapman appears at the appropriate location of 39 Cross Highway (see Attachment C).

In the attic there is an inscription on a wall that says “Built in 1878 AD”, see photo 9. It was spotted by an inspection visit from the Connecticut Trust for Preservation Circuit Rider, Gregory Farmer, who stated that the exterior style is consistent with a house built in the late 1800s.

The owner in 2007 expanded the house by enlarging the kitchen (photo 10), connecting the garage to the house, and adding an artist studio. It is also clear that the basement was extended since one of the dividing walls appears to have been part of the foundation. This can be seen from the photo 11 which shows the uneven rock formation which was probably just placed against an exterior dirt foundation. From the front porch one enters into foyer (photo 12) leading into two rooms with pocket doors. The front and back living and dining rooms lead to the family room with one of the two fireplaces (photo 13). There are front and rear staircases which lead the four bedrooms. Kitchen has custom cabinets, island and breakfast area.

Historical Significance

There are three distinct features that need to be discussed since together, or separately, they provide enough evidence that this house has historical significance to Westport.

The first is its initial contribution to the creation of Westport due to the 1670/71 land grant of “Long Lotts” where 101 lots, provided to 99 individual and 2 institutions, were granted to settler. The actual aim of these land grants, which includes the property of 39 Cross Highway, was to restrict the English crown from claiming the land for the King.

The second significant historical aspect was the establishment of farms with their farmhouses fronting on Cross Highway. This area was one of the major roadways in Westport in the mid to late 1700s and was an area settled by key Westport families pursuing farming activities. The farmlands included land from the end of Compo Road North to Sturges Highway.

The third significant historical fact deals with the Chapman family, that settled at the area associated with 39 Cross Highway and other homes in the area. It involves the building of the house by Captain Phineas Chapman son of a key historical Westport figure of Reverent Daniel Chapman. The family is well known for their participation in the creation of civic and church doctrine, participation in the Revolutionary War and early development of Westport’s farming industry.

39 Cross Highway

ISTORIC RESOURCES INVENTORY
UILDING AND STRUCTURES

IST-6 REV. 6/83

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

FOR OFFICE USE ONLY

Town No.:	Site No.:	(11)
UTM		
QUAD:		
DISTRICT	IF NR, SPECIFY	
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual	<input type="checkbox"/> Potential

IDENTIFICATION	1. BUILDING NAME (Common) <i>(Historic)</i>		Chapman-Northrup House		Chapman House	
	2. TOWN, CITY		VILLAGE		COUNTY	
	Westport				Fairfield	
	3. STREET AND NUMBER (and/or location)					
	39 Cross Highway		5319-1/151			
	4. OWNER(S)					
	Murray, David & Howland, Deborah <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private					
	5. USE (Present) <i>(Historic)</i>					
	Residence			Residence		
	6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD INTERIOR ACCESSIBLE IF YES, EXPLAIN					
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	7. STYLE OF BUILDING				DATE OF CONSTRUCTION	
	Pictureque Vernacular				1880s	
	8. MATERIAL(S) (Indicate use or location when appropriate)					
	<input checked="" type="checkbox"/> Clapboard		<input type="checkbox"/> Asbestos Siding		<input type="checkbox"/> Brick <input type="checkbox"/> Other (Specify)	
	<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Asphalt Siding		<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & Batten		<input type="checkbox"/> Stucco		<input type="checkbox"/> Cobblestone		
<input type="checkbox"/> Aluminum Siding		<input type="checkbox"/> Concrete Type:		<input type="checkbox"/> Cut stone Type:		
9. STRUCTURAL SYSTEM						
<input checked="" type="checkbox"/> Wood frame		<input type="checkbox"/> Post and beam		<input type="checkbox"/> balloon		
<input type="checkbox"/> Load bearing masonry		<input type="checkbox"/> Structural iron or steel				
<input type="checkbox"/> Other (Specify)						
10. ROOF (Type)						
<input checked="" type="checkbox"/> Gable		<input type="checkbox"/> Flat		<input type="checkbox"/> Mansard		
<input type="checkbox"/> Gambrel		<input type="checkbox"/> Shed		<input type="checkbox"/> Hip		
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Roll Asphalt		<input type="checkbox"/> Tin		
<input checked="" type="checkbox"/> Asphalt shingle		<input type="checkbox"/> Built up		<input type="checkbox"/> Tile		
<input type="checkbox"/> Other (Specify)						
11. NUMBER OF STORIES		APPROXIMATE DIMENSIONS				
2		50x30				
12. CONDITION (Structural) <i>(Exterior)</i>						
<input checked="" type="checkbox"/> Excellent		<input type="checkbox"/> Good		<input type="checkbox"/> Fair		
<input type="checkbox"/> Deteriorated		<input checked="" type="checkbox"/> Excellent		<input type="checkbox"/> Good		
<input type="checkbox"/> Fair		<input type="checkbox"/> Fair		<input type="checkbox"/> Deteriorated		
13. INTEGRITY (Location) WHEN? (Alterations) IF YES, EXPLAIN						
<input checked="" type="checkbox"/> On original site		<input type="checkbox"/> Moved		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No original verandah rebuilt		
14. RELATED BUILDINGS OR LANDSCAPE FEATURES						
<input type="checkbox"/> Barn		<input checked="" type="checkbox"/> Shed		<input checked="" type="checkbox"/> Garage		
<input type="checkbox"/> Carriage house		<input type="checkbox"/> Shop		<input type="checkbox"/> Garden		
15. SURROUNDING ENVIRONMENT						
<input type="checkbox"/> Open land		<input type="checkbox"/> Wood-land		<input checked="" type="checkbox"/> Residential		
<input type="checkbox"/> Commercial		<input type="checkbox"/> Indus-trial		<input type="checkbox"/> Rural		
				<input type="checkbox"/> Scattered buildings visible from site		
				<input type="checkbox"/> High building density		
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS						
Contributing structure in architecturally significant streetscape dominated by small family farms.						

(OVER)

DESCRIPTION (Continued)

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

The generously proportioned, 3-bay, 2-story, picturesque vernacular house was constructed in the late 1880s and incorporates an earlier house destroyed by fire. Finished with a central cross gable with a small, 2-over-2 window, continuous boxed, overhanging eaves and corbeled chimneys stacks, the house has a full-facade, flat-roofed, wrapping verandah with replacement plain posts. The second level door to the balcony has a decorative hood. First-level fenestration is set in pedimented architraves, and 2-over-2 sash are used throughout. The offset wing on the west appears to be original.

18. ARCHITECT _____ BUILDER _____

SIGNIFICANCE

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

The early house on the property was historically associated with the Chapman family, but it burned and was rebuilt in the picturesque mode in the 1880s by farmer Charles Chapman, who acquired the land in the 1840s. His earlier house is depicted on the the 1856 Clark map. It appears that the basic footprint with the offset side ell is original, but the house itself is clearly postbellum. Chapman's farm extended to Main Street on the west and Weston Road on the east. It passed to his daughters, Laura and Ester, after his death in 1893, and then to Laura after Ester's demise in 1896 (20:364). Dr. H.W. Northrup purchased it for use as a seasonal home in 1932, and he retained ownership until 1942, when he sold to Howard Hecht (61:176, 77:88). About 1947, the unimproved house was purchased by Cyril, Lynn, and Evan Harding who renovated it, adding plumbing, heating, and modern (see continuation sheet)

SOURCES

Coley, J. E. Reminiscences.
 Hardaing, Evan. Interview, 6/88.
 Adams Manuscript.
 1856 Clark Map.
 Westport Land Records.

PHOTO	PHOTOGRAPHER	DATE
	Mary E. McCahon	May, 1988
COMPILED BY	VIEW	NEGATIVE ON FILE
	South	CHC 6:6,7
COMPILED BY	NAME	DATE
	Mary E. McCahon, Architectural Historian	June, 1988
	ORGANIZATION	
Westport Historic District Commission		
ADDRESS		
Town Hall Westport, Conn. 06880		



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None known Highways Vandalism Developers Other _____

Renewal Private Deterioration Zoning Explanation _____

39 Cross Highway

111

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106
HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

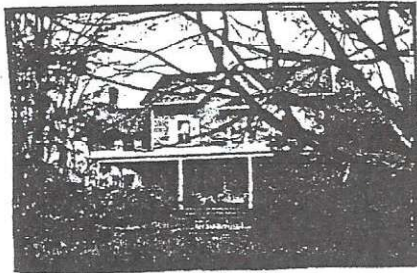
FOR OFFICE USE ONLY			
TOWN NO.:	SITE NO.:		
UTM: 18/	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

CONTINUATION SHEET

Item number: 19 Date: _____

39 Cross Highway

wiring. Prior to their ownership, the house had not been winterized and interior water was provided by a pump in the kitchen. The Hardings sold to Frank J. Kaiser in 1952.



Preservation Award 2020

ITEM 5

39 Coleytown Highway

House built by Ebenezer Coley in c.1763. This house was on a lot which was less than 4 acres and therefore the property, in a 2 acre zone, could not be subdivided. Using a 32-18 regulation, granted on 4-3-2014, the owner was able to retain the historic house and build a larger house on the same lot.



Subject: **Re: Preservation Awards -2019 Candidates**

Date: 9/13/2019 1:53:47 AM Eastern Standard Time

From: vanwiewendy@gmail.com

To: rwwmailbox@aol.com

Cc: dlock@westportct.gov, Bill@quad-a.org, braungrayson@sbcglobal.net, marilynharding@optimum.net, fhhenkels@gmail.com, cheryl.bliss@gmail.com, springer@scottspringerarchitect.com

39 Coleytown Road

The two property owners I know of that deserve awards are the previous owners of 320 Bayberry Lane and 39 Coleytown Road, who saved the houses before they sold the land by using Westport's Historic Preservation Zoning Incentives in Sect. 32-18 of the Zoning Code. The houses both sold, with perpetual preservation easements, to new owners in the last couple of years.

1. 320 Bayberry Lane: is a c.1817 house that was on approx. 5 beautiful acres on the Aspetuck River. There was plenty of land to subdivide into two building lots in the AAA zone, but the house would have had to be knocked down because it would have been too close to the setbacks in its new lot. The long-time owners died, and their children/heirs, instead of doing the quickest and most profitable thing (knocking down the house and selling the two building lots - as many heirs are wont to do), went through the process of getting a special permit under Sect. 32-18 to adjust the setback requirements and preserve the house. Excellent behavior which I think should be recognized! Here's a link to the listing. If anyone else thinks this is a good choice, I can go take a current picture.

https://www.realtor.com/realestateandhomes-detail/320-Bayberry-Ln_Westport_CT_06880_M34624-83223#photo0

2. 39 Coleytown Road: is a c. 1760 house (mill house) built very close to the road, with a small barn that's right on the road, and the Aspetuck River close behind the buildings. (An iconic property that I'm sure you've all passed by.) A beautiful field on the other side of the river was an obvious prime building lot. All in all, the property was approximately 3 acres in a AAA zone - enough land to build a very big new house . . . if the old house was demolished first. The previous owners, Walt and Judy Grossman, couldn't bear the thought of the old house being demolished so about 8 years ago they applied for, and were granted, a special permit under Sect. 32-18 to designate the c.1760 house an "accessory" structure - so that a "principal" structure could also be built in the empty field. But alas, although the property was on the market that way for almost 5 years, turns out that buyers who wanted a big, new house didn't also want to take care of an old house and barn they had no use for. So the Grossmans, still not being able to bear knocking the old house down, went through the very long and arduous process of amending Sect.32-18 and then applying for a special permit to allow for what currently exists: the c.1760 house with a preservation easement on a little more than 1 acre, and a large, new house on a little less than 2 acres. For perservering through at least 7 or 8 years with no guarantee of success, and then succeeding in preserving this iconic house, I think they should be recognized. Here's a link to the listing:

https://www.coldwellbankerhomes.com/ct/westport/39-coleytown-road/pid_22928605/

Best,
Wendy

On Thu, Sep 12, 2019 at 10:28 PM Bob Weingarten <rwwmailbox@aol.com> wrote:

So that you have a current list of candidates I have attached photos of the five that I have so far. Please PLEASE provide me with your input.

The five are:

1. 53 Kings Highway North
2. 308 Greens Farms Road
3. 1 Wilton Road
4. 15 Hyatt Lane
5. 39 Cross Highway

39 Coleytown Road

CULTURAL RESOURCES INVENTORY
BUILDING AND STRUCTURES

REV. 5-83

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

FOR OFFICE USE ONLY

Town No.: _____ Site No.: 60

UTM: _____

QUAD: _____

DISTRICT: S NR Actual Potential

IDENTIFICATION

DESCRIPTION

1. BUILDING NAME (Common) Howard House (Historic) Robert Holden House

2. TOWN CITY Westport VILLAGE _____ COUNTY Fairfield

3. STREET AND NUMBER (and/or location) 39 Coleytown Rd. (aka 275 North Ave.) 5322-1/8

4. OWNER(S) Fleming, Beverly & Krebs, Christine Public Private

5. USE (Present) Residence (Historic) Residence

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD Yes No INTERIOR ACCESSIBLE Yes No IF YES, EXPLAIN _____

7. STYLE OF BUILDING Vernacular DATE OF CONSTRUCTION 1843

8. MATERIAL(S) (Indicate use or location when appropriate)

Clapboard Asbestos Siding Brick Other (Specify) _____

Wood Shingle Asphalt Siding Fieldstone

Board & Batten Stucco Cobblestone

Aluminum Siding Concrete Type: _____ Cut stone Type: _____

9. STRUCTURAL SYSTEM

Wood frame Post and beam balloon

Load bearing masonry Structural iron or steel

Other (Specify) _____

10. ROOF (Type)

Gable Flat Mansard Monitor sawtooth

Gambrel Shed Hip Round Other (Specify) _____

(Material)

Wood Shingle Roll Asphalt Tin Slate

Asphalt shingle Built up Tile Other (Specify) _____

11. NUMBER OF STORIES 3 APPROXIMATE DIMENSIONS 30x25, 12x15 + ells

12. CONDITION (Structural) (Exterior)

Excellent Good Fair Deteriorated Excellent Good Fair Deteriorated

13. INTEGRITY (Location) WHEN? (Alterations) IF YES, EXPLAIN

On original site Moved Yes No

14. RELATED BUILDINGS OR LANDSCAPE FEATURES

Barn Shed Garage Other landscape features or buildings (Specify) stone wall & terracing

Carriage house Shop Garden

15. SURROUNDING ENVIRONMENT

Open land Wood-land Residential Scattered buildings visible from site

Commercial Industrial Rural High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

House set close to the road on south bank of Aspetuck River just west of North ave. Barn on road to east. Land behind is important open space.

(OVER)

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

DESCRIPTION (Continued)

The small, 3-story, 5-bay dwelling with 6-over-6 windows and half windows on the facade was built in the first quarter of the 19th century. Its appearance is more that of a mid- to late-19th century vernacular structure with its overhanging eaves and Victorian-era chimney stack. The simple entrance porch is a mid-20th century addition, but the flush panel entrance door appears to be original. An ell was added at the northwest corner. The barn, now converted to a garage, is located on the road to the east of the house.

18. ARCHITECT

BUILDER

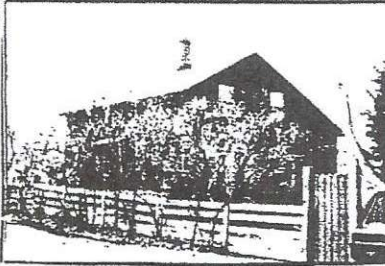
19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

The house was apparently built in 1840*by Englishman Robert Holden (1797-1882) and his wife, Martha (1787-1858). Holden, who managed the Coleys' cotton batting mill located nearby on the Aspetuck River, purchased one acre from Walter and Orra Coley in 1843, and there was no mention of a preexisting building (3:179). In 1871 Holden, whose daughter Elizabeth married William L. Coley, sold the acre with a dwelling to Daniel Connolly (11:419). How the parcel ended up in the estate of Hezekiah M. Coley, who resided at 56 Coleytown Road, is not known, but in 1889, it was part of the distribution to his daughters Anna B. and Mary E. Coley and was identified specifically as the "Daniel Connolly Place" (Probate 34:299). Mary E. Coley sold the house to Lila Wheelock and illustrator Oscar Howard (1894-1986) in 1917 (35:99), and they retained ownership until 1966. Mrs. Howard was a well-known sculptor.

SOURCES

Westport Historical Society: House File.
 Westport Land Records.
 Adams Manuscript.

PHOTO	PHOTOGRAPHER	DATE	
	Mary E. McCahon	May, 1988	
VIEW	NEGATIVE ON FILE		
southeast	CHC 7:27		
COMPILED BY	NAME	DATE	
	Mary E. McCahon, Architectural Historian	June, 1988	
	ORGANIZATION		
	Westport Historic District Commission		
	ADDRESS		
	Town Hall Westport, Conn. 06880		

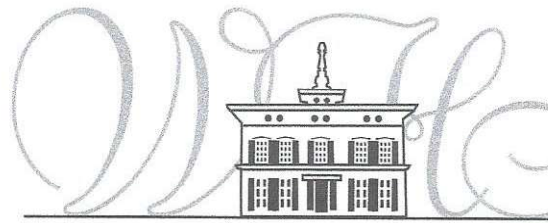
20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE
- None known
 Highways
 Vandalism
 Developers
 Other _____
- Renewal
 Private
 Deterioration
 Zoning
 Explanaton _____

Addendum:

#11 - 1½ stories visible from street but the natural slope of the land allows 3 stories in the rear (north) elevation.

* House was built in 1790 by Ebenezer Coley (not William Holden).



Westport Historical Soci

HISTORY OF THE HOUSE AT 39 COLEYTOWN ROAD

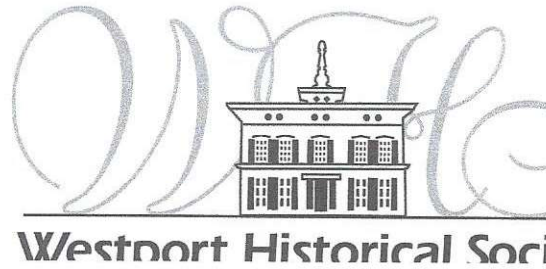
In 1670 the first Coley, Peter Coley, became a land owner in an area named "Coley Town" in the 1800s in Weston/Westport. Peter was granted 387 acres of land bounded with by 262 feet on Long Lots Road and extending 10 miles north between North Avenue and Bayberry Lane. During the next 100 years or so more Coley family members settled into this area and many houses were built including the one at 39 Coleytown Road.

There is sufficient evidence to conclude that the house at 39 Coleytown Road was built in circa 1763 for Ebenezer Coley and his new family. How this conclusion was deduced will be documented in this letter.

There are four historical references which provides correlating information to deduce the built date of the house. First, in 1951 Judge Joseph Adams states in his document the *Ownership of real estate in Westport 100 or more years ago* that the "Coley House" was built by "David Coley ... nearly two hundred years old" although this is not the house in question. Furthermore that David Coley married Mary Hyde in 1740, and stated that across the road is the home which David built for his son when the young man married and was ready to set up housekeeping and this "younger house bears the date 1760." The key word is "across the road" from the "Coley House" which I believe to be the house at 39 Coleytown Road.

Second, the genealogy of the Coley family confirms that David Coley did marry Mary Hide in 1740 and had their first child, Ebenezer a year later. Ebenezer Coley married Abigail Morehouse but the date was not found although it is known that they had their first child, Abigail, in 1764. So it can be assumed that they probably married in 1763. These dates would correspond to moving into a new house to set up housekeeping on or around 1760 – as per the statement by Judge Adams.

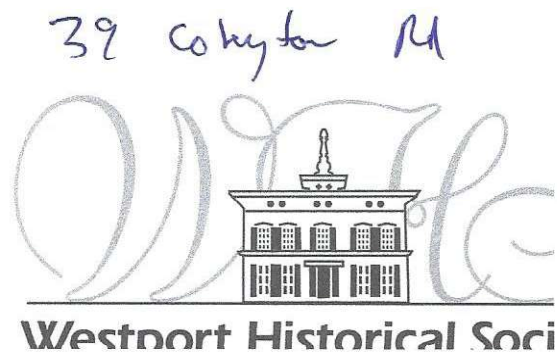
39 Coleyton Rd



(Page 2 - continuation of HISTORY OF THE HOUSE AT 39 COLEYTOWN ROAD)

Third, in 1988 a researcher for the Westport Historical District Commission stated that the house at 39 Coleytown Road was built in 1843 by Robert Holden and then an addendum was added, date unknown, that stated "House was built in 1790 by Ebenezer Coley (not Robert Holden)." But according to Judge Adams a Capt. Ebenezer Coley lived in the "Coley House" which was not 39 Coleytown Road but the one that David Coley lived within. The date 1790 is reasonable for Ebenezer Coley to have moved into a house since in 1788 he married and moving into a house to start a family was a norm in the 1770-1800s. I believe that the researcher came to the wrong conclusion about which house Ebenezer Coley owned but it does establish a time-frame for the house at 39 Coleytown Road.

Fourth, there is evidence that the prior ownership of the house does trace to the Coley family. The 1988 research traced the early ownership from the Coley family to Robert Holden in 1843. Holden was the manager of Coleys' cotton batting mill located on the Aspetuck River whose daughter married William L. Coley in 1871. Although Holden sold the property with the house to Daniel Connolly in 1871 the Coley family still had ownership in 1889 when it was deeded to Anna and Mary Coley after the death of their father Hezekiah. The Coleys then sold the house to Lila Wheelock Howard, a well known sculptor and her husband Oscar Howard, an illustrator. The property remained owned by the Howards until they sold it to Joanna W. Newman (aka Joanna Woodward) in 1966. Newman held the house until 1977 and sold it to Beverly Fleming and Christine Krebs. They sold the property in 1989 to Joan & Thomas Smith. Now the property is owned by ELDA Capital.



(Page 3 - continuation of HISTORY OF THE HOUSE AT 39 COLEYTOWN ROAD)

The key evidence which was used to conclude that the house was built by David and Mary Coley for their son Ebenezer and his new family in 1763 was based on the following factors. The Coley family was well known to have settled in the area called "Coley Town" in Westport starting in 1670. From the document by Judge Adams he states that David & Mary Coley, married in 1740, gave a house to their son, Ebenezer, after he married to set up a household bearing the date of 1760. We also know from the Coley genealogy that Ebenezer had his first child in 1764 and during that era it often happened that parents provided a house to their children as a wedding present to start a family. Additional information from the Westport Historical District Commission survey and the chain of deeds was also used. From all the above information I have concluded that the house was built in circa 1763.

Bob Weingarten
Chair, House Research & Plaques
Member of the Westport Historic District Committee
House Sleuth for the Westport Magazine
October 17,2010

39 Coleytown Rd

DRAFT Minutes
Westport Historic District Commission
Public Hearing
November 9, 2016

**ITEM #8 TO REVIEW AND COMMENT ON TEXT AMENDMENT #722 APPL. #16-048
(HISTORIC RESIDENTIAL STRUCTURES). RECOMMENDED TEXT AMENDMENT #722 AS
SUBMITTED.**

Presenter Mel Barr (Barr Associates) introduced this text amendment and explained that it would affect only two properties; 39 Coleytown Road and 59 Coleytown Road. The property at 39 Coleytown Road was previously granted a Special Permit for Historic Residential Structures that would permit construction of another new residence on the property while retaining the historic structures already existing on the site. This text amendment would permit the property to be subdivided as long as the historic structures were preserved. It contains two main historic structures, 100 years or older on a single parcel located in a AAA zone, which is divided by the Aspetuck River. Mr. Barr assured the HDC that the proportion of the lots in the subdivision would be equitable in size with one containing both historic structures on the south side of the river while creating a second buildable lot on the north side.

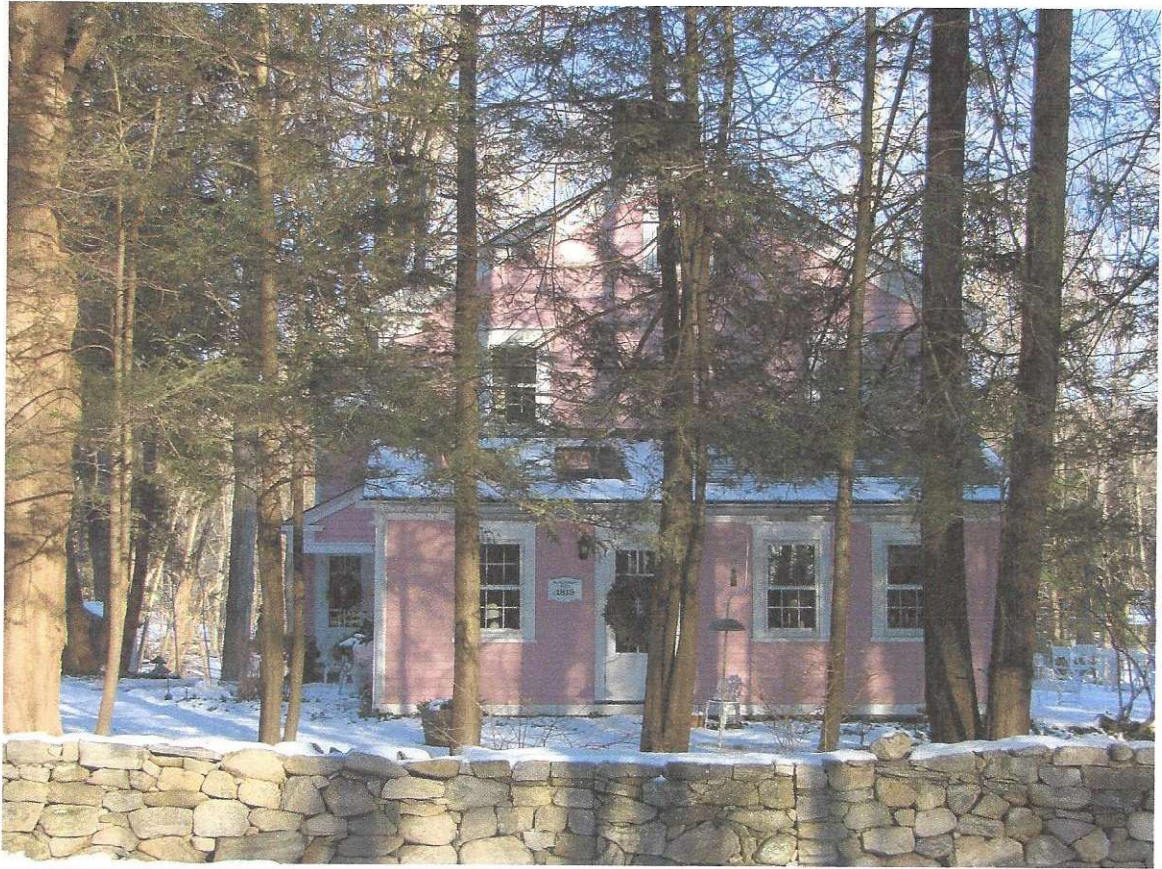
Chair Henkels cautioned the members that they need to look closely at the tradeoffs being proposed under 32-18 and some of the new text amendments being introduced. Are worthy buildings being preserved and does the overall result of the incentives really benefit the town. In this case, the members unanimously supported the text amendment that would allow the subdivision which would allow the owner a sale option that would ultimately insure the preservation of both historic structures.

Preservation Award 2020

ITEM 6

320 Bayberry Lane

This house was built in c.1819 and is known as the Guyer-Thorpe House. The owner requested that the town rezone the house as a 32-18 property which was accepted.



Subject: **Re: Preservation Awards -2019 Candidates**
 Date: 9/13/2019 1:53:47 AM Eastern Standard Time
 From: vanwiewendy@gmail.com
 To: rwmmailbox@aol.com
 Cc: dlock@westportct.gov, Bill@quad-a.org, braungrayson@sbcglobal.net,
 marilynharding@optimum.net, fhhenkels@gmail.com, cheryl.bliss@gmail.com,
 springer@scottspringerarchitect.com

320 BAYBERRY LANE

The two property owners I know of that deserve awards are the previous owners of 320 Bayberry Lane and 39 Coleytown Road, who saved the houses before they sold the land by using Westport's Historic Preservation Zoning Incentives in Sect. 32-18 of the Zoning Code. The houses both sold, with perpetual preservation easements, to new owners in the last couple of years.

1. 320 Bayberry Lane: is a c.1817 house that was on approx. 5 beautiful acres on the Aspetuck River. There was plenty of land to subdivide into two building lots in the AAA zone, but the house would have had to be knocked down because it would have been too close to the setbacks in its new lot. The long-time owners died, and their children/heirs, instead of doing the quickest and most profitable thing (knocking down the house and selling the two building lots - as many heirs are wont to do), went through the process of getting a special permit under Sect. 32-18 to adjust the setback requirements and preserve the house. Excellent behavior which I think should be recognized! Here's a link to the listing. If anyone else thinks this is a good choice, I can go take a current picture.

https://www.realtor.com/realestateandhomes-detail/320-Bayberry-Ln_Westport_CT_06880_M34624-83223#photo0

2. 39 Coleytown Road: is a c. 1760 house (mill house) built very close to the road, with a small barn that's right on the road, and the Aspetuck River close behind the buildings. (An iconic property that I'm sure you've all passed by.) A beautiful field on the other side of the river was an obvious prime building lot. All in all, the property was approximately 3 acres in a AAA zone - enough land to build a very big new house . . . if the old house was demolished first. The previous owners, Walt and Judy Grossman, couldn't bear the thought of the old house being demolished so about 8 years ago they applied for, and were granted, a special permit under Sect. 32-18 to designate the c.1760 house an "accessory" structure - so that a "principal" structure could also be built in the empty field. But alas, although the property was on the market that way for almost 5 years, turns out that buyers who wanted a big, new house didn't also want to take care of an old house and barn they had no use for. So the Grossmans, still not being able to bear knocking the old house down, went through the very long and arduous process of amending Sect.32-18 and then applying for a special permit to allow for what currently exists: the c.1760 house with a preservation easement on a little more than 1 acre, and a large, new house on a little less than 2 acres. For perservering through at least 7 or 8 years with no guarantee of success, and then succeeding in preserving this iconic house, I think they should be recognized. Here's a link to the listing:

https://www.coldwellbankerhomes.com/ct/westport/39-coleytown-road/pid_22928605/

Best,
 Wendy

On Thu, Sep 12, 2019 at 10:28 PM Bob Weingarten <rwmmailbox@aol.com> wrote:

So that you have a current list of candidates I have attached photos of the five that I have so far. Please PLEASE provide me with your input.

The five are:

1. 53 Kings Highway North
2. 308 Greens Farms Road
3. 1 Wilton Road
4. 15 Hyatt Lane
5. 39 Cross Highway

WESTPORT HISTORICAL SOCIETY

STUDY OF OLD HOUSES

Location:

320 Bayberry Lane

Date:

Present Owner:

Mr. & Mrs. Charles Speaks

Original Owner:

Salome Thorpe's family

and/or Builder:

or other designation known by: Granted by George III of England

Date of Building:

Probably 1674. Barn is 200 years older

Style or Type of Original Building

Excellent type architecture for that time

Subsequent Changes to Building:

Flourider porch added 1960

3 bath rooms added

2 fire places added

Records of Building and Where Found:

Westport Town Hall

Interesting Features of Building:

Wide floor boards,
wood work copied from original house
Some of the doors from old house used
Big fireplace with pine door to Dutch oven which of course,
is flush with the face of fireplace indicating it was built
much later than the really old houses

Interesting Facts or Legends of House:

Old Salome Thorpe lived to within a week of her
100 birthday. Her husband died when she was 25 years
old and her daughter died when she was about 40.
Salome said that when she died the money from her
estate should be used as a monument for her in the grave
yard. But the town fathers decided to use it as a donation for
the whole cemetery. I'm not sure how this has worked out.
When she died her land ran from Weston Road half way to
the river. (Use other side if necessary)



Westport Historic Survey: Part I

Work Sheet

Kind of Structure or Site:

Approx. Age: 1721

Owner Mrs. Chs. Speaks
Present: 221-2822

Prior:

Original: Salome Thorpe

Address, or Old Map Location (describe): ³²⁰ Bayberry Lane

Arch. Style: Architect:

Kind of Importance: Arch. ___ Hist. ___ Cultural ___

Old Map Source:

- 1879 - Hopkins _____
- 1867 - Beers _____
- 1855 - Whitlock _____
- 1803 - Coley _____
- early - Jennings _____

Other Sources

1963 Survey: ✓

WPA Survey:

Backus:

Birge:

Dart:

Hurd:

Jennings:

Westporter-Herald, 1914:

Other: Anne Poor has researched +
written about this house

(Use additional blank page if necessary.)

320 Bayberry Lane

Obituaries

CHARME SEEDS SPEAKS

Charme Seeds Speaks, who was a pioneering member of the Connecticut Republican women's political community, died October 1 in Miami, Florida, at the age of 95.

Mrs. Speaks and her late husband Charles were in the vanguard of New Yorkers who sought haven in Westport in what Dwight Farnham once called "a place in the country." They immediately and throughout their lives embraced and supported Westport political and cultural affairs.

Mrs. Speaks was the founder of the Westport Republican Women's Club and served as president of the Fairfield County Women's Republican Club. She was the second Republican woman to be selected as a Connecticut delegate to a presidential nominating convention, the 1952 convention. She was a close political associate and supporter of the late Connecticut Governor John Davis Lodge.

She was also the founder of the Key Biscayne Republican Women's Club and the Elephant Forum in Miami, Fla. Mrs. Speaks for many years had a winter home at Key West and, later, at Key Biscayne.

Among many betterment projects that Mrs. Speaks successfully pursued was the enactment of a legal requirement that all highways must have a solid white line on each edge to give warning to drivers of where the side is. Connecticut was the first state to adopt such a rule, that other states and the federal government have since followed.

Mrs. Speaks, who was born in Columbus, Ohio, and graduated from Ohio State University in 1915, began her professional life as a reporter with the Columbus Dispatch and Cleveland Plain Dealer. In 1918 she was assigned as a journalist for the American Red Cross, served in France and the Balkans and was a member of the American community in Paris for two years following World War I.

Mrs. Speaks moved from Paris to New York in the early 1920s. She became associated with the founders of The New Yorker magazine and for many years contributed light verse and commentary for "The Talk of the Town" feature of that magazine. She also was a theater reviewer for The New York Times. She was a fellow Ohio State graduate and close friend of James Thurber and many other literary and cultural notables active in Westport and New York.

In the 1930s, Mrs. Speaks and her husband acquired a home in the Saugatuck Valley in Fairfield County. The area is now flooded by a reservoir of the Bridgeport Hydraulic Company following a resolute battle by the Speaks and others to prevent construction of the proposed dam. They later moved to Bayberry Lane in Westport, where Mrs. Speaks maintained a home at the time of her death.

Mrs. Speaks was a founding member of the Shakespeare Festival Theatre in Stratford and was a member of the Republican "Inner Circle," the Congressional

Women's Club and the National Republican Women's Club.

Among her five brothers and sisters, she is survived only by her brother, Ian Stearns Seeds, of Mansfield, Ohio. She had no children. Burial was in Canal Winchester, Ohio at the side of her husband.