



WESTPORT™

## Historic District Commission

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

### WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, AUGUST 10, 2021 7:00 PM AGENDA

Meeting ID: 822 1340 7001  
Passcode: 425626  
Dial by your location  
+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/82213407001?pwd=WDI3dWJRTFZlZk3NNV3g5RINCb3c1dz09>

The Westport Historic District Commission will hold an electronic public meeting at 7:00 p.m. on **Tuesday, August 10, 2021** for the following purposes:

1. To approve the minutes of the July 13, 2021 public meeting.
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated July 12, 2021 for removal of wood rot and replace, paint wood on garage and front porch and install a shed at **88 Roseville Road** which is a Local Historic Property.
3. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated July 12, 2021 for proposed fencing at **25 Evergreen Avenue** which is located in the Evergreen Avenue Local Historic District.
4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **1 Grays Farm Road** and require the full 180-day delay.
5. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **13 Caccamo Lane Extension**, which motion was adopted at the July 13, 2021 meeting.
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **56 Reichert Circle** and require the full 180-day delay.
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **1 Tuck Lane** and require the full 180-day delay.
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **3 Wake Robin Road** and require the full 180-day delay.
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **5 Ellery Lane** and require the full 180-day delay.
10. To hear the Chairman's update.

11. To adjourn the meeting.

Special Notice Regarding This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, 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 Hearing. A copy of the applications and Historic District Commission agenda for the hearing are available on-line at [www.westportct.gov](http://www.westportct.gov) on the Town Calendar web page under August 10, 2021.

Bill Harris, Chair  
Historic District Commission  
June 27, 2021

*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](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*



**WESTPORT**<sup>SM</sup>

## Historic District Commission

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Telephone (203) 341-1184

### WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, JULY 13, 2021 7:00 PM DRAFT MINUTES

#### Members Present:

Bill Harris, Chair  
Grayson Braun, Vice Chair  
Scott Springer, Clerk  
Marilyn Harding, Member  
Randy Henkels, Member  
Martha Eidman, Alternate

#### Staff Present:

Donna Douglass, HDC Coordinator

The Westport Historic District Commission held a public meeting at 7:00 p.m. on **Tuesday, July 13, 2021**, for the following purposes:

1. To approve the minutes of the June 8, 2021, pre-application special public meeting.  
**MOTION (made by Harding): To approve the minutes of the June 8, 2021, pre-application special public meeting.**  
**SECOND: Henkels**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously approved**
2. To approve the minutes of the June 8, 2021, public meeting.  
**MOTION (made by Henkels): To approve the minutes of the June 8, 2021, public meeting.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously approved**
3. To approve the minutes of the June 23, 2021, special public meeting.  
**MOTION (made by Henkels): To approve the minutes of the June 23, 2021, special public meeting.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously approved**
4. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated June 22, 2021 for roof replacement, window repairs, exterior doors, exterior overhead wall light, masonry repointing/repair work on the Bradley-Wheeler Barn at **25 Avery Place** which is a Local Historic Property, Bradley Wheeler House National Register Historic

Property and is located in the Westport Center National Register District, Myrtle Avenue State Historic District, Village District Overlay.

**MOTION (made by Henkels): To approve a *Certificate of Appropriateness* application dated June 22, 2021 for roof replacement, window repairs, exterior doors, exterior overhead wall light, masonry repointing/repair work on the Bradley-Wheeler Barn at 25 Avery Place which is a Local Historic Property, Bradley Wheeler House National Register Historic Property and is located in the Westport Center National Register District, Myrtle Avenue State Historic District, Village District Overlay as submitted with a gentle suggestion that the door stiles be narrowed.**

**SECOND: Braun**

**SEATED: Harris, Braun, Harding, Henkels, Springer**

**VOTE: Unanimously approved**

5. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated June 25, 2021, for a proposed side entry addition at **30 Evergreen Avenue** which is located in the Evergreen Avenue Local Historic District.  
**No action taken. Application held open to the August 10, 2021, public meeting.**
  
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **23 High Point Road** and require the full 180-day delay.  
**MOTION (made by Harding): To waive the 180-day delay and allow issuance of the demolition permit for 23 High Point.**  
**SECOND: Henkels**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
  
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **27 Mayflower Parkway** and require the full 180-day delay.  
**MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 27 Mayflower Parkway.**  
**SECOND: Henkels**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
  
8. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **18 Bradley Street**, which motion was adopted at the June 8, 2021, meeting.  
**MOTION (made by Springer): To rescind adoption of the motion to oppose the issuance of the demolition permit for 18 Bradley Street and waive the remainder of the 180-day delay.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
  
9. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **36 Green Acre Lane**, which motion was adopted at the June 8, 2021, meeting.  
**No action taken.**
  
10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **13 Caccamo Lane Extension** and require the full 180-day delay.  
**MOTION (made by Springer): To uphold the 180-day delay and not allow issuance of the demolition permit for 13 Caccamo Lane Extension.**  
**SECOND: Henkels**

**SEATED: Harris, Harding, Henkels, Springer**

**RECUSED: Braun**

**VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.**

11. To hear an update from Nick Bamonte, Town Attorney.

**No action taken.**

12. To hear the Chairman's update.

**No action taken.**

13. To adjourn the meeting.

**MOTION (made by Harris): To adjourn the meeting.**

**Meeting adjourned at 9:24 PM**

Bill Harris, Chair  
Historic District Commission  
July 15, 2021

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: 88 Roseville Road, Westport CT 06880

Owner: Laura Leedy, Brendan Mulcahy

Phone: 917-434-8910 (Laura). 917-434-8941 (Brendan) Email: leedy.laura@gmail.com ; bdmulcahy@gmail.com

Agent/Contractor: Nando Porzio & Associates

Address: 50 Buckhill Rd, Easton, CT 06612

Phone: 203-395-0210 Email: Npahomes@gmail.com

Anticipated date of completion: 5 days after job started. Job start date pending Westport HDC approval.

Laura Leedy      Brendan Mulcahy      7/12/2021  
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.

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

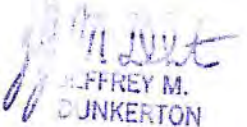


## Historic District Commission

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

RECEIVED FOR RECORD  
WESTPORT TOWN CLERK

2021 JUL 27 A 9 22

  
JEFFREY M.  
DUNKERTON

### WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 822 1340 7001  
Passcode: 425626  
Dial by your location  
+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/82213407001?pwd=WDI3dWJRTFZlZk3NNV3g5RINCb3c1dz09>

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1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated July 12, 2021 for removal of wood rot and replace, paint wood on garage and front porch and install a shed at **88 Roseville Road** which is a Local Historic Property.
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated July 12, 2021 for proposed fencing at **25 Evergreen Avenue** which is located in the Evergreen Avenue Local Historic District.

Bill Harris, Chair  
Historic District Commission  
July 27, 2021

#### Special Notice Regarding This Electronic Meeting:

Comments from the public will be received during the Public Hearing. A copy of the application(s) and Historic District Commission agenda for the hearing is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Town Calendar web page under July 27, 2021. Due to the closing of Town Hall to the public during the COVID-19 emergency, the Legal Notice, Agenda and application materials for the Historic District Commission hearing cannot be viewed at the Westport Town Clerk's Office or the Westport Historic District Commission Office at this time.

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## REQUEST SUMMARY

July 12, 2021

**RE: 88 Roseville Road**

Hello – Please find in this package, details on the following three updates we request to make at our property, 88 Roseville Road.

1. Front porch wood slats to be repaired
2. Single-car garage base perimeter wood slats to be repaired
3. Addition of free-standing 16'x12' garden shed at rear of property

Enclosed in this package:

- Completed Certificate of Appropriateness Application
- Narrative detailing project (dated 7/12/21)
- Property plan including elevations and heights
- Copies of product literature for proposed garden shed
- Stamped addressed enveloped to adjacent property owners (to provide hard copy)
- Photos of existing elevation where work is proposed
- Photos of adjacent street frontage

Note that there is no demolition to take place.

Thank you,

Laura Leedy & Brendan Mulcahy  
88 Roseville Road  
Westport, CT 06880  
917-434-8910 (LL), 917-434-8941 (BM)  
[leedy.laura@gmail.com](mailto:leedy.laura@gmail.com), [bdmulcahy@gmail.com](mailto:bdmulcahy@gmail.com)



July 12, 2021

**RE: Certificate of Appropriateness Application: 88 Roseville Road**

Hello - Per your request, please find below a narrative describing our project including details of changes to and materials used for project.

We closed on 88 Roseville Road on May 14, 2021 and moved in on June 19, 2021. During the home inspection, deterioration to both the front porch and the garage were flagged as needing repair.

We would like to hire Nando Porzio & Associates to remove the rotting wood along the base perimeter of the garage and replace it with new wood, which will be painted white to match the existing structure. We would like Nando to also replace the rotting planks of wood on the front porch, including a few sagging steps, and replace with new wood, which will be painted grey to match the current porch floor color.

We will not change the look of the porch, nor will the replacement wood on the garage alter in any way the integrity of the home or the garage. We love our farmhouse and only want to ensure the porch is safe and neat, and that the garage is intact.

Due to the wood rot on the garage, we are dealing with pests easily getting into the structure, which creates risk for our personal property. Repairing the wood rot will also allow us to better insulate the garage and use it for a workshop for my husband. **To that end, we would like to purchase a wood burning stove from Black Swan and have them install inside the garage sometime this fall. The chimney for the stove would likely be located at the east-facing wall of the garage, which means it would not be visible from the front (west) or side (north) facing sides of the house, which are visible from the street.**

We hope we have your approval to move forward quickly with these repairs, again in the spirit of ensuring safety of our family and any visitors, including repairmen and delivery people. The rotting wood on the porch is making us very nervous ...

Thank you for reading and for reviewing our request and application. We are happy to invite you out to inspect the areas of concern. And we hope to hear from you soon regarding next steps.

Best Regards,

Laura Leedy & Brendan Mulcahy  
88 Roseville Road  
Westport, CT 06880  
917-434-8910 (LL), 917-434-8941 (BM)  
[leedy.laura@gmail.com](mailto:leedy.laura@gmail.com), [bdmulcahy@gmail.com](mailto:bdmulcahy@gmail.com)

NOTE: Regarding section in highlight, we will remove this from our request as we are no longer proceeding, at this time. ALSO, since the original 7/12/21 email, we have added to our request the addition of the garden shed, noted on the Request Summary.

# 88 Roseville Road

Westport, CT 06880

Submitted by Laura Leedy & Brendan Mulcahy

# **UPDATE #1:**

Front porch wood slats  
to be repaired



Wood rot/water damage on the front left corner of the porch, likely due to drain spout and exposure to elements. Wood would be replaced and painted to match identically to non-damaged portion of the porch.



Steps on front porch are sagging at some seams, which are near breaking when someone steps on it 'just so.' The steps need to be reinforced underneath. Visible portion would look identical to what is there currently.

## **UPDATE #2:**

Single-car garage  
base perimeter wood slats  
to be repaired



Front view of garage.  
Garage faces west  
and is visible from  
Roseville Road.

Majority of wood rot  
is on the other three  
sides of the garage,  
however we may  
need to replace the  
person-size door  
replaced as it  
currently does not  
shut.



Side view of garage, showing views visible from west and north on Roseville Road.

Back/eastfacing and right/southfacing sides of garage are not visible from Roseville Road.





Side view of garage,  
showing view visible  
from north on  
Roseville Road.

Wood  
rot/deterioration  
along base perimeter  
of three sides of  
garage (east facing,  
north facing, south  
facing).

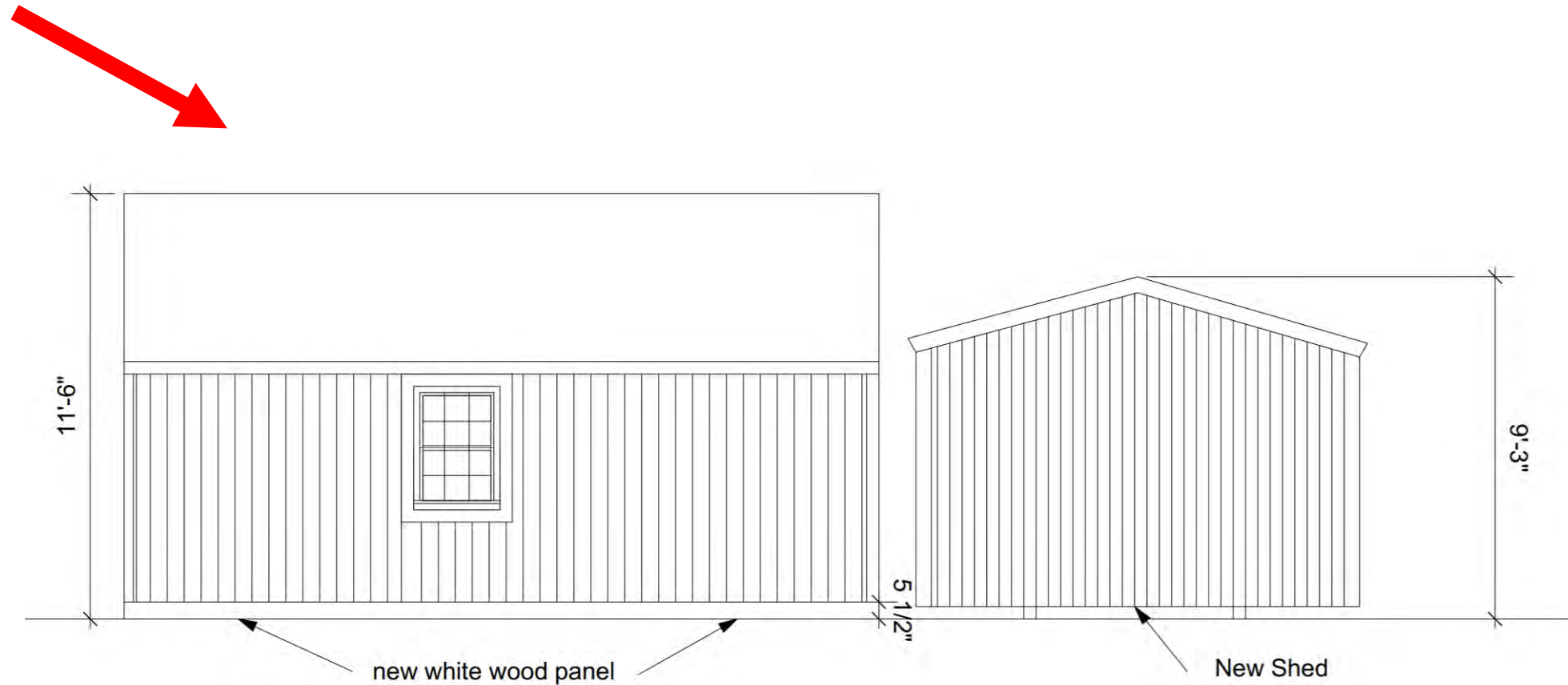




Side elevation of garage to illustrate the 5 ½" new white wood panel that will be added in place of the deteriorating wood.

There is wood rot along base perimeter of three sides of garage (east facing, north facing, south facing) so the new white wood panel would be used in those three areas.

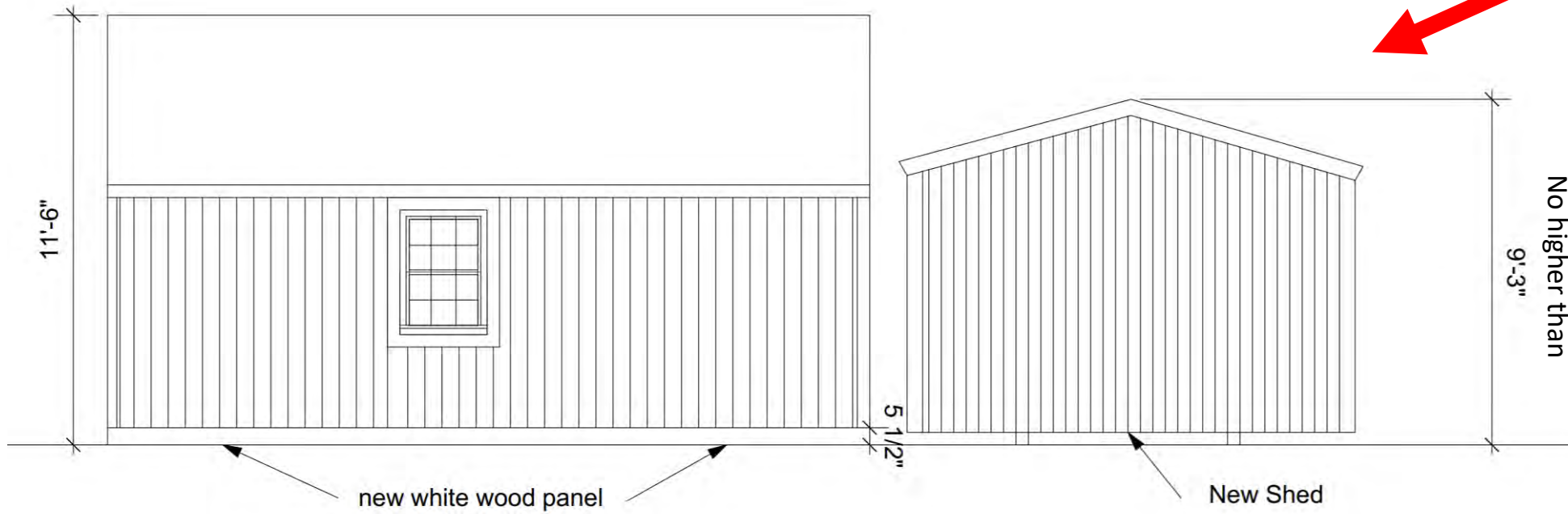
Elevation also shows proposed garden shed. Details in next section.



address	drawing	project	date	scale
88 Roseville Rd, Westport, CT 06880	South Elevation	New Shed, Garage Repair	7/23/2021	1/4" : 1'

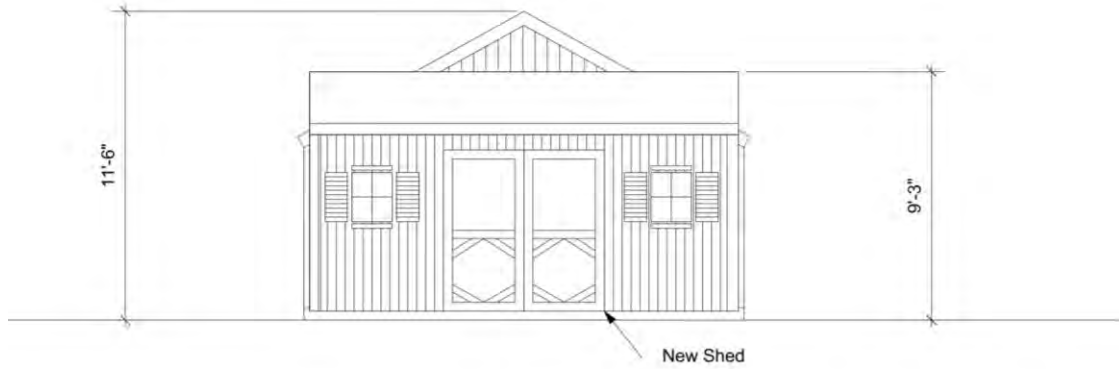
## **UPDATE #3:**

Addition of free-standing 16x12'  
garden shed at rear of property

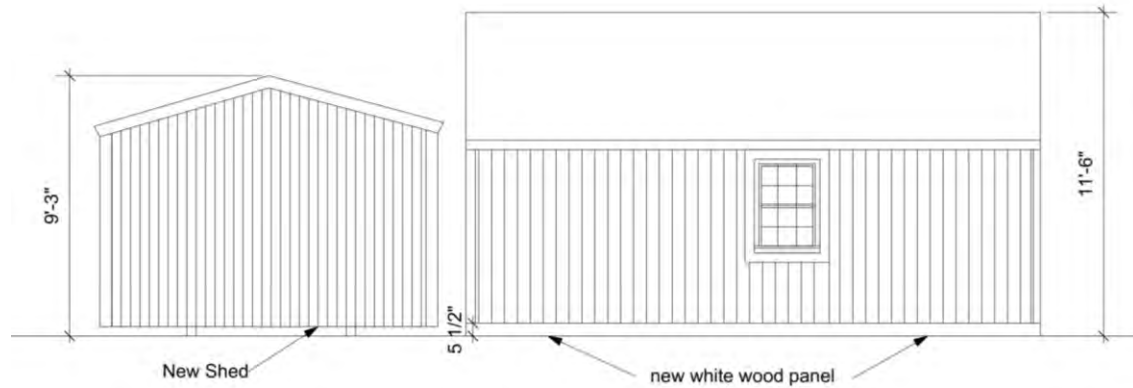


Side elevation of proposed 16x12' garden shed, to be placed directly behind single-car garage. Shed would not be visible from Roseville Road, as it would be tucked behind and in line with the garage.

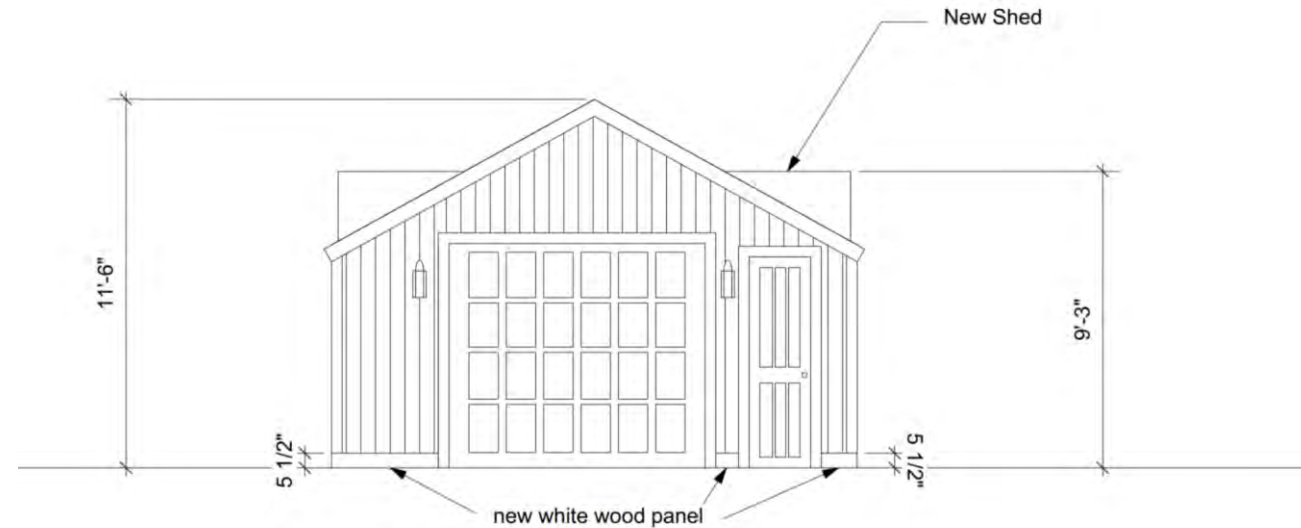
address	drawing	project	date	scale
88 Roseville Rd, Westport, CT 06880	South Elevation	New Shed, Garage Repair	7/23/2021	1/4" : 1'



address	drawing	project	date	scale
88 Roseville Rd, Westport, CT 06880	East Elevation	New Shed, Garage Repair	7/23/2021	1/4" : 1'



address	drawing	project	date	scale
88 Roseville Rd, Westport, CT 06880	North Elevation	New Shed, Garage Repair	7/23/2021	1/4" : 1'



address	drawing	project	date	scale
88 Roseville Rd, Westport, CT 06880	West Elevation	New Shed, Garage Repair	7/23/2021	1/4" : 1'

Additional elevations of proposed 16x12' garden shed, to be placed directly behind single-car garage. Shed would not be visible from Roseville Road, as it would be tucked behind and in line with the garage.

Images of proposed shed on next page.

Sale

# 12X16 VALUE WORKSHOP

LITTLE COTTAGE COMPANY

~~\$4,929.00~~ **\$3,559.00** SAVE \$1,370.00

Starting at \$322/mo with [affirm](#). Prequalify now

## PRODUCT DETAILS

### Description

Value Workshop Shed. Made in the USA with Amish craftsmanship. Our Precut Kits come with everything precut, labeled, primed and ready to assemble. No extra cutting! Detailed Picture Manual will be included.

## What's Included?

- Windows
- Door Locks
- Shed

## Features

- LP Smartside siding is primed and ready for paint
- No Extra Cutting!! Pre cut and ready to be constructed
- Screws, latches, handles, and nails are includes along with Color Photo Instruction Manual
- Customer is responsible for the Shingles, drip edge and paint
- Made in the USA with Amish Craftsmanship
- Premium LP smart side paneling grooved 8" O.C. treated to resist fungal decay and insect infestation
- 8' Truss Width Units come with 4'w x 6'h Double Door openings, 10'-12' Truss Width Units come with 5'w x 6'h Double Door openings.
- Optional DIY Floor Kit includes 5/8" OSB Flooring & Pressure Treated 2" x 4" Framing, 16" o.c.

## Product Details

- Windows Included: Yes
- Weather Resistant: Yes
- Water Resistant: Yes
- Door Lock Included: Yes
- Wind Rating MPH: 90
- Rot Resistant: Yes



### PRODUCT DETAILS

#### Description

#### Specifications

#### Product Details

- Windows Included: Yes
- Weather Resistant: Yes
- Water Resistant: Yes
- Door Lock Included: Yes
- Wind Rating MPH: 90
- Rot Resistant: Yes

#### Other Dimensions

Overall Height: 8' 11" H  
Door: 6' H  
Window: 1' 6" W x 1' 10" H

[Product link](#)

This is an example of the type of shed we are considering. We will paint the shed white so it matches the farmhouse look of the main house.



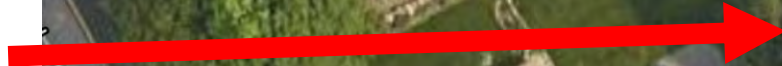
Additional views of 88 Roseville Road

Satellite view of 88 Roseville Rd and adjacent properties.

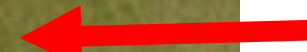
2 Salem Road



88 Roseville Road Garage, located at end of driveway



86 Roseville Road



84 Roseville Road





At left, in background you see the neighboring, adjacent property on the north side of 88 Roseville Road. That house in background is at 2 Salem Road.



1 of 40

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31 of 40

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33 of 40

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**HISTORIC RESOURCES INVENTORY  
BUILDING 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.: <b>308</b>
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) **Brotherton-Lewis House** (Historic) **Batterson-Brotherton House**

2. TOWN/CITY **Westport** VILLAGE \_\_\_\_\_ COUNTY **Fairfield**

3. STREET AND NUMBER (and/or location) **88 Roseville Rd.** **5319-4/4**

4. OWNER(S) **Spencer, Marion M.**  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 \_\_\_\_\_

DESCRIPTION

7. STYLE OF BUILDING **Vernacular** DATE OF CONSTRUCTION **ca. 1860**

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

<input 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 checked="" 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"/> Monitor	<input type="checkbox"/> sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round	<input type="checkbox"/> Other (Specify) _____
(Material)				
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate	
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify) _____	

NUMBER OF STORIES **2** APPROXIMATE DIMENSIONS **23x23**

12. CONDITION (Structural)  Excellent  Good  Fair  Deteriorated (Exterior)  Excellent  Good  Fair  Deteriorated

13. INTEGRITY (Location)  On original site  Moved WHEN? \_\_\_\_\_ (Alterations)  Yes  No IF YES, EXPLAIN **siding**

14. RELATED BUILDINGS OR LANDSCAPE FEATURES

<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input checked="" type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify) _____
<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"/> Scattered buildings visible from site
<input type="checkbox"/> Commercial	<input type="checkbox"/> Indus-trial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

The farmhouse is a significant visual landmark in the Roseville Rd. area. It contributes greatly to the character of the area.

(OVER)

DESCRIPTION (Continued)

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

The modest, 3-bay, 2-story vernacular dwelling has 6-over-6 windows and shallow, boxed, overhanging eaves. Any original interior chimney has been removed. The facade, with the entrance bay in the center, is sheltered by a verandah with turned posts and small corner brackets with spindels. The large, 2-story rear ell appears to be original or very early. Modern aluminum siding hides the original sheathing. The house is similar to 100 Roseville Road, but that dwelling has lost its verandah.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

The modest vernacular house was apparently built for or by F. Batterson between 1856 and 1867, according to the Clark and Beers maps. When and from whom he acquired the property was not located in the Westport land records, but William A. Batterson sold the house to Benjamin A. Brotherton (11:143) in 1869. Brotherton conveyed the property to his daughters Abbie and Martha B. Lewis in 1911, reserving life rights for himself and his wife, Phoebe. Martha gave life interest in the house to Abbie in 1915, and then in 1950, Abbie passed the house back to Martha and her husband George Lewis (25:766,30:402,94:385). The house is a fairly well preserved example of the modest but comfortable vernacular farmhouses built on Roseville Road, which was originally known as Poortown Road.

SOURCES

Westport Land Records.  
1856 Clark, 1867 Beers, 1879 Hopkins maps.

PHOTO

PHOTOGRAPHER

Mary E. McCahon

DATE

May, 1988

VIEW

east

NEGATIVE ON FILE

CHC 5:7

COMPILED BY

NAME

Mary E. McCahon, Architectural Historian

DATE

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 \_\_\_\_\_

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	/	/	31018
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

CONTINUATION SHEET

Item number: \_\_\_\_\_ Date: \_\_\_\_\_

88 Roseville Road Addendum 1990

Section 17:

Susan Spenser, current owner, tells that an old picture shown to her by Mrs. Ferris showed the house without a porch and the house had a long sloping ell. In 1975 the house was gutted, and apparently did not have plumbing until improved by Marion B. Stanfield.

Section 19:

STATE OF CONNECTICUT

**CONNECTICUT HISTORICAL COMMISSION**  
59 South Prospect Street, Hartford, CT 06106

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

**CONTINUATION SHEET**

Item number: \_\_\_\_\_

PAL, Pawtucket, RI 02860  
June 2000

**Address:** 88 Roseville Road

**Name:** William Batterson House

**NR District:**

**Local District:**

**Neg No.:** 5:10

**HRS ID No.:** 0835





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: \_\_\_\_\_

Owner: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Agent/Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Anticipated date of completion: \_\_\_\_\_



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.

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

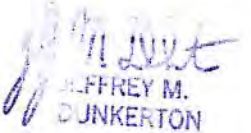


## Historic District Commission

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

RECEIVED FOR RECORD  
WESTPORT TOWN CLERK

2021 JUL 27 A 9 22

  
JEFFREY M.  
DUNKERTON

### WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 822 1340 7001  
Passcode: 425626  
Dial by your location  
+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/82213407001?pwd=WDI3dWJRTFZlZlZk3NNV3g5RINCb3c1dz09>

The Westport Historic District Commission will hold a public meeting at 7:00 p.m. on **Tuesday, August 10, 2021** for the following purposes:

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated July 12, 2021 for removal of wood rot and replace, paint wood on garage and front porch and install a shed at **88 Roseville Road** which is a Local Historic Property.
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated July 12, 2021 for proposed fencing at **25 Evergreen Avenue** which is located in the Evergreen Avenue Local Historic District.

Bill Harris, Chair  
Historic District Commission  
July 27, 2021

#### Special Notice Regarding This Electronic Meeting:

Comments from the public will be received during the Public Hearing. A copy of the application(s) and Historic District Commission agenda for the hearing is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Town Calendar web page under July 27, 2021. Due to the closing of Town Hall to the public during the COVID-19 emergency, the Legal Notice, Agenda and application materials for the Historic District Commission hearing cannot be viewed at the Westport Town Clerk's Office or the Westport Historic District Commission Office at this time.

*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](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*

Scott & Anree Harrington  
25 Evergreen Ave  
Westport, CT 06880  
203-605-0331  
harrington.sc@gmail.com

July 12, 2021

Historic District Commission  
110 Myrtle Ave  
Westport, CT 06880

Dear Historic District Commission:

We are writing to describe the details of our proposed project at 25 Evergreen Ave. We would like to install a side yard fence to increase privacy and prevent our young children from being able to accidentally leave our property. We recently purchased this home because we love the charm of older homes and the many details that come along with them. We plan on 100% ensuring that the charm of this home is not lost with this project.

The new fence would be installed on our side of our southwest property line highlighted in the image below:



The new fence would consist of two parts:

- 1) A 60' extension of the existing 6' backyard fence in the grass side yard
- 2) A 30' extension of the existing 4' white picket fence in the tree bed of the front yard



The side yard portion of the fence would look exactly like the fence that was installed there when the house was listed for sale in 2017:



And the materials would match the 6' tall fence that currently exists in the backyard:



The front yard portion of the fence would be the same exact 4' tall picket fence currently installed on the front border of the property:



Photos of existing elevations where work is proposed:





The property has three abutting properties; 21 Evergreen Ave; 60 Washington Ave & 54 Washington Ave.  
Photos of adjacent street frontage for a minimum of two properties in each direction:











Please let me know if you have any other questions!

Sincerely,  
Scott & Anree Harrington

**HISTORIC RESOURCES INVENTORY  
BUILDING AND STRUCTURES**

HIST-6 NEW 5/77

STATE OF CONNECTICUT  
CONNECTICUT HISTORICAL COMMISSION  
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06105  
(203) 566-3005

FOR OFFICE USE ONLY	
Town No.:	Site No.:
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 (Present) <span style="float: right;">(Historic)</span>	
	2. TOWN-CITY <b>Westport</b>	VILLAGE COUNTY <b>Fairfield</b>
	3. STREET AND NUMBER (and/or location) <b>25 Evergreen Avenue</b>	
	4. OWNER(S) <b>Nicholas &amp; Megan Daffan</b> <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	
	5. USE (Present) <span style="float: right;">(Historic)</span> <b>Residence</b> <span style="float: right;"><b>Residence</b></span>	
	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	
DESCRIPTION	7. STYLE OF BUILDING <span style="float: right;">DATE OF CONSTRUCTION</span> <b>Colonial Revival</b> <span style="float: right;"><b>ca. 1891</b></span>	
	8. MATERIAL(S) (Indicate use or location when appropriate)	
	<input checked="" type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Brick <input checked="" 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"/> Monitor <input type="checkbox"/> sawtooth <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify) _____ (Material) <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Roll Asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input checked="" type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile <input type="checkbox"/> Other (Specify) _____	
	11. NUMBER OF STORIES <span style="float: right;">APPROXIMATE DIMENSIONS</span> <b>2</b> <span style="float: right;"><b>29' x 78'</b></span>	
	12. CONDITION (Structural) <span style="float: right;">(Exterior)</span>	
	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	
13. INTEGRITY (Location) <span style="float: right;">WHEN ? (Alterations) IF YES, EXPLAIN</span>		
<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Asphalt Shingle Roof, Partial Enclosure of Front Porch</b>		
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES		
<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Other landscape features or buildings (Specify) _____ <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"/> Scattered buildings visible from site <input type="checkbox"/> Commercial <input type="checkbox"/> Indus-trial <input type="checkbox"/> Rural <input type="checkbox"/> High building density		
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS <b>Suburban Residential Neighborhood</b>		

(OVER)

**25 Evergreen Avenue**

17. The property at 25 Evergreen Avenue is a Colonial Revival-style building.  
19.

Sources:

Photographer:

Westport Historic District Commission

Date:

6.20.07

Organization:

Westport Historic District Commission

Address:

110 Myrtle Avenue

Westport, Connecticut 06880

21. Check "Developers"

- garage attached to house via  
breezeway  
- mixed fenestration

**25 Evergreen Avenue  
Westport, Connecticut**

**Date: June 2007**

