

RESOLUTIONS

(1)
MONDAY

RESOLVED: That the First Selectman's budget items recommended by the Board of Finance and approved or amended by the Representative Town Meeting be adopted, and the sum of \$_____ for the First Selectman's Budget is hereby appropriated to meet expenditures and such sum shall be added to the amount appropriated for the Board of Education Budget tomorrow night.

(1)
TUESDAY

RESOLVED: That the Board of Education's budget items as recommended by the Board of Finance and approved or amended by the Representative Town Meeting be adopted and the sum of \$_____ for the Board of Education Budget is hereby appropriated to meet expenditures; and be it,

FURTHER RESOLVED: That the Town of Westport General Fund Budget for the fiscal year ending June 30, 2014, as recommended by the Board of Finance and approved or amended by the Representative Town Meeting, be adopted and the sum of the Board of Education Budget and the Selectman's Budget in the amount of \$_____ is hereby appropriated to meet expenditures and that for the purpose of raising a tax on the grand list of 2012, the sum of \$_____ is hereby appropriated.

(2)

RESOLVED: That the Town Railroad Parking Fund Budget for the fiscal year ending June 30, 2014, as recommended by the Board of Finance and approved or amended by the Representative Town Meeting, be adopted and the sum of \$_____ is hereby appropriated to meet expenditures.

(3)

RESOLVED: That the Town Sewer Fund Budget for the fiscal year ending June 30, 2014, as recommended by the Board of Finance and approved or amended by the Representative Town Meeting, be adopted and the sum of \$_____ is hereby appropriated to meet expenditures.

(4)

RESOLVED: That the Wakeman Town Farm Fund Budget for the fiscal year ending June 30, 2014, as recommended by the Board of Finance and approved or amended by the Representative Town Meeting, be adopted and the sum of \$_____ is hereby appropriated to meet expenditures.

(5)

RESOLVED: That property taxes for the fiscal year ending June 30, 2014 shall be due and payable in four quarterly installments and the dates upon which such quarterly installments are to be due and payable shall be the first days of July, October, January and April; and be it further resolved that all taxes in an amount of \$100.00 or less shall be due and payable in a single installment on the first day of July.

(6)

RESOLVED: That the motor vehicle tax shall be due and payable in a single installment.

(7)

RESOLVED: That upon the recommendation of the Historic District Commission, Chapter 38-24 of the Code of Ordinances of the Town of Westport is amended by adding the property and building(s) located at 25 Avery Place as a historic property. (First reading. Full text is as follows.)

**ARTICLE II
SPECIFIC HISTORIC DISTRICTS AND LANDMARKS**

38-24 Historic landmark properties

The property and buildings at 25 Avery Place, the house to be known as the Bradley-Wheeler House and the barn to be known as the Cobblestone Barn, situated in the Town of Westport, County of Fairfield and State of Connecticut being shown as "parcel 'A' Area = 0.500 Ac" on that certain map entitled "Map of Property Prepared for Christ and Holy Trinity Episcopal Church, Westport, Conn. Scale 1"=30' May 13, 1980, Dennis A. Delius Land Surveyor Norwalk, Conn." which map is on file in the Westport Town Clerk's office as Map No. 7825

(8)

RESOLVED: That upon the request of at least two RTM members, an ordinance to protect, preserve and promote public health, safety and welfare; to maintain and preserve the beauty of neighborhoods; and to allow for the control of blighted premises is hereby approved. (First reading. Full text available is as follows.)

**ARTICLE ____
ANTI-BLIGHT ORDINANCE**

Sec. ____. **Purpose.** This article is enacted pursuant to the authority granted to the Town under C.G.S. § 7-148(c)(7)(H)(xv), §7-148aa and § 7-152c.

This ordinance is intended to protect, preserve and promote public health, safety and welfare; to maintain and

preserve the beauty of neighborhoods; and to allow for control of blighted premises.

This ordinance prohibits any owner, agent, tenant or person in control of real property located in the Town from allowing, creating, maintaining or causing to be created or maintained any blighted premises.

Sec. _____. Definitions. For the purposes of this article, the following words, terms and phrases shall have the following meanings, unless the context clearly indicates otherwise:

BLIGHTED PREMISES - Any building, structure or parcel of land, including single family or multi-family residential or commercial, whether occupied or vacant, except exempt property as defined below, in which at least one of the following conditions exists:

- A. It is dilapidated or becoming dilapidated as documented by the Building Official
- B. It is attracting illegal activity as documented by the Police Department
- C. It is a fire hazard as determined by the Fire Marshal or as documented by the Fire Department
- D. It is determined by the Blight Enforcement Officer, the Building Official or by Health Department reports that the condition of the building, structure or parcel of land poses a serious or immediate danger to the safety, health or general welfare of the community
- E. It is not being adequately maintained. The following factors may be considered in determining whether a structure or building is not being adequately maintained:
 - Multiple missing or boarded windows or doors
 - collapsing or missing walls, roof or floors
 - seriously damaged or missing siding
 - a structurally faulty foundation
 - excessive amounts of garbage or trash
 - abandoned/unregistered cars on the premises
 - rodent harborage and/or infestation
 - unrepaired fire or water damage
 - parking lots left in a state of disrepair or abandonment
- F. It is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or structure or of other premises within the neighborhood as documented by written neighborhood complaints or police reports.

BLIGHT ENFORCEMENT OFFICER – Shall mean an individual or individuals appointed by the First Selectman to inspect blighted premises, issue notices of violation pursuant to Section ____, and issue citations for violations of this article in accordance with Section _____. Said individual shall not be a citation hearing officer.

BLIGHT PREVENTION BOARD – Shall be a board made up of three members who shall be appointed by the First Selectman. It shall be the duty of the Blight Enforcement Board to hear complaints about possible violations of this ordinance and to render decisions whether a violation has occurred.

DILAPIDATED - Any building or structure or part thereof that would not qualify for a certificate of occupancy or which is deemed an unsafe structure, and any dwelling or unit which is designated as unfit for human habitation as defined in the State Building Code.

DISABLED INDIVIDUAL – shall mean, in the case of an owner occupied residence, an individual who has a disability as that term is defined under the Americans with Disability Act of 1990, as amended.

ELDERLY INDIVIDUAL – Shall mean an individual sixty-five (65) years of age or older

EXEMPT PROPERTY - Any building or structure undergoing remodeling, restoration, repair or renovation, provided that the blighted condition will be corrected thereby and that the period thereof does not exceed _____ consecutive months.

LEGAL OCCUPANCY - Occupancy that is legal by virtue of compliance with the State Building Code, State Fire Safety Code, local zoning, local housing and all other pertinent codes, and which habitation shall be substantiated by a deed, bona fide lease agreement, rent receipt or utility statement.

LOW INCOME INDIVIDUAL - Shall mean, in the case of an owner occupied residence, an individual who meets the income guidelines for eligibility for assistance from the Westport Warm Up Fund.

NEIGHBORHOOD - An area of the Town comprised of premises or parcels of land any part of which is within a contiguous radius of 800 feet of any part of another parcel or lot within the Town.

NEW OWNER - Any owner who has taken title to or occupancy of a property within thirty (30) days of the notice provided in Section _____.

OWNER - An owner, agent, tenant and/or person in control of a blighted premises.

VACANT - A continuous period of sixty (60) days or longer during which a building or structure subject to this article is not legally occupied.

Sec. _____. **Prohibition.** No owner, agent, tenant or person in control of real property located in the Town shall allow, maintain or cause to be maintained any blighted premises.

Sec. _____. **Determination of violation.**

A. Upon receiving a written complaint of a possible violation signed by a complainant, the Blight Enforcement Officer shall make an investigation.

B. If after investigation a probable violation is found to exist, the Blight Enforcement Officer shall serve written notice to the Owner(s) of the premises where the possible violation has occurred. The notice shall be sent in the manner prescribed by Section _____ to the last known address of the Owner(s). A copy of such notice shall also be sent to the Department of Human Services, the Health Department, the Planning & Zoning Department, and the Fire Department.

C. Such notice shall state the probable violation(s) and the conditions evidencing such violations and require the person to whom it is delivered to attend a hearing before the Blight Prevention Board to determine whether there has been a violation and, if so, to establish a plan for abatement of such violation, including the date by which such violation shall be fully abated.

D. After the hearing the Blight Prevention Board shall make a written determination whether a violation has, in fact, occurred. If the Board determines that a violation exists, it shall include in its written determination the actions to be taken to abate such violation and the date within a reasonable time by which such violation shall be fully abated.

E. If the Blight Prevention Board determines that no violation has occurred, the file will be closed.

Sec. _____. **Special Consideration for owner occupied residences.**

Special consideration may be given to those who require it in order to correct a violation of this article. Specifically, the Blight Prevention Board may grant an owner additional time to correct a violation where the owner establishes good cause. As used in this section "good cause" includes, but is not limited to, an elderly individual who is unable to personally correct a violation due to age, a disabled individual or other individual who is unable to personally correct a violation due to a medical condition, or a low income individual who is unable to correct a violation due to cost. In determining whether good cause exists, the Blight Prevention Board shall consider whether other occupants of the premises are able to assist in correcting the violation in a timely fashion and whether the severity of the violation is such that additional time is not warranted.

Sec. _____. **Notice of Violation.** Upon the determination by the Blight Prevention Board that a violation of this article exists, the Blight Enforcement Officer shall serve a written notice of violation to the owner. The notice of violation shall state (i) the violation; (ii) the date upon which the violation shall be remedied; (iii) that the failure of the owner to remedy the violation within the prescribed time shall result in the issuance of a citation in accordance with Section _____ of this article; (iv) the amount of the daily civil penalties and any other fines or penalties imposed; (v) that if the owner fails to remove or remedy the violation(s), the Town may cause the abatement of the violation at the expense of the owner and (vi) that the owner may be subject to such other fines as may be authorized or imposed by the state for a wilfull violation of this article of not more than two hundred fifty dollars (\$250) for each such day that the violation continues to exist.

Delivery of the notice of violation to the owner shall be by one or both of the following methods:

- 1) By personal delivery to the owner; or
- 2) By certified mail, return receipt requested and simultaneously by regular U.S. Postal Service mail, addressed to the owner at his last known address.

Sec. _____. **Extension.** Notwithstanding the provisions of Section _____, a new owner shall, upon request, be granted a thirty day extension of the notice of violation and opportunity to remediate set forth therein.

Sec. _____. **Penalties.** Violations of the provisions of this article shall be punishable by a civil penalty equal to the greater of \$100 or the maximum amount allowed by C.G.S. § 7-148(c)(7)(H)(xv), as the same may be

amended from time to time, for each day a violation exists and continues beyond the date required for remediation set forth in the notice of violation issued under Section ____ hereof.

Violators will also be responsible for all costs and expenses associated with enforcement and the collection of any civil penalties, which shall include, but shall not be limited to attorney fees, court costs, mailing costs and filing fees.

Sec. _____. Willful Violations; Penalties. In addition to the foregoing, any person who, after receiving a notice of violation pursuant to Section _____ and after a reasonable opportunity to remediate the blighted premises, willfully violates the provisions of this article, such person shall be fined by the State of Connecticut not more than two hundred and fifty dollars (\$250.00) for each day for which it can be shown, based on actual inspection of the property on each such day, that the blighted premises continue to exist after written notice to the owner as provided herein and the expiration of the time to remediate.

Sec. _____. Issuance of Citations. The Blight Enforcement Officer shall issue a citation when a violation of this article continues beyond the date by which the Blight Prevention Board required that the violation be remedied.

The citation shall state:

- (i) A description of the violation(s).
- (ii) The amount of the daily civil penalties levied and that such civil penalties shall be levied from the date of the citation, plus such other fines, penalties, costs and/or fees due.
- (iii) That the uncontested payment of such civil penalties, fines, costs and/or fees shall be made within ten (10) days of the date of the citation.
- (iv) That the owner may contest his/her liability before a citation hearing officer by delivering in person or by mail within ten (10) days of the date of the citation a written demand for a hearing.
- (v) That if the owner does not demand a hearing, an assessment and judgment shall be entered against him/her and that such judgment may issue without further notice.
- (vi) That the Town shall file a lien against the real estate in accordance with C.G.S. §7-148aa for the amount of any unpaid civil penalties or other fines imposed by the Town in accordance with this article.

Delivery of the citation shall be by the manner provided in Section ____ hereof.

Sec. _____. Uncontested payment; time period. Any owner receiving a citation shall be allowed a period of ten (10) days from the date of the citation to make an uncontested payment of the civil penalties, fines, costs and/or fees specified in the citation. All amounts shall be made payable to the Town.

Sec. _____. Payment of Civil Penalties. If the owner who has been issued a citation pursuant to this article wishes to admit liability for any alleged violation, the owner may, without requesting a hearing, pay the full amount of the civil penalties, fines, costs and/or fees to the Blight Enforcement Officer. Such payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such owner or other person making the payment.

Any owner who does not deliver or mail written demand for a hearing within ten (10) days of the date of the citation, shall be deemed to have admitted liability, and the Blight Enforcement Officer shall certify to the hearing officer that such owner has failed to respond. The hearing officer shall thereupon enter and assess the civil penalties, fines, costs and/or fees provided for by this article and shall follow the procedures set forth in Sec. ____.

Sec. _____. Hearing procedure for citations.

- A. The First Selectman shall appoint one (1) or more citation hearing officers. The First Selectman shall not appoint the Blight Enforcement Officer or any employee of the Police Department.
- B. An owner who chooses to appeal a citation and requests a hearing to this effect shall be given written notice of the date, time and place for the hearing. Such hearing shall be held not less than fifteen (15) days nor more than thirty (30) days from the date of mailing of the notice, provided the hearing officer shall grant upon good cause shown any reasonable request by an interested party for postponement or continuance. An original or certified copy of the citation issued by the Blight Enforcement Officer shall be filed and retained by the Town and shall

be deemed to be a business record within the scope of C.G.S. § 52-180 and evidence of the facts contained therein. Upon request of the person appealing the citation, the presence of the Blight Enforcement Officer who issued the citation shall be required at the hearing. A designated Town official other than the hearing officer may present evidence on behalf of the Town. An owner wishing to contest liability shall appear at the hearing and may present evidence on his/her behalf. If the owner who received the citation fails to appear, the hearing officer may enter an assessment by default against him/her upon a finding of proper notice and liability under the applicable statutes and this article. The hearing officer may accept from such owner copies of any relevant investigatory and citation reports, and/or any other official documents by mail and may determine thereby that the appearance of such person is unnecessary.

- C. The hearing officer shall conduct the hearing in the order and form, and with such methods of proof, as he/she deems fair and appropriate. The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation. The hearing officer shall announce his/her decision at the end of the hearing. If the hearing officer determines that the owner is not liable, the hearing officer shall dismiss the matter and enter that determination in writing accordingly. If the hearing officer determines that the owner is liable for the violation, the hearing officer shall forthwith enter and assess the civil penalties, fines, costs and/or fees against the person as provided by this article.
- D. If the hearing officer's assessment is not paid on the date of its entry, the hearing officer shall send by first class mail a notice of assessment to the owner found liable and shall file, not less than thirty (30) days nor more than twelve (12) months after such mailing, a certified copy of the notice of assessment with the clerk of the superior court facility designated by the Chief Court Administrator together with the applicable entry or filing fee. The certified copy of the notice of assessment shall constitute a record of assessment. Within such twelve-month period, assessment against the same owner may be accrued and filed as one record of assessment. The clerk shall enter judgment, in the amount of the hearing officer's record of assessment as well as court costs, against such person(s) in favor of the Town. The hearing officer's assessment, when so entered as a judgment, shall have the effect of a civil money judgment and a levy of execution of such judgment may issue without further notice to the owner.
- E. A person against whom an assessment has been entered pursuant to this article is entitled to judicial review by way of appeal in accordance with C.G.S. §7-152c(g).

Sec. _____. Recording of lien. Any unpaid civil penalty or other fine imposed pursuant to the provisions of this article, and any and all costs and expenses incurred by the Town for the enforcement of this article, shall constitute a lien upon the real estate against which the civil penalty or other fine was imposed from the date of such civil penalty or fine. Each such lien may be continued, recorded and released in the manner provided for in C.G.S. § 7-148aa. Each such lien shall take precedence over all other liens filed after July 1, 1997 and encumbrances except taxes and may be enforced in the same manner as property taxes.

Sec. _____. Removal or Remediation by Town. In the event the owner fails to remediate or correct all violations of this article after the issuance of a citation and after which the owner fails to pay an assessed civil penalty, the Town may cause or take such action as is necessary to correct the violation. All costs and expenses of such corrective action shall be a lien upon the real estate. The Blight Enforcement Officer shall cause a certificate of lien to be recorded in the Town Clerk's office within sixty (60) days after completion of such corrective action if all costs and expenses thereof are not reimbursed in full.

Sec. _____. Other Remedies. The provisions of this article are in addition to, and not in lieu of, any other remedies available to the Town under the Connecticut General Statutes, Connecticut State Building Code, Fire Code, Public Health Code, Zoning Regulations, or other sections of the Town Code.

Sec. _____. Severability. In the event that any part or portion of this article is declared invalid for any reason, all other provisions shall remain in full force and effect.

(9)

RESOLVED: That upon the recommendation of the Board of Finance and a request by the Director of Public Works, the sum of \$492,000 to the following Capital & Nonrecurring Expenditure Fund (C&NEF) Accounts for three repair projects due to Storm Sandy is hereby appropriated:

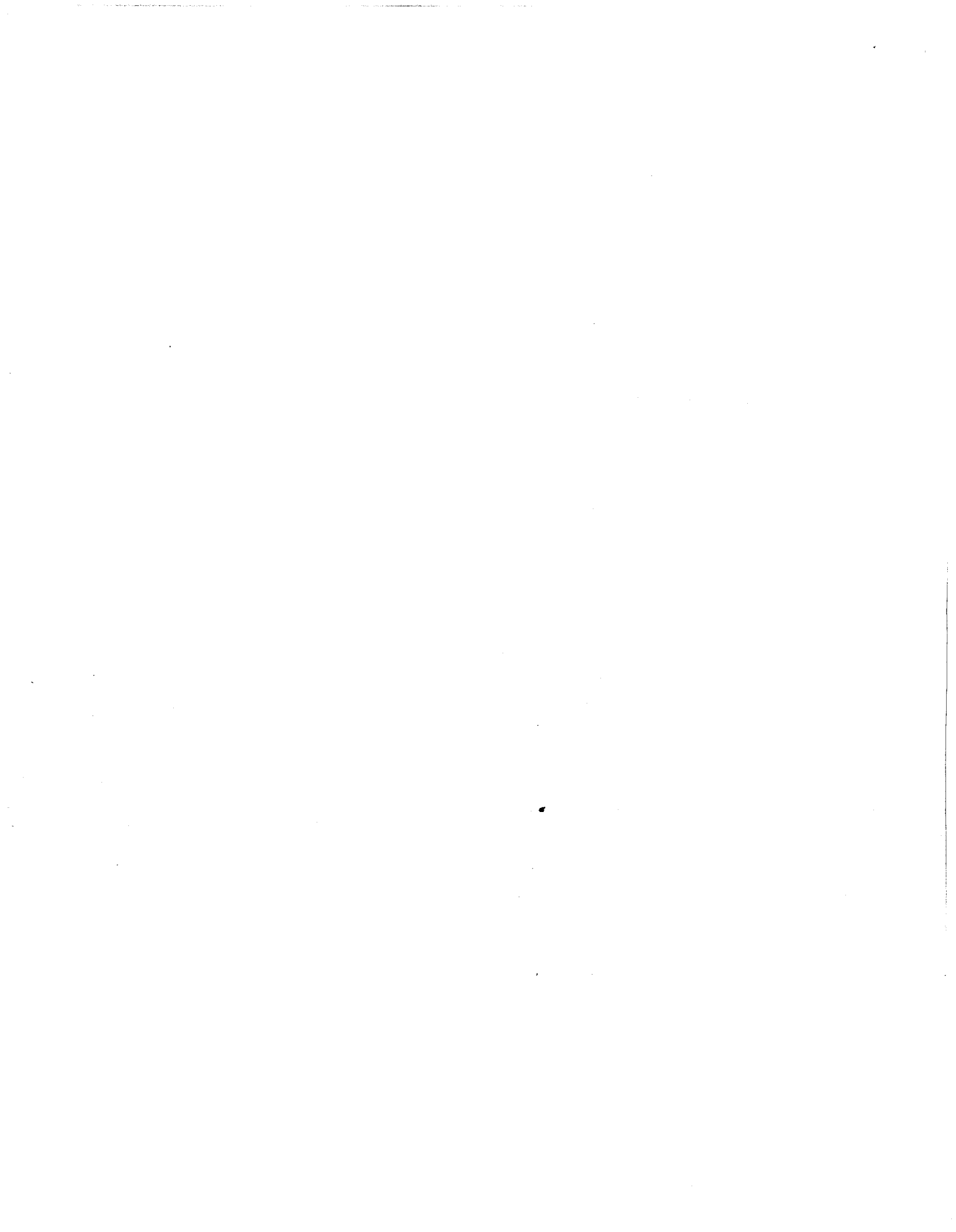
- a) \$222,000-Harbor Road Seawall Repairs
- b) \$250,000-Hendricks Point Stabilization
- c) \$20,000-Herbert Baldwin Culvert Repairs

(10)

This item has been withdrawn.

(11)

This item has been withdrawn



REPORT OF RTM FINANCE COMMITTEE ON EDUCATION BUDGET FOR FISCAL YEAR 2013/14

To: Representative Town Meeting
From: RTM Finance Committee
Date: April 29, 2013
Re: The Board of Education's 2013/14 Budget

The RTM Finance Committee met with the Board of Education ("BOE") on April 25th to consider the proposed 2013/14 Education Budget as recommended by the Board of Finance ("BOF"). Attending for the BOE were Elaine Whitney, Chair; several other members of the Board; Dr. Elliott Landon, Superintendent of Schools and other staff members. While the BOF approved the education budget as presented, the BOE had reduced the superintendent's original budget by \$1.2 million before submitting it to the BOF. Our budget presentation/discussion is based on the numbers from page 1 in the BOE's budget book (which they call their "operating budget"). However, the BOF (as well as the RTM) approves not only the operating budget, but other budgets as well. Some of these appear elsewhere in the BOE's budget book (such as the Revenue Offset and the Private School Budgets, while other budgets such as Debt Service are not in the budget book at all. Table I summarizes and reconciles the BOE's budget to the BOF's approved budgets.

The BOE's budget as approved by the BOF reflects an increase of \$3.95 million or 3.95% over the current-year budget. Over the last five years, the operating budgets have increased at a compounded annual growth rate of 2.16% which is below the Consumer Price Index and at the lower end compared to other school districts in our District Reference Group (DRG). Salaries and benefits make up 82% of the budget and this budget reflects the first year of a new contract for the certified staff (comprising 2/3 of all salaries) which reflects a full step increase (the remaining two years of the contract will only have 1/2 step increases each year). Also, structural changes mainly due to a new high deductible health plan for teachers will reduce the budget by a net amount of \$300,000 with larger decreases next year when the impact of the new health plan is effective for the entire year. Structural changes (mainly from reduced headcount) have cumulatively reduced expenses by \$3.2 million over the last five years.

The discussion with the BOE included several areas that overlapped with what the RTM Education Committee discussed at their meeting two nights earlier and I'll leave those to be covered by the Ed Committee's report that follows. We did discuss other things that don't impact core operations, but are financial in nature and have already been discussed in previous years. These include the following:

continued

- Cost reductions through consolidations with Town departments. Painfully slow progress is taking place, so any potential savings are still in the future and can't be quantified at this time.
- Rental of school facilities. A new rental policy is now in place which charges higher rental fees and makes more organizations eligible to rent. Currently rental income is budgeted at zero. A suggestion was made that rental revenue and their associated expenses should be estimated in the budget (presently at year-end expenses are fudged to exactly equal the revenue). Dr. Landon agreed to provide a rental revenue estimate to the RTM before our meeting.
- Potential savings from school bus parking. \$250,000 could be saved annually (after a payback period needed to recover site improvement costs) if buses were parked on town-owned land. This is another area with painfully slow progress, but it's a reflection of a lack of viable sites including the reluctance of the Connecticut Department of Transportation to give/sell to Westport suitable sites that they own.
- Pension and OPEB costs not reflected in the BOE budget. This has been a problem within the Town's reporting system that these costs for the non-certified staff is part of a lump sum number reflected elsewhere in the Town's budget so that all of the BOE's expenses are not within the BOE budget. Gary Conrad has promised that this will be corrected shortly.

Following the presentation and discussion, the committee members voted to unanimously recommend that the full RTM approve the entire BOE budget (see Table I) as supported by the BOF.

Respectfully submitted,

RTM Finance Committee

Jeff Wieser, Chair
Lee Arthurs
Arthur Ashman (absent)
Allen Bomes, Reporter
Dick Lowenstein
Gilbert Nathan
John McCarthy
Lois Schine (absent)
Cathy Talmadge (absent)

TABLE I

BOARD OF EDUCATION BUDGET (per Town's Budget Book page 10)

	Account Code	Actual 2011/12	Budget 2012/13	Recommended Budget 2013/14
Operating Budget - per BOE (BOE budget book page 29)	650	98,095,118	100,226,554	104,181,513
Revenue Offset	650	325,538	160,273	184,543
Total Operating Budget - per BOF	650	98,420,656	100,386,827	104,366,056
Rentals & Reimbursements	651	142,412	0	0
(BOE budget book pages 183-184)				
Private School (BOE budget book page 174)	652	288,005	307,747	316,794
Debt Service - Long Term	654	13,712,306	13,740,278	12,699,556
Debt Service - Bond Anticipation Notes	655	0	145,485	0
TOTAL BUDGET (per Town Budget)		<u>112,563,379</u>	<u>114,580,337</u>	<u>117,382,406</u>

(a) Actual expenditure at year-end will be based on revenue received with corresponding expenses.

RTM Parks and Recreation Committee Report Regarding the Department of Parks and Recreation 2013-2014 Budget.

BACK UP MATERIAL
RTM ITEM # 1

The Committee met on Thursday April 25th at 7:00 pm to discuss the department budget.

RTM Parks & Recreation Committee Members Attending: Bill Meyer (Chair), Eileen Flug, John Suggs, Don Bergmann, David Floyd, and Chris Urist.

Absent: Catherine Calise, Jack Klinge, and Paul Rossi.

Other Attendees: Stuart McCarthy (Dept. Head of Parks & Recreation), Rick Giunta (Administrative Manager, Parks & Rec), and Steve Axthelm (Parks and Recreation Commission member).

RTM Parks and Recreation Committee Discussion:

Stuart McCarthy opened by reviewing the Board of Finance-approved budget for FY 2013-2014. The operating expenses budget total is \$4,544,028, a 2.88% increase from the prior year. Department revenue is projected to fall slightly to \$4,894,485, a 0.80% decrease. The decrease is primarily due to last year's increase in non-resident daily parking rates at Compo Beach.

During the discussion, Mr. McCarthy noted that Longshore Golf Course is currently challenged in competing with nearby courses, in part, because of its limited ability to create promotions to increase play or to make concessions to players in certain circumstances. For example, Parks & Rec has no ability to give rebates or refunds to players when inclement weather inhibits play. It was noted that any changes to the fees require approvals from Town elected officials and/or committees. The Committee suggested it would support actions to provide Parks & Rec with some discretion to better compete and to provide a better customer experience.

Prior to the vote, Mr. Bergmann expressed his view that additional funds should be provided in the Parks & Recreation budget for the maintenance and beautification of Westport's public parklands. Mr. Bergmann said that he believed the funding provided has not kept up with the demands and the increased usage of Town parkland. Director McCarthy agreed that he is only able to do "half the job" needed and Steve Axthelm (Parks & Recreation Commission) expressed his support for working to increase park maintenance funding. Mr. Bergmann said he will be voting to reject the budget. His dissenting vote is solely to make his views known and to generate interest concerning this issue. Mr. McCarthy appreciated the sentiment, however, recommended the Committee approve the current level of funding as the Department needs an approved budget prior to July 1st.

RTM Parks and Recreation Committee Recommendation:

The Committee voted 5-1 to approve the Department of Parks and Recreation budget as proposed. Mr. Bergmann dissented.

Reporter
David Floyd

MINUTES
RTM ENVIRONMENT COMMITTEE
April 22, 2013

Present: Jonathan Cunitz, Allen Bomes, John Suggs, Wendy Battaie,
Diane Cady and

Alica Mozian, Conservation Director

RECEIVED FOR RECORD
WESTPORT LAND RECORDS
2013 APR 23 P 2:48
VOL. _____ PAGE _____
TOWN CLERK

CONSERVATION DEPARTMENT BUDGET

SERVICES

The Conservation Department is comprised of five full-time and one ¼ time person. The work of the committee is varied and complex:

- Administers and enforces the Inland Wetland and Watercourse Regulations and the Waterway Protection Line Ordinance, serves as wetland agents for the Town with permits and enforcement plus handling applications that fall under these ordinances.
- Staff: verifies inland wetland boundaries based on soil profiles
- ...and serves as staff to the Shellfish Commission and Sasco Brook Pollution Abatement Committee
- ...and issues multiple kinds of permits
- ...and drafts legal notices, inspects properties, prepares staff reports and testifies in court when needed.

Staff also:

- Advises the public in land use relating to wetlands, waterways, watercourses and floodplains
- Works with volunteer, governmental and nongovernmental agencies on public outreach education and service projects.

PERFORMANCE

The successes of the Conservation Department include

- Cleaner water for drinking, shellfish and open beaches
- Decrease in wetland and WPLO violations
- Removal of invasive plant species
- Compliance with new stormwater mandates
- Maintaining floodplain and other regulations
- Keeps our watercourses from being impaired waterways

BUDGET NOTES

This budget results in a \$3,105 or .89% increase in the budget

- ✓ Income: A 32% increase in permit fees over 2012, with more income increase in 2013 predicted. These funds go to the Town and State.
- ✓ These budget items have reductions: fees and services, contract services, postage, supplies.
- ✓ Slight increases for extra help and overtime, transportation, equipment, computers. It is noted that a computer, about 13 years old, is being rebuilt.

The Committee supported the work and the budget of the Conservation Department.

YES

Jonathan Cunitz

Allen Bomes

John Suggs

Wendy Batteau

Diane Cady

Submitted by

Diane Cady, chair

RTM Transit Committee Report

Westport Transit District 2013-2014 Budget

The RTM Transit Committee met with Jennifer Johnson and Gene Cederbaum the Westport Transit Directors on April 11, 2013 to review the proposed Transit District 2013-2014 Budget and to discuss the Transit Directors' request for the restoration of \$20,000 for Marketing Materials that the BOF cut from the Selectman's Proposed Transit budget.

RTM Transit Committee Members present were David Floyd, Cathy Talmadge, Chair and Chris Urist.

Background:

The original request for 2013-2014 included \$255,845 for the Operating Budget which represented a 3% increase over last year's budget to cover labor contract and fuel increases. The additional \$23,000 was for an initial marketing campaign which was based on a proposal from Vortex Marketing aimed at increasing awareness of District services and routes, growing ridership and realizing an increase in fare income. That proposal is attached. By the time the Transit District met with the BOF the Transit Directors had reduced the request from \$23,000 to \$20,000 as they did receive \$3,000 from the First Selectman to take advantage of an immediate opportunity for four outdoor signs (10 feet by 4 feet) at the Saugatuck and Greens Farms Stations which were put up in early March prior to Governor Malloy's dedication of the new Saugatuck stationhouse which not only celebrated solar energy but also recognized the importance of public transportation. In the last month these signs have led to an increase in inquiries regarding the Shuttle Services.

The BOF elected not to grant the additional \$20,000 but were generally supportive and acknowledged and thanked the Transit Directors and CTC for their efforts and accomplishments over the last year. Instead of approving the budget the BOF suggested that the Directors come back for additional appropriations to fund the components of the campaign throughout the year.

The Transit Directors are asking the RTM to restore the \$20,000 for the proposed marketing campaign rather than going back to the BOF as they identify specific opportunities because the lead time to get onto the BOF agenda is essentially a month which would be quite cumbersome and not give them the opportunity to many spur of the minute opportunities such as tabling at town events. For instance, the Transit District and CTC would like to march in the Memorial Day parade and would like to create a banner for use in the parade as well as for other events in the future.

Recommendation:

The committee did not have a quorum present but the three members present did support the Transit Directors request for \$20,000. Since the Transit Committee Meeting on April 11th three of the four committee members that could not be present and who are also on the Finance Committee (Dick Lowenstein, John McCarthy and Gil Nathan) did support a Finance Committee recommendation to restore the \$20,000. Cornelia Olsen the fourth Transit Committee member who could not attend the April 11th meeting has also expressed support for the restoration of the funds.

Submitted by:

Cathy Talmadge, Transit Committee Chair

Westport Transit May to December 2013 Proposed Marketing Strategies for \$23,000 Budget, 1/28/2013

To: Westport Transit District Directors Jennifer Johnson and Eugene Cederbaum;
Submitted by: Barbara Occhino, Vertex Marketing Communications, Stamford CT

This is a preliminary breakdown of how we can potentially allocate funds to cover various marketing strategies. As we explore competitive quotes for printing, media, etc, the totals in each area might be adjusted up or down, but the overall \$23,000 budget would be honored.

Grass Roots (printing and creative to be determined, no cost volunteers as labor) \$2,500

- * Realtors/Brokers new resident flyer "Try Us Once" offer
- * Literature/Promotions at coffee stands and restaurants where commuters frequent near rr
- * Festivals/Events – handouts, displays at 4-5 popular annual town events like parades, DMA events
- * High School video competition- create guidelines and distribution materials for a competition about how Westport Transit serves the residents of Westport – to be used in presentations at clubs, senior centers, etc.
- * Printing of full color banners with grommets for hanging on buses at parades.

Outdoor advertising = \$4,950

- * RR station signs estimated creative production for four 10 x 4 signs and on 2 x 3 interior poster, and a reference flyer/card for display \$1750 + printing \$1200 = \$2950

Internet = \$4,500

- * Create a web landing page with summary of services and links to corresponding schedules on NTD site, buy domain WestportTransit.org, link with Westport organizations (City of Westport, Downtown Merchants Assoc, etc) \$1,800.
- * Facebook monthly campaigns targeting key markets like commuters, parents, etc. Vertex would create ads and monitor campaign. Media budget estimated at 2 week campaigns at \$250/week x 6 months = \$1500
Agency creative, placement, reports, and management fee per 2 week campaign, \$250/week x 6 months = \$1500. Total \$3,000

Public Relations = \$1,950

- * Research, writing, and distribution to press to promote transit competitions/goodwill events like Westport Art Center competition, Wacky Art Day and High School video competition. 3 events per year, Spring and Fall, 2 page press release and distribution \$1,300.

Newspaper Print Campaigns = \$3,000

- * In Minuteman and Westport News, approximately 2 columns (4") x 7, run twice per year for awareness.
Media costs: \$4,000
Production/Creative fee for ad development and media buy 4x/yr: \$1,800

Miscellaneous Promotional Materials = \$3,000

- * Bookmarks for schools and libraries
- * Display card with general service info on side 1, and commuter details on side 2 (can be used for realtors, displays at Metro North stations, town events, etc

Mailing to potential commuters, such as Traffic/Parking waiting list= \$3,100

- * Custom postcards including printing, fulfillment, creative, mailing list and postage. Costs to be determined once a list count is supplied.

**STUDY REPORT FOR PROPOSED
LOCAL HISTORIC LANDMARK PROPERTY DESIGNATION
25 AVERY PLACE, WESTPORT, CT 06880
DECEMBER 2012**

RECEIVED FOR
WESTPORT LANDMARK
2013 MAR 22 P
VOL. _____ PAGE _____
TOWN _____



**TOWN OF WESTPORT
HISTORIC DISTRICT COMMISSION
PREPARED BY: Bob Weingarten
(In collaboration with HDC Members Maggie Feczko and Edward F. Gerber,
WHS President Susan Walton Wynkoop and HDC Staff Administrator Carol Leahy)**



Westport Historic District Commission

Town Hall, Room 108

110 Myrtle Avenue

Westport, Connecticut 06880

December 18, 2012
State Historic Preservation Council
Department of Economic and Community Development
State Historic Preservation Office
One Constitution Plaza, Second Floor
Hartford, CT 06103

RE: Proposed Historic Property Designation at 25 Avery Place

Dear Council Members:

In June 2012, a letter of request by the property owner was submitted to the Historic District Commission members to designate 25 Avery Place as a local historic property.

At a public hearing on July 10, 2012, the Commission approved this property for study. The Commission supports this designation for the following reasons:

- The property owner supports the designation as a local historic property.
- The 2007 Westport Plan of Conservation and Development states that in order to maintain the town's historic character and qualities represented in its many significant buildings, structure, monuments, landscapes, cemeteries, public right of way, districts and sites, the Historic District Commission should propose, as appropriate, the establishment of additional local historic districts and local historic properties as defined by state statute.

The study report has been completed and, in accordance with CGS sec. 147(b), is being submitted to you for your comments and recommendations.

The following items are included for your review:

- Statement of significance
- A survey map of the proposed local historic property
- Site map and current photographs of the property
- Historic Property Inventory Form
- Town Ordinance with boundary description
- The letter of petition received from the property owner, and property owner contact information

Thank you for your consideration.

Sincerely,

Francis H. Henkels
Acting Chairman, Historic District Commission

cc: Gordon F. Joseloff, First Selectman; Larry Bradley, Dir. of Planning and Zoning; Hadley Rose, RTM Moderator; Gail Kelly, Town Attorney; Patricia Strauss, Town Clerk; Steve Edwards, Dir. of Pub. Works

**NOTE THAT ALL TEXT IN *ITALICS* IN THIS STUDY
REPORT IS DIRECTLY TRANSCRIBED FROM THE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION OF 1984 FOR THE
HISTORIC RESOURCE AT 25 AVERY PLACE.**

**The spelling of the name of the original barn owner
has been corrected in the report to read Farman Patchin
instead of Farmin Patchin as identified in the National Register
Nomination Form.**

I. Statement of Significance

Description

The property at 25 Avery Place consists of Bradley-Wheeler House and Cobblestone Barn. The Bradley-Wheeler House was built in 1795 and remodeled into an Italianate style circa 1867. The Cobblestone Barn was built in circa 1847 and restored in 1994. The property is listed on the National Register of Historic Places (1984) and the Connecticut Register of Historic Places (1984).

The property is owned by the Westport Historical Society (WHS) Inc. The Bradley-Wheeler House is used as the WHS headquarters and contains archival information about Westport, a library, several Victorian period rooms and exhibition galleries. *The Bradley-Wheeler House has been associated with several of Westport's most prominent citizens: Ebenezer Coley, a local merchant who built the house for his son, Michael Coley, Farmin [Farman] Patchin, Morris Bradley and Charles B. Wheeler, all local businessmen, who lived in the house during the nineteenth century.*

Originally Bradley-Wheeler House was built as a five-bay colonial but remodeled into an Italianate style under Morris Bradley's ownership. The circa 1867 remodeled house is relatively unchanged (Figure 1, 2) except for a large addition (Figure 3), dedicated on September 12, 2003, on the north elevation (Figure 4) that is not visible from the front façade.

On the property is an octagonal-roof, cobblestone barn. This barn was built circa 1847 by Farman Patchin and restored in 1994. The barn (Figure 5) currently houses the Museum of Westport History containing a diorama of the town as it looked toward the end of the 19th Century. *The barn has been documented as the only structure of its type built of stone in Connecticut.*

The funds for restoration of the Cobblestone Barn were from individuals, corporation and two grants from the State of Connecticut. The Connecticut grants consisted of an Economic Development Grant for \$15,000 and \$55,000 from the Connecticut Historical Commission.

The Town of Westport presented a Westport Historic Preservation Award in 2004 to the WHS in appreciation of the appropriate incorporation of

architectural references to the historic Wheeler House and Cobblestone Barn in the addition and restoration at 25 Avery Place.

Setting

The Bradley-Wheeler House and Cobblestone Barn are located in Westport Center on the north side of Avery Place, a short tree-lined street, which joins Main Street and Myrtle Avenue. The front façade of Bradley-Wheeler House faces on Avery Place with a driveway that enters from Myrtle Avenue and exits around the house onto Avery Place. *The house faces south on a mixed-use area that serves as a buffer zone between the main commercial and residential areas of the town.* The property consists of one-half (.5) acre of land with the north side fronting on Veterans Green, designated as a local landmark historic property.

On the grounds, at the northwest corner of the lot, is the unusual one and one-half story octagonal-roofed cobblestone barn. This barn is the only surviving outbuilding. The entrance to the Cobblestone Barn faces east and is currently used as a museum by the WHS. The barn is bounded by Veterans Green to the north and the property line in the rear of the building.

II. Architectural Description

Exterior:

The Bradley-Wheeler House

The Bradley-Wheeler House is an Italianate style house that has remained relatively unchanged from circa 1867 except for a large addition to the north elevation. *Views of the house from the early twentieth century show that it was originally surrounded by a picket fence. A turn-of-the-century gazebo and another frame shed, the former moved from the site and the latter demolished, also stood on the property (Figure 6). It is now surrounded by a wrought-iron fence punctuated by tall polygonal stucco posts (Figure 7) dating circa 1930.* Originally it is believed that the house was built as a five-bay colonial by Ebenezer Coley in 1795 with a major remodeling to an Italianate style house in circa 1867. *When the remodeling was complete, a news article in The Hour of Westport on August 10, 1872 stated that there appeared to have “little resemblance now to the old house”.*

The Bradley-Wheeler House is a two and a half story tall five bays wide house which is sheltered by a shallow hipped roof surmounted by a cupola. The foundation is fashioned of rubble stone. The first-floor facade is sheltered by a hipped-roof porch supported by chamfered columns.

The area under the porch is sheathed in horizontal flush boards which contrast with the narrow clapboards used on the rest of the structure. The central entry is flanked by two pairs of early twentieth-century glass doors. Both the entry and the paired doors have wide two-part molded surrounds with shallow pediments which flare boldly at the sides. The second floor follows the five-bay pattern of the first floor and the six-over-six sash windows are large and rectangular. Molded, peaked lintels project boldly above the windows, which are flanked by louvered shutters. The wide, plain frieze is enlivened by three pairs of bull's-eye windows; one pair above the central bay and one pair over each of the flanking two bays. The deep overhang of the roof is ceiled and a molded cornice provides a finishing touch to this controlled and handsome composition. The cupola is square in section, with a hipped roof.

The east elevation of the house faces Myrtle Avenue and the present Westport Town Hall. Both the main block and the two-story rear ell are two bays deep. The window treatment for the main block is the same as for the second floor of the main facade. On the first floor near the front of the house is a three-sided canted bay which illuminates the east front parlor. Two pairs of bull's-eye windows adorn the frieze. Behind the main block projects a small, one-bay wide entry porch, with details similar to the front porch.

On September 12, 2003 a major addition designed by Robert Hatch, AIA, and landscape designer, Sylvia Erskine, AIA, was dedicated. Located on the north side of the house, the addition consists of two parts; a one-story flat-roofed structure that links the house to a large two-story exhibit gallery and kitchen. The two-story portion has an octagonal metal seamed roof, topped with a wooden spire. Five of the eight angles of the octagon shape are exterior walls. Each angled wall has two false windows suggested by frames with closed shutters. The two frames facing Myrtle Avenue have open shutters and contain six-over-six fenestration behind which is a blackened surface. This architectural device was employed to maintain exterior aesthetics at the same time as allowing for interior wall area for exhibits. The building has deep overhangs and a wide frieze containing rectangular, three light windows. Clapboard siding is consistent with the original structure. On the eastern side is a porch, supported by chamfered wood posts, which extends across the original ell of the house and the one story

portion of the addition. The main entrance to the WHS has been relocated from the Avery Place front door of Bradley-Wheeler House to a door located on the 2003 porch addition. The addition flows harmoniously from the original building, echoing many of its elements, but clearly is a subordinate modern structure.

Figure 8 and 9 illustrates the evolution of the east side and north/east side of Bradley –Wheeler House. Figure 10 illustrates the evolution of the Bradley-Wheeler House floor plans.

The Cobblestone Barn

In the northwest corner of the property is a one and a half storied octagonal-roofed cobblestone barn. *The origin of this curious design is unknown and the form is not repeated in Westport.* The barn is thought to have been built in circa 1847 by Farman Patchin, a blacksmith by trade and the owner of the property. The barn is *thought to have been used in the mid-nineteenth century as a smithy.*

The walls of the barn are cobblestone set in a light-colored mortar. On the east elevation, access is gained by a pair of arched double-leaf board and batten doors. The arched door surround is formed by bricks and headers are used in the arch while stringers define the sides of the surround. Large iron strap hinges on the exterior are used to open the doors and a massive iron catch secures both doors. The fenestration of the barn is somewhat irregular. Twelve-over-eight windows are located on the southeast, southwest and west elevations on the first floor. A two-over-two window under the eaves on the south elevation illuminates the loft effect. The shallow foundation is built of undressed stone blocks. A frame shed, probably of the late nineteenth-century origin, was attached to the south elevation but has since been demolished.

A basement to this barn is accessible through a door at the southwest wall of the barn. It was once used as a storage area for onions but currently for historical artifacts. Originally an entry to the “basement” was through a “trap” door on the floor of the barn.

Although the barn has an octagonal-roof there are seven exterior walls. The entry doors are off-set on the main exterior wall and the roof is extended on the right of the door and the north side of the structure.

In 1990 Robert T. Gault was asked to provide more information about the history of the barn and in a memo to the WHS he stated that "The barn referred to as Mary Kents in 1799 probably was the large wood barn to the north of the cobblestone one. It is my belief that the cobblestone barn was added to the wooden barn in 1847 and that explains why the barn is actually seven sided in plan and eight sided at the roof level. The squared off corner made it possible to wed the two structures together and the old metal roof flashing that weather sealed the joint between stone and wood barns still remains at the top of the north wall of the barn."

As part of his 1986 report, Gault provided a survey showing that the northern side wall of the cobblestone barn was built adjacent to the south wall of the wood barn (Figure 11). He cited the maps of 1878 (Figure 12) and 1879 (Figure 13) which showed a drawing of the octagonal-roof cobblestone building abutting another barn structure.

III. Historical Significance

Tradition maintains that the Bradley-Wheeler House was built in 1795 by Ebenezer Coley, a leading merchant and farmer of Westport, for his son Michael Coley. Michael Coley was born on November 1, 1772 and on January 13, 1793 he married Eunice Hyde (sometimes spelled Hide) of the aristocratic Hyde family, owners of property on Long Lots Road in Westport. On June 8, 1795, Ebenezer Coley deeded one acre of land and a dwelling to his son "to be reckoned to my said son as part of his portion out of my estate".

Like his father, Michael Coley engaged in commerce. On June 6, 1796, he drafted a promissory note to Joseph Byrd and John Barrow, two principals in a firm of New York merchants. When Coley defaulted on the note he sold the property deeded to him, three years after receiving the property, back to his father.

Then in May 1799 Ebenezer Coley sold the house and a barn, not the octagonal-roofed cobblestone barn, with two acres to Ann Avery and her mother Mary Kent. In June, 1799 Mary Kent deeded her share of her property to her daughter, reserving for herself life rights in the property. In the early nineteenth century Ann Avery married a local Westport tile merchant, David Ripley. Mrs. Avery is said to have used the residence as both a dwelling and millinery shop. Ann Avery Ripley died on December 26, 1830 and her children,

Edward Avery and Hezekiah Ripley, deeded the property including another dwelling at 9 Avery Place, to Samuel Avery, one of Ann Ripley's sons by her first marriage. Samuel Avery sold the house to Paul A. Curtis in 1836. Curtis may have occupied the house for only a few years, or not "at all", for in 1846 the deed for the property was conveyed to Hezekiah Allen with one and one-half acres, a listed resident of New York City. Within the month Allen transferred the property to Farmin [Farman] Patchin who was a mason and a blacksmith by trade. In the following year Patchin began building a second dwelling on his property, perhaps for rental purposes.

Between 1851 and 1854 Patchin was taxed on the basis of two houses and by 1855 he must have effected substantial improvements, for his property value increased from \$1,800 (for two houses) to \$3,000. It is difficult to determine whether this increase was the result of improvements made to the house proper, the erection of outbuildings on the property or improvements to his second dwelling house. The unusual and substantial octagonal cobblestone barn at the rear of the property (still extant) may account in some part for the high value placed on the property in 1855. An article published in The Hour (Westport), on August 10, 1872, states "while held by Patchin the stone out-buildings were built and the grounds much improved" confirming that he probably built the cobblestone barn on his property.

Shortly thereafter Patchin's large expenditures resulted in financial difficulties and in 1857 he mortgaged his two dwellings, assorted outbuildings and three acres to the Saugatuck Bank. A month later he deeded the mortgaged property to the bank outright and apparently left town, for his name is dropped from the tax records. The house remained in the ownership of the Saugatuck Bank for more than seven years, probably as rental property. On September 7, 1864, the bank (then called the First National Bank of Westport) conveyed the property to Thomas F. Davies. Davies held the property for less than one year, using it as a rental property, and then his heirs sold it to Morris Bradley on March 17, 1865.

Morris Bradley was born circa 1805 in Weston and married Mary Ann Fanton of Weston. Bradley, like Patchin, was a blacksmith. However, Bradley was also a landowner with several properties. Bradley lived a colorful and exciting life. He left his home in Connecticut to join the search for gold in California in 1849 and he was notable as one of the few who actually enjoyed permanent prosperity from the venture. He returned east after the gold rush only to accept an offer of the presidency of the Silver Mining Company in Nevada a short time later. After several years he resigned from this position

and settled permanently in Connecticut. He lived first in his hometown of Weston and then moved to Westport upon purchasing the house on Avery Place. In 1869 Bradley transferred the house property and the adjacent property at 9 Avery Place to his son, Abraham. Abraham Bradley was born in 1837 and probably simply held the property to protect it from being attached by his father's creditors, since it was the family residence. Abraham Bradley conveyed the property on the same day he received it to his mother, Mary Bradley. Morris Bradley, however, continued to pay the taxes on the property until his death in 1886.

Like Patchin, Morris Bradley made substantial improvements to his property. Because both Patchin and Bradley owned more than one dwelling in Westport and both made improvements to 'their property, it is difficult to determine which one converted the Wheeler House from the simple but commodious house that Ebenezer Coley built for his son in the late eighteenth century to the stylish Italianate house. Several bits of evidence support the theory that Morris Bradley was the key figure in the remodeling. On October 16, 1867, the Westport Advertiser mentioned that "Mr. Morris Bradley is remodeling and rebuilding his dwelling." The remodeling was probably a long-term effort, culminating in the early 1870s, for Bradley's taxes failed to increase until 1871, when his annual taxes rose by \$900. The renovation was probably completed in 1872 for Bradley's taxes increased an additional \$500 in 1873. The Hour on August 10, 1872, Westport paper, announced "the present occupant [Morris Bradley] ...has rebuilt and enlarged it [the house]. It has little resemblance' now to the old house." This newspaper article seems to support the contention that Bradley remodeled the house into an Italianate styled house.

After Morris Bradley's death in 1886 his widow continued to own and occupy the residence on Avery Place. Abraham Bradley died only a few months after his father, leaving two daughters. Upon Mrs. Bradley's death, the Avery Place property was divided between Abraham Bradley's daughters, who received 9 Avery Place, and Julia A. Bradley Wheeler, the daughter of Morris and Mary Bradley, who received the family residence at 25 Avery Place. Julia A. Bradley Wheeler was born on October 2, 1841, and married Charles Beach Wheeler, a leading citizen of Westport, at her childhood home in Weston in 1868. Wheeler was involved in commerce, working first in New York City and later in Bridgeport. In the early 1870s he moved to Westport and went into business with his brother-in-law, Abraham Bradley. This partnership endured until Bradley's death in 1886 and Wheeler, then in his forties, led a retired life, with brief ventures into commerce. In 1894 the Pacific Mail and Tea Company

established a branch store under the direction of Wheeler and E. P. Marvin, and in 1901 Wheeler advertised, offering his services as a purchasing agent for Westport merchants requiring foods from New York. The couple had two sons: William B. Wheeler, a graduate of the dental school of the University of Pennsylvania, and Lewis H. Wheeler, a graduate of the medical school at Yale. William Wheeler had a dental practice in Westport and died in 1933 and his brother, Lewis, worked for a time as a surgeon on President Woodrow Wilson's Presidential Yacht, the Mayflower.

Julia Wheeler died in 1933 and she devised the family residence and land to her two sons. William B. Wheeler's heirs deeded their share of the property to his brother, Lewis, in 1934 and Lewis Wheeler, then, practicing medicine in Westport continued to occupy the family residence until his death in 1958. Wheeler's estate left the Bradley-Wheeler House property to Charlotte P. Darby, who occupied the house until her death in 1979. Darby devised the house to Christ and Holy Trinity Church and requested that it be called the Wheeler House. The church sold the property to the Westport Historical Society Inc. in 1981, the current owners of the property.

IV. Current Status:

The property is owned by the Westport Historical Society (WHS) Inc. The Bradley-Wheeler House is used as the WHS headquarters and contains archival information about Westport, a library, several Victorian period rooms and exhibition galleries. The Cobblestone Barn houses the *Museum of Westport History*, displaying a diorama of the town as it looked toward the end of the 19th Century.

The WHS has requested the designation of the property containing the Bradley-Wheeler House and the Cobblestone Barn at 25 Avery Place as a local historic landmark property. The property was purchased and transferred to the WHS on February 23, 1981 from Christ and Holy Trinity Church of Westport, Connecticut (deed 559:264).

The deed includes the following restriction: *“The further restrictions which shall run with the land: (a) that the premises shall be used by the grantee for the general purposes of the Westport Historical Society in preserving the building and restoring the same including the interior for the use and enjoyment of present and future generations of Westporters”.*

References

1. The majority of the description of the significance, architecture and history of 25 Avery Place, Westport, CT was copied directly from the National Register of Historic Places Inventory – Nomination Form, July 5, 1984, Prepared by Kate Ohno, Preservation Consultant, July 1983 and parts modified for use in this report.
2. The Hour, newspaper of Westport, article by Alva Gray of August 10, 1872 about 25 Avery Place.
3. Chronology of ownership from 1795 to present, Westport Historical Society document, author and date unknown.
4. Westport CT town deeds and records, Town Clerk office, Town Hall.
5. Westport CT tax records, 1851-1856, 1864-1873
6. Westport Historical Society archives.
7. Robert T. Gault to Mrs. Clayton Elmer of the Westport Historical Society, dated Sept. 10, 1990
8. Report to the Bradley-Wheeler Barn Restoration Committee by Robert T. Gault, Dated January 1, 1986.
9. Historic Resources Inventory, 25 Avery Place, compiled by L. McWeeney, E. Potts, D. Malm, Date: 1982
10. Historic Resources Inventory, 25 Avery Place, compiled by PAL, Pawtucket, RI 02860, 11/6/2011.
11. Celebrate Connecticut 350 Years, See Connecticut Free, Hartford, CT, Title of attraction: Wheeler House, written by Barbara Van Orden, 1985.

Figures

- 1: 1970s (top) compared to 2012 photo – south & east sides, top photo from the WHS archives, bottom photo provided by Bob Weingarten
- 2: 1970s (top) compared to 2012 photo - south & west sides, top photo from the WHS archives, bottom photo provided by Bob Weingarten
- 3: North and East Sides (2012), photo provided by Bob Weingarten
- 4: Front façade – South Side (2012), photo provided by Bob Weingarten
- 5: Cobblestone Barn - entrance/east side (2012), photo provided by Bob Weingarten
- 6: Shed (demolished) attached to Cobblestone Barn, Photo by Lucinda McWeeney, December 1981
- 7: Polygonal Stucco with Post with Wrought Iron Fence (2012), photo provided by Bob Weingarten
- 8: Evolution of East side of Bradley-Wheeler House
Top photo from WHS archives
Bottom photo - provided by Bob Weingarten
- 9: Evolution of North/East side of Bradley-Wheeler House
Top photo from WHS archives
Bottom photo - provided by Bob Weingarten
- 10: Evolution of the 1981 floor plan to the 2012 floor plan
1981 floor plan from WHS archives
2012 floor plan from Westport Assessor files
- 11: 1986 Barn Survey – Robert T. Gault, WHS archives
- 12: Section of Bird's-eye view map of Westport, Conn.
Published By O. H. Bailey & Co, Boston, 1878
- 13: Hopkins 1879 Map of Downtown Westport



Figure 1: 1970s (top) compared to 2012 photo – south & east sides



Figure 2: 1970s (top) compared to 2012 photo - south & west sides

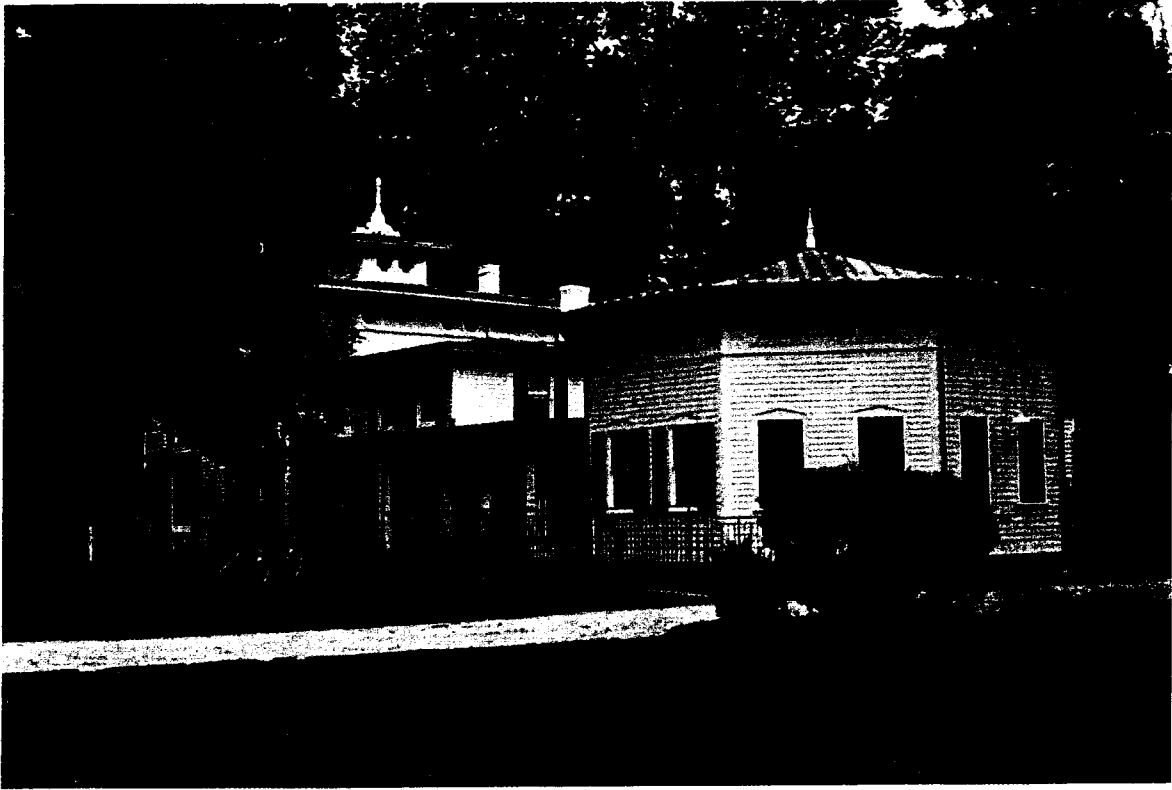


Figure 3: North and East Sides - 2012



Figure 4: Front façade – South Side - 2012



Figure 5: Cobblestone Barn – entrance/east side (2012)



Figure 6: Shed (demolished) attached to Cobblestone Barn, 1981



Figure 7: Polygonal Stucco Post with Wrought Iron Fence (2012)



Pre-2003 Addition

2012 Photo



Figure 8: Evolution east side of Bradley-Wheeler House

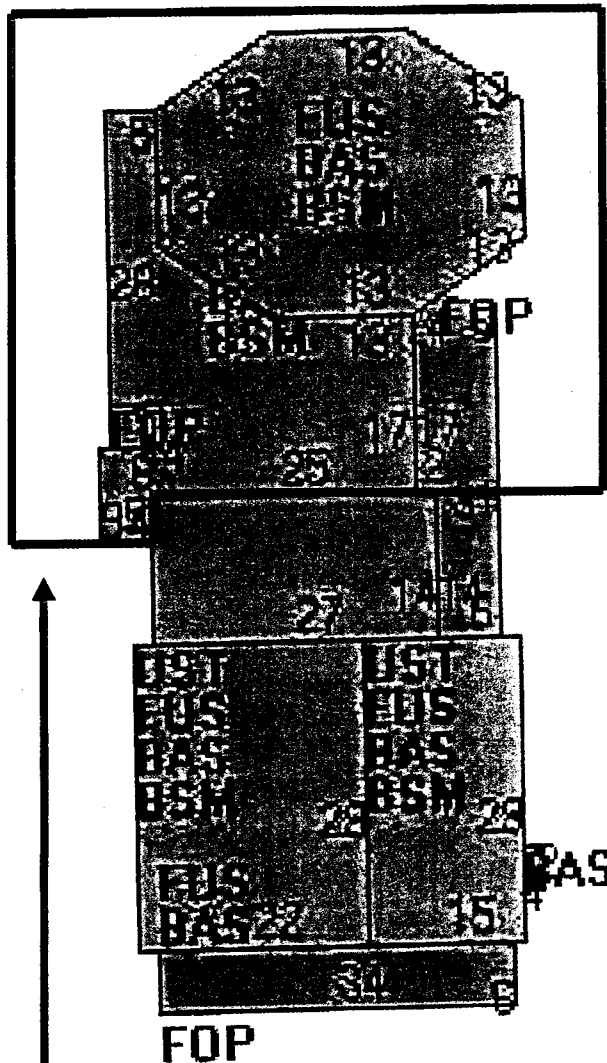
1981



2012



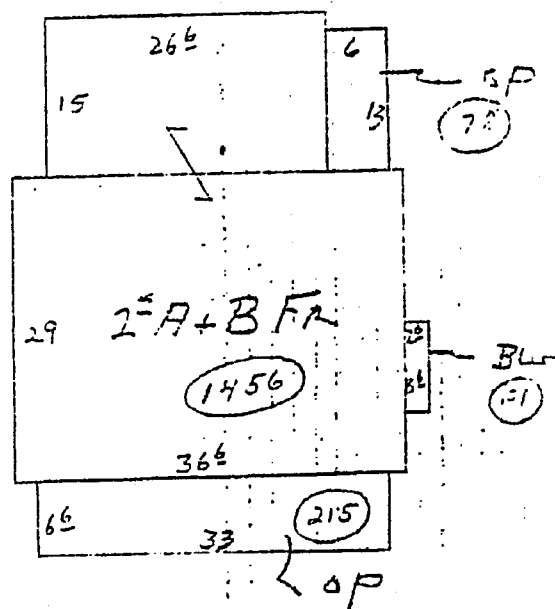
Figure 9: Evolution of North/East sides



2012 Floor Plan

- Added 2003**
- Exhibition Hall**
 - Side Lobby**
 - Kitchen**
 - Extended porch with door**
 - Back entry stairs and door**

Abbreviations can be found at Westport Assessor Office



1981 Floor Plan from appraisal

Figure 10: Evolution of 1981 floor plan to 2012 floor plan

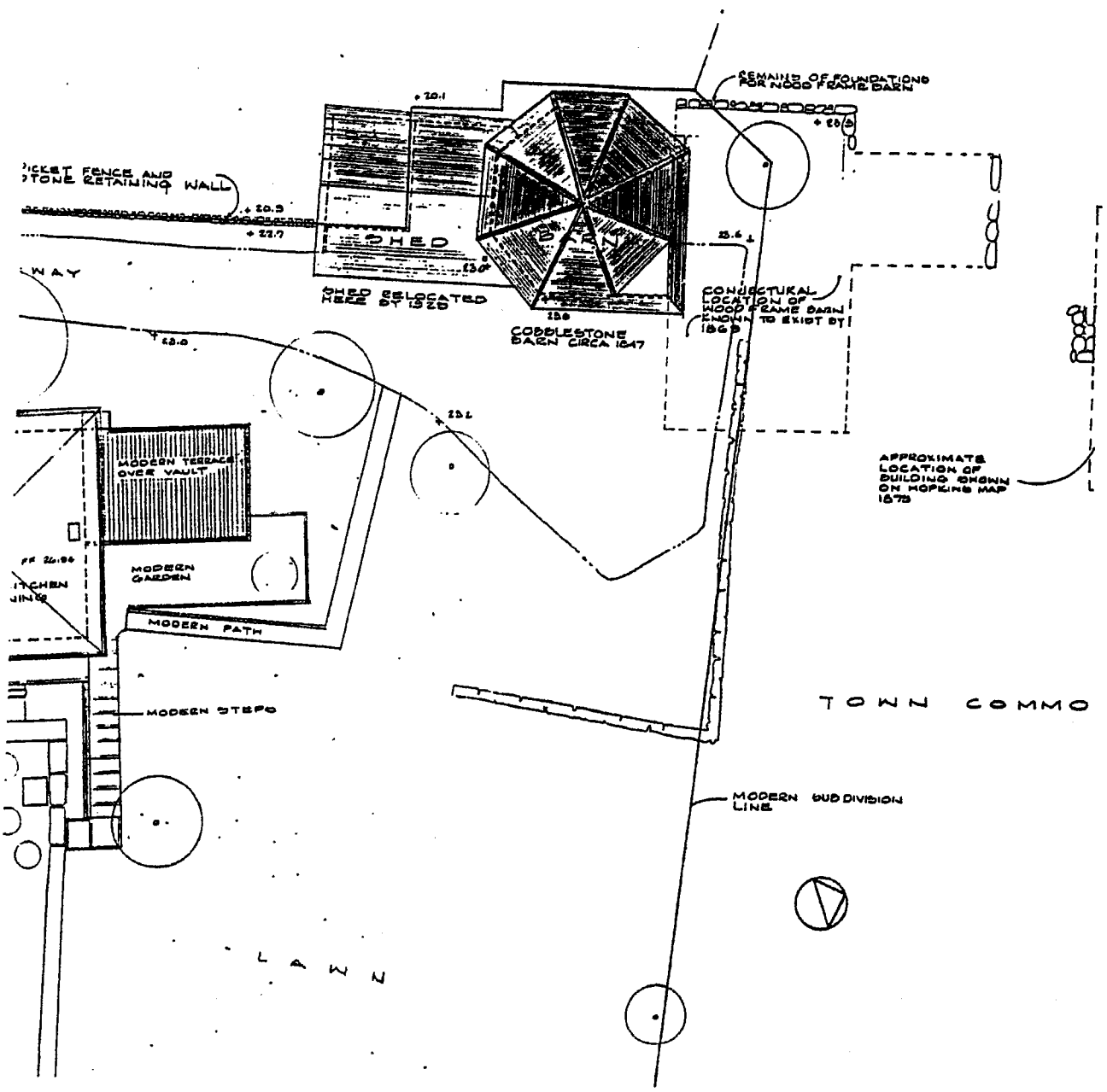
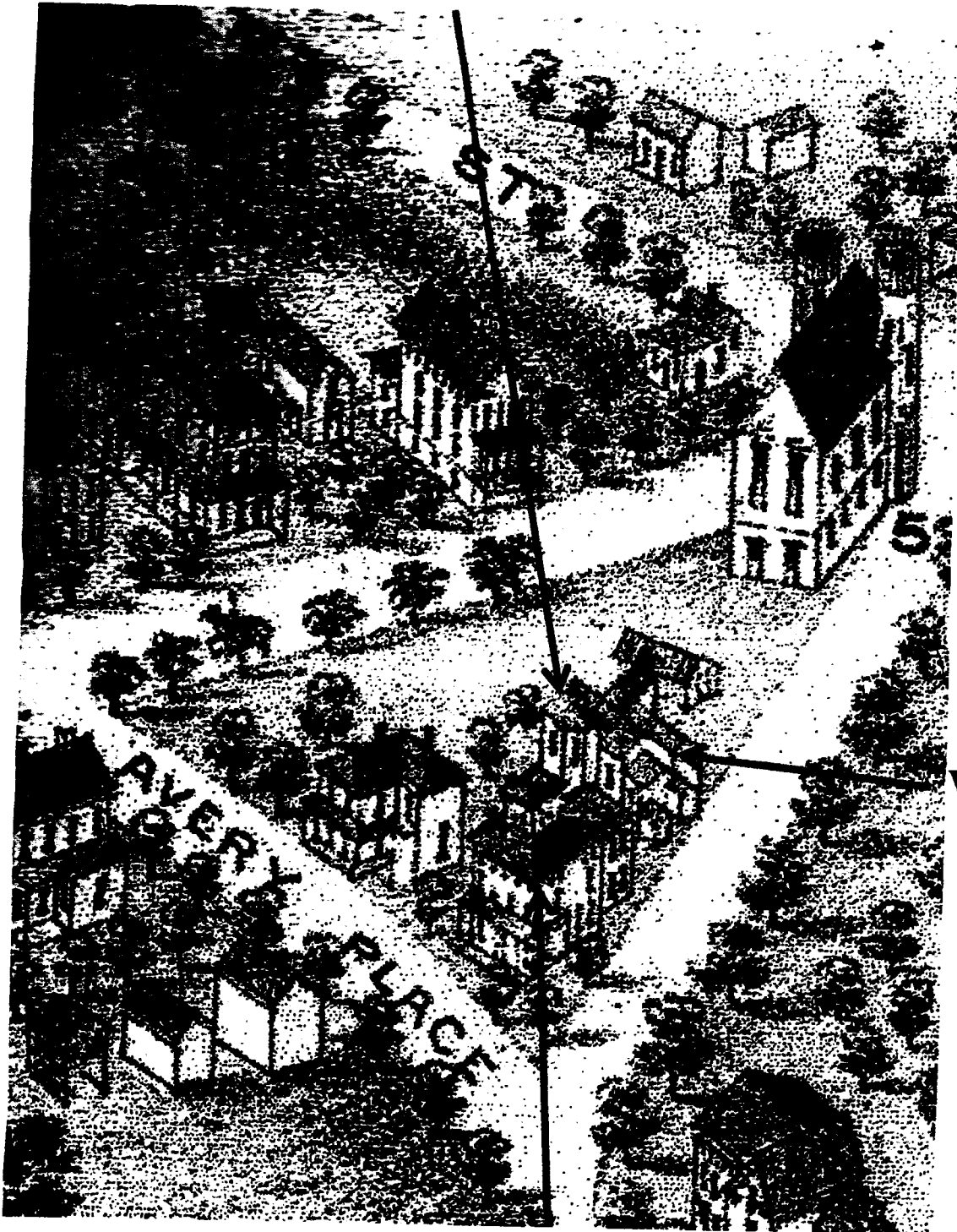


Figure 11: 1986 Barn Survey – Robert T. Gault

Cobblestone Barn



Wood Barn

Bradley-Wheeler House

Figure 12: Section of Bird's-eye view map of Westport, Conn.
Published By O. H. Bailey & Co, Boston, 1878

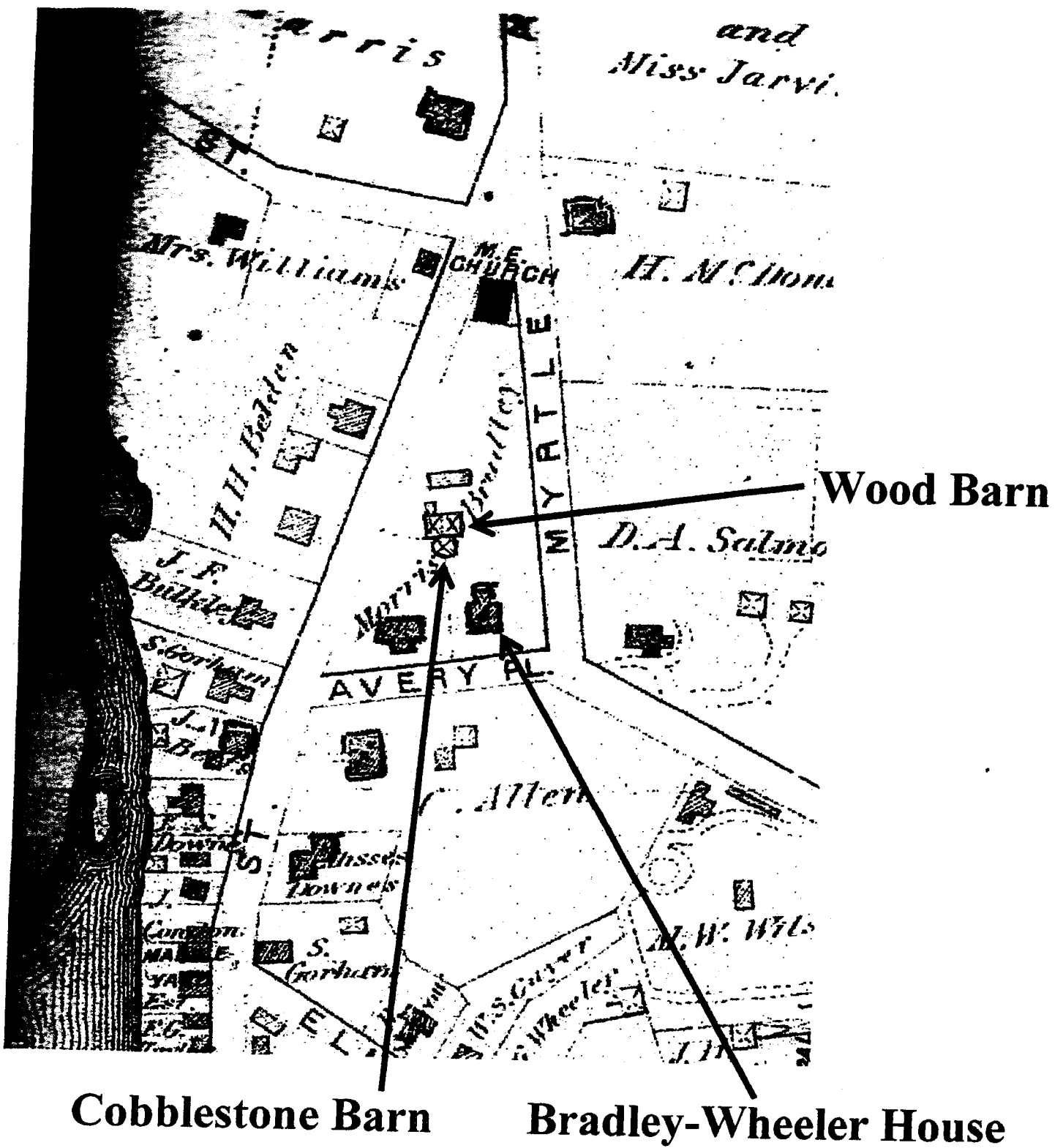
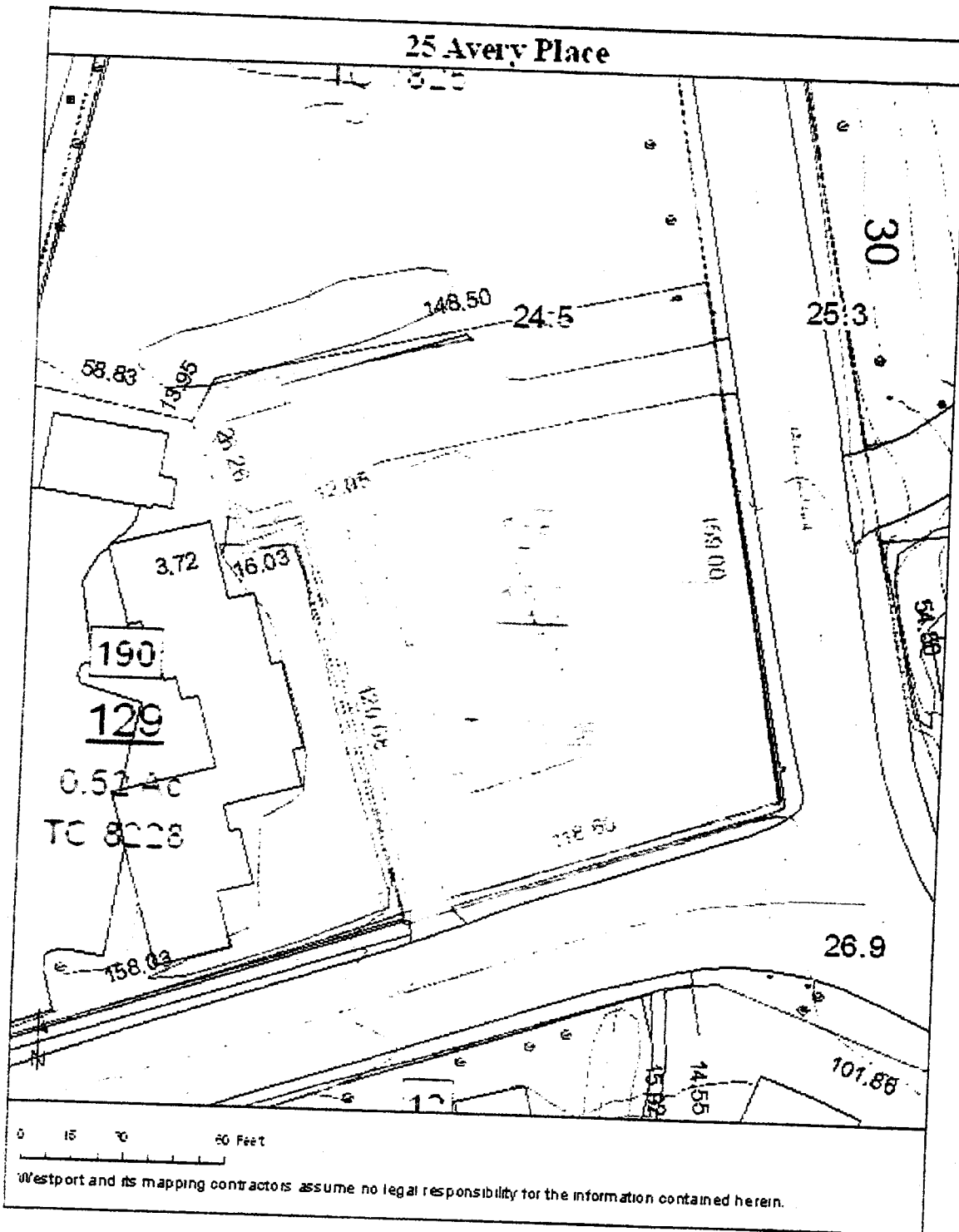


Figure 13: Hopkins 1879 Map of Downtown Westport





HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator,
Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

* Note: Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) Westport Historical Society

Building Name (Historic) Coley-Bradley-Wheeler House

Street Address or Location 25 Avery Place

Town/City Westport Village _____ County Fairfield

Owner(s) Westport Historical Society Public Private

PROPERTY INFORMATION

Present Use: Museum

Historic Use: Residential

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

Interior accessible? Yes No If yes, explain _____

Style of building Italianate (ca. 1860 remodel) Date of Construction ca. 1860

Material(s) (Indicate use or location when appropriate):

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

Structural System

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

Roof (Type)

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

(Material)

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

Number of Stories: 2 Approximate Dimensions _____

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: Additions

FOR OFFICE USE: Town # _____ Site # _____ UTM _____

District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

- Barn Shed Garage Carriage House Shop Garden
- Other landscape features or buildings: _____

Surrounding Environment:

- Open land Woodland Residential Commercial Industrial Rural
- High building density Scattered buildings visible from site

• Interrelationship of building and surroundings:

See continuation sheet.

• Other notable features of building or site (*Interior and/or Exterior*)

See continuation sheet.

Architect _____ Builder _____

• Historical or Architectural importance:

See continuation sheet.

• Sources:

See continuation sheet.

Photographer PAL _____ Date _____

View _____ Negative on File _____

Name _____ Date 11/6/2011

Organization PAL _____

Address 210 Lonsdale Avenue, Pawtucket, RI 02860

• Subsequent field evaluations:

Threats to the building or site:

- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____

STATE OF CONNECTICUT

**COMMISSION ON CULTURE & TOURISM
STATE HISTORIC PRESERVATION OFFICE**
One Constitution Plaza, Second Floor, Hartford, CT 06103

<i>FOR OFFICE USE ONLY</i>	
TOWN NO.:	SITE NO.:
UTM: 18/ / / / / /	
QUAD:	
DISTRICT:	NR: Actual Potential

HISTORIC RESOURCE INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item Number: _____ Date: October 2011
PAL, Pawtucket, RI 02860

25 Avery Place, Westport, CT

Interrelationship of building and surroundings:

The building occupies a level site on the northwest side of the intersection of Avery Place and Myrtle Avenue. It is set close to the street and faces south. Planted beds line the building's foundation and a well-kept grass lawn lies to the south and east. To the west of the house lies a patch of dense vegetation, and several other large trees and shrubs dot the property. A gravel driveway off of Myrtle Avenue leading to the former carriage house lies to the north of the house. A cast-iron fence borders the south and east edges of the lot, separating it from the sidewalk and street.

Other notable features of building or site (*Interior and/or Exterior*):

The building is a two-story, five-bay-by-two-bay Italianate style former residence. The shallow hip roof has a wide overhang and brick chimneys on the east and west slopes. A wide entablature runs below the roofline and contains pairs of bull's-eye windows. A square cupola is located at the ridge and has two decorative openings on each side with a wide hip roof and elaborate scroll-sawn finial. The walls are clad in clapboard with flush board on the first story of the south (facade) elevation and rest on a fieldstone foundation. The house was enlarged and remodeled in the Italianate style in the 1860s. A full-width porch with a hip roof and chamfered posts was constructed during the remodel. A bay window on the east elevation and an ell on the north elevation were also built at that time. The ell is two stories tall and two bays wide with a hip roof and brick chimney on the north slope. A one-story addition was constructed on the north end of the ell to connect it to an octagonal addition. A porch supported by tapered posts extends across the entire east elevation of the ell and one-story addition. An octagonal addition on the north elevation of the one-story addition has deep overhangs and a wide frieze containing rectangular, three-light windows. The one-story and octagonal additions were constructed in 2010. An octagonal carriage house is located northwest of the house. It is one-story tall and two-bays wide with fieldstone walls, brick quoins, and a wood shingle-clad conical roof. The main entrance is located beneath the porch in the center of the facade and consists of a wood panel door with a pedimented lintel. A secondary entrance on the east elevation of the ell consists of a wood panel door with a pediment. An entrance on the east elevation of the one-story addition consists of a wood panel door with simple wood trim. Windows primarily consist of six-over-six, wood, double-hung sash with pediments. Four pairs of full-height, three-pane casement windows are evenly spaced on the east and west sides of the main entrance on the facade. The bay window has two-over-two and one-over-one double-hung sash with panels below. The ca. 1860 plan of the house is relatively intact except for the large addition on the north elevation, which is not visible from the facade. Most of the materials are original to the 1860s remodel, but some windows and exterior cladding materials appear to be mid-twentieth-century replacements.

Historical or Architectural importance:

The Wheeler House was originally constructed ca. 1795 by Captain Ebenezer Coley for his son, Michael. The Coley's sold the property to Anne Avery and her mother, Mary Kent, in 1799. Avery married David Ripley and converted a portion of the house into a millinery shop. Through the 1830s and 1840s, the house had multiple owners. Farmin Patchin, who owned the property in 1846, built a second residence on the west end of the property. By the late 1850s, the house was purchased by Morris Bradley, who oversaw an extensive renovation that resulted in the extant Italianate villa. Bradley, who by 1870 owned \$90,000 worth of property in Westport and Weston, died in 1886 and left the house to his wife, Mary. Mary willed the property to her daughter Julia and son-in-law, Charles Wheeler. The Wheelers lived there until the early 1930s, when it passed to their son, William Wheeler. Wheeler lived in the house until his death in 1958, and operated a medical practice on the first floor. By 1960 the house was occupied by Mrs. Charlotte P. Darby, who remained there through the late 1970s. The 1980 directory listed the house as vacant, but by 1985 the property was purchased by the current tenants, the Westport Historical Society.

STATE OF CONNECTICUT

**COMMISSION ON CULTURE & TOURISM
STATE HISTORIC PRESERVATION OFFICE**
One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item Number: _____ Date: October 2011
PAL, Pawtucket, RI 02860

25 Avery Place, Westport, CT

Sources:

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Hopkins, G.M. Atlas of the County of Fairfield. 1879; Malm, Dorothea. Westport, Connecticut, 1842. 2000; Sanborn Fire Insurance Maps. 1891-1940; Westport Directory (W.D.). Loveland, CO: US West Marketing Resources, 1991; W.D. Chicago, IL: Johnson Publishing Co., 1985; W.D. Providence, RI: C. DeWitt White Co., 1917-1918; W.D. New Haven: The Price & Lee Co., 1923-1974; Westport Assessor's Online Database, 2012; Wheeler House. *Westport Historical Society*. Accessed 3/1/2012 from <http://westporthistory.org/wheeler-house/>.

FOR OFFICE USE ONLY

TOWN NO.: _____ SITE NO.: _____
UTM: 18/____/____/____/____/____
QUAD: _____
DISTRICT: _____ NR: Actual
Potential

STATE OF CONNECTICUT

**COMMISSION ON CULTURE & TOURISM
STATE HISTORIC PRESERVATION OFFICE**
One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item Number: _____ Date: October 2011
PAL, Pawtucket, RI 02860

25 Avery Place, Westport, CT

PHOTOGRAPHS

<i>FOR OFFICE USE ONLY</i>	
TOWN NO.:	SITE NO.:
UTM: 18/____/____/____/____	
QUAD:	
DISTRICT:	NR: Actual Potential



View of the south and east elevations.



View of the east elevation.

STATE OF CONNECTICUT

COMMISSION ON CULTURE & TOURISM
STATE HISTORIC PRESERVATION OFFICE
One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item Number: _____ Date: October 2011

PAL, Pawtucket, RI 02860

25 Avery Place, Westport, CT

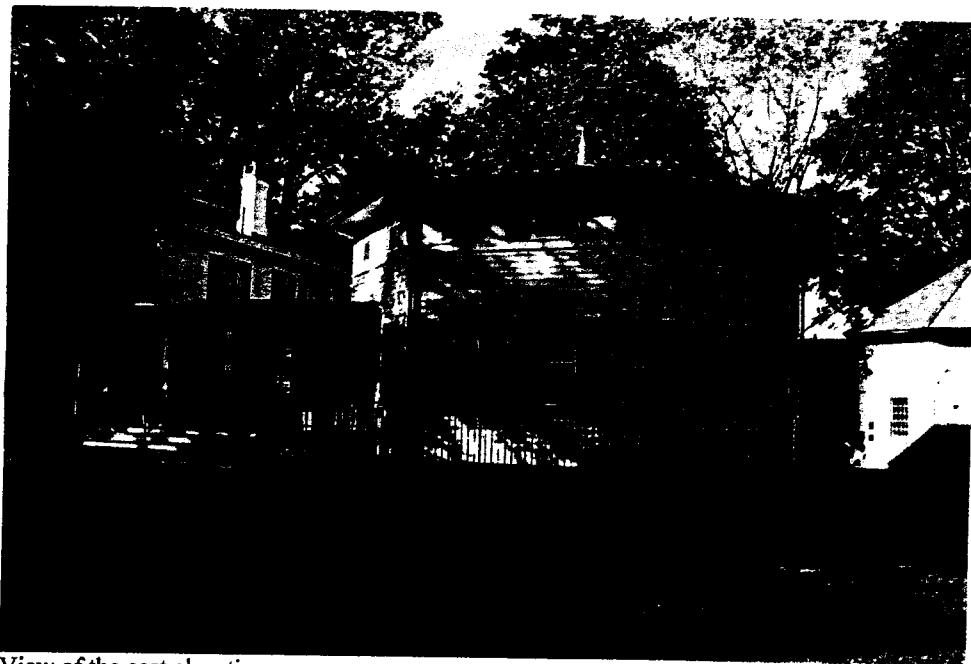
FOR OFFICE USE ONLY

TOWN NO.: _____ SITE NO.: _____

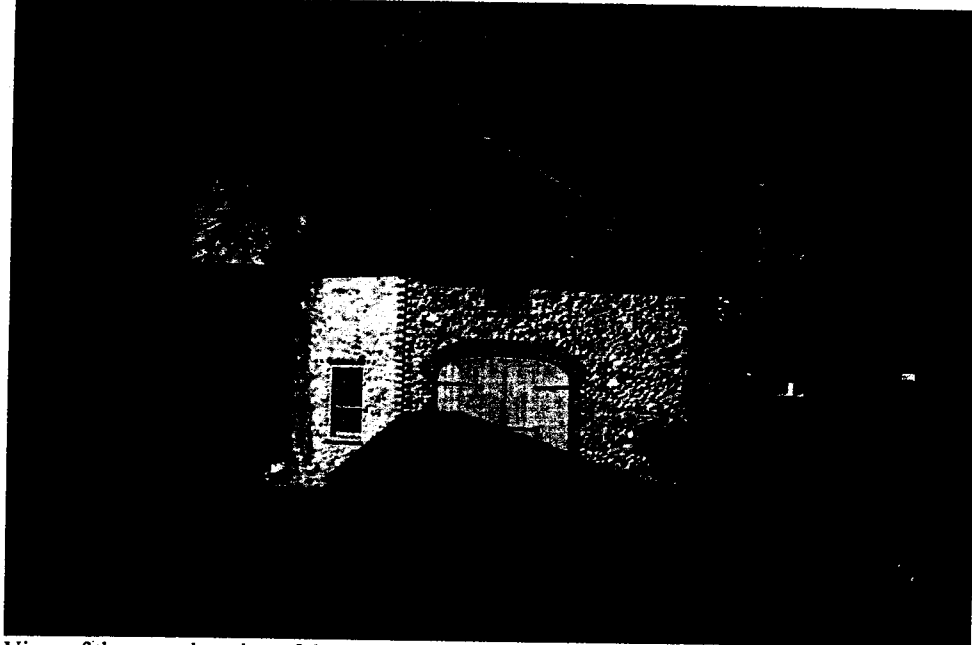
UTM: 18/____/____/____/____/____

QUAD: _____

DISTRICT: _____ NR: Actual
Potential



View of the east elevation.



View of the east elevation of the carriage house.

ARTICLE II
SPECIFIC HISTORIC DISTRICTS AND LANDMARKS

38-24 Historic landmark properties

The property and buildings at 25 Avery Place, to be known as the Bradley-Wheeler House, situated in the Town of Westport, County of Fairfield and State of Connecticut being shown as "parcel 'A' Area = 0.500 Ac" on that certain map entitled "Map of Property Prepared for Christ and Holy Trinity Episcopal Church, Westport, Conn. Scale 1"=30' May 13, 1980. Dennis A. Delius Land Surveyor Norwalk, Conn." which map is on file in the Westport Town Clerk's office as Map No. 7825

4252

4852

4252

MAIN STREET

MYRTLE AVENUE

AVERY PLACE

LAND OF MICHAEL P. CALISE

S 50° 26' 20" E
90.00

S 50° 04' 00" E
192.00

PARCEL "B"
AREA = 0.963 AC.

PARCEL "A"
AREA = 0.500 AC.

N 10° 00' 00" E
100.00
N 10° 00' 00" E
100.00
N 10° 00' 00" E
100.00
N 10° 00' 00" E
100.00

LAND OF THOMAS SHAW & PIERRE MOLL

MAP OF PROPERTY
PREPARED FOR
CHRIST AND HOLY TRINITY
EPISCOPAL CHURCH
WESTPORT, CONN.

SCALE 1" = 30'
DERRIS A. GIBBALS
LAND SURVEYOR
MAY 13, 1980

NOTE:
1. Refer to Map No. 1980-01 for the location of the property shown on this map.
2. The area shown on this map is the same as shown on the map of the town of Westport, Conn., dated 1978-91.

RECEIVED ON FILE IN THE OFFICE OF THE TOWN CLERK
OF WESTPORT - 1980-01-3135 PM on Feb. 10, 1980
DERRIS A. GIBBALS, LAND SURVEYOR
FILE NO. 7825

CERTIFIED "SUBSTANTIALLY CORRECT" BY THE
OFFICER OF A CLASS A-C SURVEY.
DERRIS A. GIBBALS
CONN. L.S. REG. #19298

STATUTORY FORM WARRANTY DEED

CHRIST AND HOLY TRINITY CHURCH, WESTPORT, CONNECTICUT, a religious corporation having its principal office and place of business at 75 Church Lane, Westport, Connecticut 06880, for consideration paid in the amount of ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00) grants to WESTPORT HISTORICAL SOCIETY, INC., a non-stock corporation having its principal office and place of business at 15 Morningside Drive North, Westport, Connecticut 06880,

WITH WARRANTY COVENANTS

All that certain tract or parcel of land with the improvements thereon, situated in the Town of Westport, County of Fairfield and State of Connecticut, shown as "parcel 'A' Area = 0.500 Ac" on that certain map entitled "Map of Property Prepared for Christ and Holy Trinity Episcopal Church, Westport, Conn. Scale 1" = 30' May 13, 1980 Dennis A. Deilus Land Surveyor Norwalk, Conn." which map is to be placed on the Land Records of the Town of Westport, Connecticut with the filing of the deed.

Being a portion of the premises devised to the grantor by the late Charlotte P. Darby who died on July 27, 1979 a resident of Westport and whose will was duly admitted to probate by the Probate Court for the District of Westport.

Said premises are conveyed subject to:

- 1. Building lines if established and to such building and zoning and planning ordinances and other ordinances as may have been established by the Town of Westport.
2. Taxes, if any, hereinafter becoming due and payable.
3. Any state of facts which an accurate survey would show.
4. The further restrictions which shall run with the land; (a) that the premises shall be used by the grantee for the general purposes of the Westport Historical Society in preserving the building and restoring the same including the interior for the use and enjoyment of present and future generations of Westporters; and (b) if the grantee shall desire to sell or otherwise dispose of the premises at any time, it will first offer the same to the grantor for repurchase at its then fair value for residential purposes as though it were still zoned for that use at that time and the grantor will have 60 days from the date of such offer in which to accept the same.

Signed this 22-day of February, 1981.

Witnessed by:

John W. Boyd
Dana Forrest Kennedy

CHRIST AND HOLY TRINITY CHURCH, WESTPORT, CONNECTICUT

Ernest J. Greenwood
Its Warden
Duly Authorized

NO SEAL

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD : ss. Westport, February 22, 1981

Personally appeared Ernest J. Greenwood, warden, of CHRIST AND HOLY TRINITY CHURCH, WESTPORT, CONNECTICUT, signer of the foregoing instrument, and acknowledged the same to be his free act and deed, and the free act and deed of said corporation, before me.

NO Conveyance Tax Collected
Joan M. Hyde
Town Clerk of Westport

John W. Boyd
Commissioner of the Superior Court

Grantor's Mailing Address: 75 Church Lane Westport, CT 06880

Grantee's Mailing Address: 15 Morningside Drive North Westport, CT 06880

Received for record Feb. 23 19 81 at 3:49 P. M. and recorded by Joan M. Hyde Westport Town Clerk

Vertical text on the right margin: WI, Al, si, Co, ma, Ep, A., ch, of, De, Cha, and, the, Sa., and, by, tha, of, sto, pre, sha, it, fair, that, of a, This, Sign, Witr., STATE, COUNT, of WES, and ac, and de

Current Owner Request

6

RECEIVED
JUN 25 2012
HISTORIC DISTRICT
COMMISSION



Westport Historical Society
KEEPING WESTPORT'S HISTORY ALIVE

June 22, 2012

Mr. Francis Henkels, Chair
Historic District Commission, Town of Westport
Westport Town Hall, Rm 108
110 Myrtle Avenue
Westport, Ct. 06880

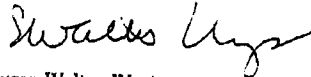
Dear Mr. Henkels and Members of the Historic District Commission:

I wish to propose the local historic landmark property designation for the Wheeler House and Barn at 25 Avery Place, Westport, Ct. 06880.

I look forward to hearing from you as to the next step in this process.

Thank you.

Sincerely,



Susan Walton Wynkoop
President
Westport Historical Society
25 Avery Place
Westport, Ct. 06880
203-253-3465



Westport Historic District Commission

Town Hall

Westport, Conn. 06880

BACK UP MATERIAL
RTM ITEM # 7

TO: Patricia Strauss, Town Clerk
✓ Eileen Flug, RTM Moderator

FROM: *C* Carol Leahy, CLG Coordinator/HDC Staff Administrator

DATE: April 12, 2013

RE: Proposed Local Historic Property Designation at 25 Avery Place, the
Bradley-Wheeler House and Cobblestone Barn

At its April 9, 2013 public hearing, the Historic District Commission approved the final study report with no amendments for the proposed local historic property designation at 25 Avery Place to be known as the Bradley-Wheeler House and Cobblestone Barn c. 1795/remodeled 1867. Attached are copies of letters received by the Historic District Commission from the Department of Economic and Community Development, State Historic Preservation Office, and the Westport Planning and Zoning Commission stating their approval of the study report and support for the proposed designation.

The Historic District Commission requests the RTM enact an ordinance containing a legal description of the property and transmit to the Town Clerk a copy of the ordinance to be recorded on the land records.

Thank you.

Enclosures (2)

cc: Eileen Flug, RTM Ordinance Committee

RECEIVED FOR RECORD
WESTPORT LAND RECORDS
2013 APR 12 A 11:25
VOL. _____ PAGE _____
Patricia Strauss
TOWN CLERK



Department of Economic and
Community Development

Connecticut
still revolutionary

February 8, 2013

Ms. Margaret Feczko
Chair, Westport Historic District Commission
Town Hall, Room 108
110 Myrtle Ave.
Westport, CT 06880

RECEIVED

MAR 01 2013

HISTORIC DISTRICT
COMMISSION

Re: Proposed Historic Property Designation at 25 Avery Place,
Westport, Connecticut

Dear Ms. Feczko:

I am pleased to inform you that at its February 6, 2013 meeting, the Historic Preservation Council voted unanimously to recommend approval of the Westport Historic District Commission's study report for the proposed historic property at 25 Avery Place.

The council fully supports and encourages the ongoing efforts of the Westport Historic District Commission to protect and preserve the Town of Westport's irreplaceable historic and architectural heritage.

Please keep me informed of the progress of this designation. In the meantime if you have any questions regarding this notification, please feel free to contact me at (860) 256-2756.

Sincerely,

Mary Dunne
Architectural Historian

State Historic Preservation Office

One Constitution Plaza | Hartford, CT 06103 | P: 860.256.2800 | Cultureandtourism.org

An Affirmative Action/Equal Opportunity Employer An Equal Opportunity Lender

4




Town of Westport
Planning & Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
(203) 341-1030 Facsimile (203) 454-6145

RECEIVED
JAN 23 2013
HISTORIC DISTRICT
COMMISSION

MEMORANDUM

To: Carol Leahy
Historic District Commission Coordinator

From: Larry Bradley 
Planning and Zoning Director

Date: January 22, 2013

Subject: **Proposed Local Historic Property Designation - 25 Avery Place**

On January 17, 2013, the Planning and Zoning Commission at a work session reviewed the proposed study report for 25 Avery Place.

The Commission voted in favor of recommending approval of the study report for 25 Avery Place and supports its designation as a local historic landmark.

Cc: Gordon Joseloff, First Selectman
Hadley Rose, RTM Moderator
Patty Strauss, Town Clerk
Gail Kelly, Assistant Town Attorney

Hadley Rose, RTM Moderator
14 St George Place
Westport, CT 06880

~~BACK UP MATERIAL
RTM ITEM # 1~~

BACK UP MATERIAL
RTM ITEM # 8

January 31, 2013

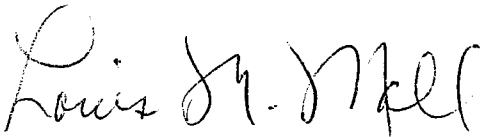
RE: Request for an RTM Agenda Item

Dear Mr. Moderator:

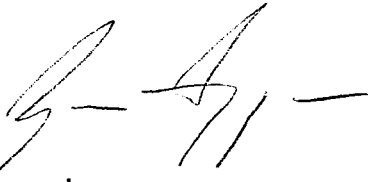
Please consider our request to place on an upcoming RTM agenda, the issue of adopting an ordinance concerning the control of blighted properties in the Town of Westport. Attached is a copy of the proposed ordinance. *(see resolutions)*

Please feel free to contact one of us with any questions.

Sincerely,



Louis Mall
RTM District 2 Member



Jimmy Izzo
RTM District 3 Member

RECEIVED FOR RECORD
WESTPORT LAND RECORDS
2013 JAN 31 A 10:16
VOL. _____ PAGE _____
Christina M. Izzo
TOWN CLERK

BOF approved 4/8/13



WESTPORT CONNECTICUT

DEPARTMENT OF PUBLIC WORKS

TOWN HALL, 110 MYRTLE AVE.

WESTPORT, CONNECTICUT 06880

BACK UP MATERIAL
RTM ITEM # 9

RECEIVED

MAR 26 2013

**TOWN OF WESTPORT
SELECTMAN'S OFFICE**

March 26, 2013

The Honorable Gordon F. Joseloff
First Selectman
Town Hall
Westport, CT 06880

Re: **Request for Appropriation #2 – Storm Sandy Damage Repairs**

Dear Mr. Joseloff:

Storm Sandy hit the area on Monday-Tuesday October 29 - 30, 2012, causing considerable damage to the shoreline infrastructure. The Department of Public Works (DPW) and the Parks and Recreation Department (P&R) worked around the clock to stabilize the area to reopen the beach areas to beach goers. Since that time, we have met with representatives of the Department of Energy and Environmental Protection (DEEP) and the Federal Emergency Management Agency (FEMA) to review the extent of the damage and agree on the scope of the repairs that would fit within the FEMA guidelines for reimbursement. In February, 2013, this office requested and received an appropriation of \$335,000.00 for repairs to the Beachside Avenue revetment, the Hillspoint Road revetment and sidewalk, the E.R. Strait Marina revetment and Burying Hill Beach revetment. All this work has been completed except the Burying Hill Beach revetment which is currently under reconstruction.

This office has continued to work with FEMA on additional impacted areas along the Westport waterfront. An additional three projects have been identified and have received preliminary approval by FEMA. These projects are currently under design and are anticipated to be under construction in late spring to early summer. The following three projects have received FEMA authorization.

Harbor Road Seawall. Estimate \$222,000.00

Replace and rebuild approximately 1670 lf of stone seawall displaced by the storm surge
Replace washed out gutterline and repave

Page 2

The Honorable Gordon F. Joseloff

March 26, 2013

Hendricks Point Stabilization Estimate \$250,000.00

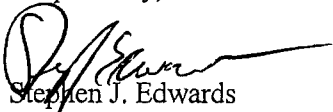
Replace and reset approximately 1150 lf of slope pavement displaced by storm surge
Regrade and stabilize with fabric the slope covering the former landfill
Topsoil and seed the new slope

Herbert Baldwin Culvert Estimate \$20,000.00

Reset stone on headwall adjacent to the culvert
Pressure grout existing stone

This office herein requests an appropriation of \$492,000.00 for the purpose of repairs from Storm Sandy. This work has already been approved by FEMA and as such the work is 75% reimbursable.

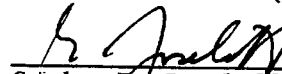
Respectfully,


Stephen J. Edwards
Director of Public Works

cc: Gary Conrad, Finance Director

GAPW_OFFSJE\F\APP\Storm Sandy Repairs#2

Approved for submission to the
Board of Finance (4/10/13)


Gordon F. Joseloff
First Selectman

Report of RTM Finance Committee Meeting
Thursday, April 25, 2013

Members Present: Jeff Wieser, Chair; Alan Bomes; Richard Lowenstein; John McCarthy; Lee Arthurs

Steve Edwards explained this request to undertake three major repairs arising from Sandy.

These projects are:

- 1) Harbor Rd. Seawall - \$222,000
- 2) Hendricks Point Stabilization - \$250,000
- 3) Herbert Baldwin Culvert - \$20,000

Mr. Edwards explained that these projects are all fairly critical, that they are manageable within the scope of the individual budgets, and that they will all be reimbursed by FEMA to the extent of 75% of actual expenditures. He explained that of the separate expenditures, most of the Harbor Rd Seawall is labor; about \$100,000 of Hendricks Point is material and topsoil and the rest is labor; and Baldwin Court is mostly labor.

The funds will come from the Capital and No-Recurring Account and as the funds are reimbursed, that account will be replenished.

On a motion by Mr. Lowenstein, and seconded by Mr. Arthurs, the committee voted unanimously (5-0) to approve all three expenditures.

Jeff Wieser, Chair and Reporter



Representative Town Meeting Membership List
 Term of Office Nov 22, 2011 - Nov 19, 2013

REV-04/26/13

Page 1 of 2

NAME	ADDRESS	E-MAIL	HOME/CELL PHONE	BUSINESS PHONE
<u>DISTRICT #1</u>				
Matthew Mandell	18 Ferry Ln E.	matthew@westportD1.com	203-227-1333	n/a
Don Bergmann	32 Sherwood Dr	donibergmann@sbcglobal.net	203-226-8712	n/a
Cornelia Olsen	128 Cross Highway	cornart@optonline.net	203-222-9137	n/a
Diane D. Cady	21 Danbury Ave	ddcady@optonline.net	203-227-1444	203-226-1444
<u>DISTRICT #2</u>				
Sean M. Timmins	87 Partrick Rd	sean@kellytimmins.com	203-227-5796	203-856-9963
Jay Keenan	1 White Woods Ln	cjayk3rd@aol.com	C- 203-856-9963 203-454-5647	203-227-0204
Louis M. Mall (Lou)	30 Ludlow Rd	loumall@optonline.net	203-227-7120	n/a
Catherine Calise	8 Sylvan Rd S	clcsold@yahoo.com	C- 203-258-4554 203-273-3314	n/a
<u>DISTRICT #3</u>				
Jimmy Izzo	7 Carlisle Court	jimvizz@aol.com	203-227-7472	203-222-8763
Melissa Kane	33 Rices Ln	katz_kane@yahoo.com	C- 203-247-2426 203-227-2030	n/a
William F. Meyer, III	3 St. George Pl	wfmeyer@optonline.net	203-226-3704	n/a
Lyn Hogan	3 Cross Brook Ln	lynhogan@optonline.net	203-341-9426	
<u>DISTRICT #4</u>				
Dr. Jonathan Cunitz	7 Lamplight Ln	jonathanRTM4@cunitz.us	203-226-9917	203-227-2287
Jeffrey N. Wieser	23 Compo Pkwy	jwieser@optonline.net	203-221-1973	203-226-3426
David Floyd	5 Concord Ln	dsfloyd@gmail.com	C- 203-803-9295 203-226-1417	n/a
Clarissa Moore	7 Mayfair Ln	cmoorertm4@gmail.com	C- 917-363-4300 203-227-2597	n/a
			C- 914-525-2842	
<u>DISTRICT #5</u>				
John F. Suggs	64 Center St	jsuggsrtm5@gmail.com	203-273-2774	n/a
Paul F. Rossi	60 Maple Ave S.	pfrossirtm5@gmail.com	203-255-5802	n/a
Dewey J. Loselle, III	25 Regents Park	dloselle@optonline.net	C- 203-984-5556 203-454-4171	n/a
Richard Lowenstein	372 Greens Farms Rd	bankside@juno.com	203-255-5379	n/a
			C- 203-984-1787	

Representative Town Meeting Membership List
 Term of Office Nov 22, 2011 - Nov 19, 2013

NAME	ADDRESS	E-MAIL	HOME/CELL PHONE	BUSINESS PHONE
<u>DISTRICT #6</u>				
Christopher John Urist	35 Sasco Creek Rd	uristrtm@gmail.com	303-819-2161	203-682-6429
Paul Lebowitz	18 Twin Circle Dr	plebowitzrtm6@hotmail.com	n/a	203-221-8242
Hope Feller	12 Roseville Rd	hopekaren@aol.com	C- 203-733-5060 203-984-9711	n/a
Cathy Talmadge	16 Morningside Dr N.	cathytalmadge@optonline.net	203-221-0220	n/a
<u>DISTRICT #7</u>				
Stephen Rubin	1655 Post Rd E. Unit 47	smrubin@optonline.net	203-256-1834	203-341-5090
Allen S. Bomes	9 Bayberry Ln	bomesa@optonline.net	C- 203-451-9101 203-259-0916	203-259-0497
Jack Klinge	25 Sturges Hwy	jgklinge@aol.com	C- 203-216-5377 203-255-0829	n/a
Dr. Arthur Ashman	153 Bayberry Ln	aash@mac.com	203-247-1127	n/a
<u>DISTRICT #8</u>				
Carla L. Rea	2 Tupelo Rd	carla@carlarealty.com	203-227-3732	n/a
Lee Arthurs	35 Greenlea Ln	lmarthurs@gmail.com	C- 203-895-5788 203-454-9798	n/a
Wendy G. Batteau	6 Arlen Rd	wgbatteaurtm@optonline.net	C- 203-829-5438 203-226-3033	n/a
Lois G. Schine	208 Bayberry Ln	loisschine@optonline.net	203-227-9290	n/a
<u>DISTRICT #9</u>				
Gilbert Nathan	15 Sandhopper Trl	gilnathan79@yahoo.com	203-682-3191	203-769-5795
John D. McCarthy	290 Main St	johndmc888@gmail.com	C- 646-279-2210 203-454-7554	n/a
Dr. Velma E. Heller	5 Harborview Rd	vhellerrtm9@aol.com	C- 203-962-1863 203-227-9353	n/a
Eileen Lavigne Flug	5 Gault Ave	eileenflugrtm@optonline.net	203-227-8474	203-520-0397
<u>TOWN CLERK</u>				
Patricia H. Strauss	28 Juniper Rd/ PO Box 549 06881	pstrauss@westportct.gov	203-454-2466	203-341-1105
Colleen Tarpey, Asst	110 Myrtle Ave	ctarpey@westportct.gov	n/a	203-341-1106
<u>RTM SECRETARY</u>				
Jackie Fuchs	221 Fitchs Pass Trumbull, CT 06611	jfuchs@westportct.gov	203-459-4321	n/a

Education (9)

Velma Heller, chair
Eileen Lavigne Flug
Louis Mall
Jack Klinge
Bill Meyer
Paul Rossi
Stephen Rubin
Paul Lebowitz
Clarissa Moore

Employee Compensation (8)

Dick Lowenstein, chair
Don Bergmann
Jay Keenan
Louis Mall
Jimmy Izzo
Dewey Loselle
Gilbert Nathan
Clarissa Moore

Environment (9)

Diane Cady, chair
Wendy Batteau
Allen Bomes
Matthew Mandell
Jonathan Cunitz
Paul Lebowitz
John Suggs
Cathy Talmadge
Christopher Urist

Finance (9)

Jeff Wieser, chair
Allen Bomes
Lee Arthurs
Arthur Ashman
Dick Lowenstein
John McCarthy
Gilbert Nathan
Lois Schine
Cathy Talmadge

Health& Human Services (8)

Wendy Batteau, chair
Diane Cady
Jonathan Cunitz
Catherine Calise
Bill Meyer
Stephen Rubin
Jeff Wieser
Lyn Hogan

Information Technology (9)

Paul Rossi, chair
Jonathan Cunitz
Dewey Loselle
Matthew Mandell
John McCarthy
Stephen Rubin
John Suggs
Sean Timmins
Christopher Urist

Library, Museum & Arts (8)

Arthur Ashman, chair
Wendy Batteau
Catherine Calise
Hope Feller
Melissa Kane
Cornelia Olsen
John Suggs
John McCarthy

Long Range Planning (9)

Jonathan Cunitz, Chair
Wendy Batteau
Jack Klinge
Allen Bomes
Velma Heller
Dewey Loselle
Matthew Mandell
Lois Schine
Carla Rea

Ordinance (6)

Eileen Lavigne Flug, chair
Don Bergmann
David Floyd
Allen Bomes
Lee Arthurs
Clarissa Moore

Parks & Recreation (9)

Bill Meyer, chair
Don Bergmann
Catherine Calise
David Floyd
Eileen Lavigne Flug
Jack Klinge
Paul Rossi
John Suggs
Christopher Urist

Planning & Zoning (9)

Matthew Mandell, chair
Don Bergmann
Diane Cady
Hope Feller
Jay Keenan
Paul Lebowitz
Gilbert Nathan
Lois Schine
Carla Rea

Public Protection (8)

Sean Timmins, chair
Hope Feller
Jimmy Izzo
Melissa Kane
Dick Lowenstein
Louis Mall
Stephen Rubin
Velma Heller

Public Works (8)

Jay Keenan, chair
Cornelia Olsen
David Floyd
Melissa Kane
Jack Klinge
Matthew Mandell
Cathy Talmadge
Wendy Batteau

Rules (11)

Eileen Lavigne Flug, chair
Velma Heller, vice chair
District 1: Matthew Mandell
District 2: Sean Timmins
District 3: Melissa Kane
District 4: Jonathan Cunitz
District 5: Dick Lowenstein
District 6: Cathy Talmadge
District 7: Stephen Rubin
District 8: Lois Schine
District 9: John McCarthy

Special Ethics (7)

Eileen Lavigne Flug, chair
Wendy Batteau
Jonathan Cunitz
Velma Heller
Dick Lowenstein
Jeff Wieser
Melissa Kane

Transit (7)

Cathy Talmadge, chair
John McCarthy
David Floyd
Dick Lowenstein
Gilbert Nathan
Cornelia Olsen
Christopher Urist