

65 Day Period Ends: \_\_\_\_\_  
Type of Work: \_\_\_\_\_

### Westport Historic District Commission Application for Certificate of Appropriateness

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Westport, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97A, Section 7-147d and 147s, as amended, of the General Statutes of Connecticut.

**SECTION 1 (To be completed by the Applicant):**

Address of proposed work: 35 WRIGHT STREET  
Owner: HELEN MULLER REVOCABLE TRUST c/o Phone: 203-434-8008 c/o Email Address: glenn@landuse-ct.com  
Agent/Contractor: JACK FRANZEN, ARCH. Address: 131 KINGSBURY Phone: 203-434-8008 Email: " " "  
GLORIA COX VEIRA, LAND USE CONSULTANTS WESTPORT

Anticipated date of completion of construction: N/A  
Glenn Cox Veira, Authorized Agent 01/04/2022  
Owner's Signature - Application must be signed Date

**SECTION 2 (To be completed by the Zoning Enforcement Officer)**

- Appears to comply with regulations
- Appears not to comply with regulations
- More information needed

Signature of Zoning Enforcement Officer indicating preliminary review of compliance with zoning regulations

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

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

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

Date of Public Hearing: \_\_\_\_\_

Preliminary Certificate of Appropriateness granted

List any conditions or modifications: \_\_\_\_\_  
\_\_\_\_\_

Certificate of Appropriateness denied

List reasons for denial: \_\_\_\_\_  
\_\_\_\_\_

Signature/Chair, WHDC	Date
Approval	
Signature/Chair, WHDC	Date
Final Inspection	

After approval has been obtained from the Historic District Commission, work cannot commence until proper zoning and building permits have been obtained from the Planning and Zoning and Building Departments.



WESTPORT™

## Historic District Commission

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

### WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 813 5228 7482  
Passcode: 516278  
Dial by your location  
+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/81352287482?pwd=VkkvOW55WjZRVHVFadmhyZ09COGhydZ09>

The Westport Historic District Commission will hold a public meeting at 7:00 p.m. on **Tuesday, February 1, 2022** for the following purposes:

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated January 27, 2022, for proposed renovations of main house and to demolish the cottage and replace with a compatible structure. Including: redesign of attached garage exterior, extend rear gable over existing one-story portion of kitchen and add one story addition with conservatory roof, removal of greenhouse and replace with one story addition, replace windows and exterior doors; add solar panels and shutters, demolish cottage and replace in same location, add solar panels, add wood picket fencing, gates, patio and retaining walls, add walkways, trash enclosure and mechanical equipment at **35 Wright Street** which is located in the Kings Highway North Local Historic District: Kings Highway North National Historic District.

Bill Harris, Chair  
Historic District Commission  
January 27, 2022

#### Special Notice Regarding This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the Public Hearing. A copy of the applications and Historic District Commission agenda for the hearing are available on-line at [www.westportct.gov](http://www.westportct.gov) on the Town Calendar web page under February 1, 2022.

*It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*

## OWNER'S AUTHORIZATION

To Whom It May Concern:

As Owner of record of 35 Wright Street, Westport, CT 06880, I hereby authorize Gloria Gouveia d/b/a Land Use Consultants, and J.P. Franzen Associates, Architects to represent my interests in the matter of applications to and permits from the Town of Westport, CT 06880, for property located at 35 Wright Street, Westport, CT 06880.

*Carl Anton Muller*

*20 September 2021*

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Cynthia M. Muller for Cynthia M. Muller Revocable Trust

DATE

THE CYNTHIA LEIDNER MULLER REVOCABLE TRUST AGREEMENT #1

DELEGATION OF AUTHORITY

WHEREAS, the Cynthia Leidner Muller Revocable Trust Agreement #1 (the "Trust") is a Pennsylvania trust governed by Trust Agreement dated March 30, 2012 (the "Trust Deed");

WHEREAS, Peter Rosenberg presently is the sole trustee of the Trust (the "Trustee");

WHEREAS, the Trust owns that certain residential real property located at 35 Wright Street, Westport, Connecticut 06880 (the "Property");

WHEREAS, Section 1 of Part III of the Trust Deed empowers the Trustee to employ legal and investment counsel, custodians, accountants and other agents for the transaction of any business of the Trust;

WHEREAS, the Trustee wishes to delegate to Carl Muller (the "Agent") authority to enter into any agreements or contracts with third parties, and to execute on behalf of the Trustee any and all documents necessary or desirable, for the construction, remodeling, or other physical improvement of the Property, subject to the restrictions and limitations set forth herein, and the Agent wishes to accept such delegation of authority.

NOW, THEREFORE, in consideration of the foregoing, the Trustee hereby delegates as follows:

1. The Trustee hereby delegates to the Agent authority to enter into any agreements or contracts with third parties (including, but not limited to, architects and contractors), and execute any and all documents necessary or desirable, on behalf of the Trustee in regard to the construction, remodeling, or other physical improvement of the Property.


2. This Delegation of Authority shall remain in effect until revoked by written instrument signed by the Trustee and delivered to the Agent. Any third party without actual notice of the revocation of this Delegation of Authority shall be entitled to assume that it is in full force and effect.

3. This Delegation of Authority may be executed by facsimile, email or other electronic transmission and in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

4. The Agent hereby accepts the foregoing delegation subject to the terms and conditions set forth above.

5. This Delegation of Authority shall be governed by the laws of the Commonwealth of Pennsylvania, and shall be effective as of the date set forth below.

  
\_\_\_\_\_  
PETER ROSENBERG, Trustee      6/24/2021  
Date

  
\_\_\_\_\_  
CARL MULLER, Agent      6/28/2021  
Date

## 35 WRIGHT ST - NARRATIVE

We are proposing a comprehensive rehabilitation project for this property.

The main house was built ca.1845 by Zalman Sanford, who is shown as owner on the 1855 map of Westport. The building is a two-story, 3-bay-by-2-bay Greek Revival style residence.<sup>1</sup>

The property is located between the Post Rd. West and Orchard Lane, on the South side of Wright St. The lot is long and narrow and slopes gently up to the South. The slope is bifurcated by a low stone wall between the house and cottage.

The main house is located only about 30' from the public way as was typical of the period. A cottage of uncertain age is located to the rear of the house, about 200' from the public way and close to the Westerly property line, affording a clear view of the depth of the lot and gardens from the main house. Originally the home consisted of a main gable facing Wright St. with an "El" addition on the left side. At some point another rear facing gable was added on the rear of the "El". There was an also addition to the main house built in the late twentieth century consisting of an attached garage and an extension to the front entry. On the rear kitchen wing there is a twentieth century modular greenhouse.

At the rear of the property is a detached cottage likely constructed around the turn of the 19<sup>th</sup> century, formerly and most recently used as a studio for architect Theodore C. Muller and his wife, artist, and landscape designer Helen Muller, who remained in residence on the property until 1991. The structure is in severely deteriorated condition.

Our proposal is to renovate the main house and to demolish the cottage and replace it with a compatible structure. Also, we are proposing various site improvements. The following is a description of the project scope:

- Main House redesign of attached garage exterior to harmonize with main house architecture including roof railing and new garage doors.
- Extend rear gable over existing one-story portion of kitchen wing add one story addition with conservatory roof.
- Removal of greenhouse and replace with one story addition. Replace windows and exterior doors; add solar panels and shutters.
- Cottage: demolish and replace in same location; add solar panels.
- Site: add wood picket fencing, gates, patio and retaining walls. Add walkways, trash enclosure and mechanical equipment. Site drainage improvements.

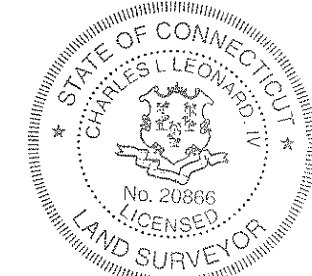
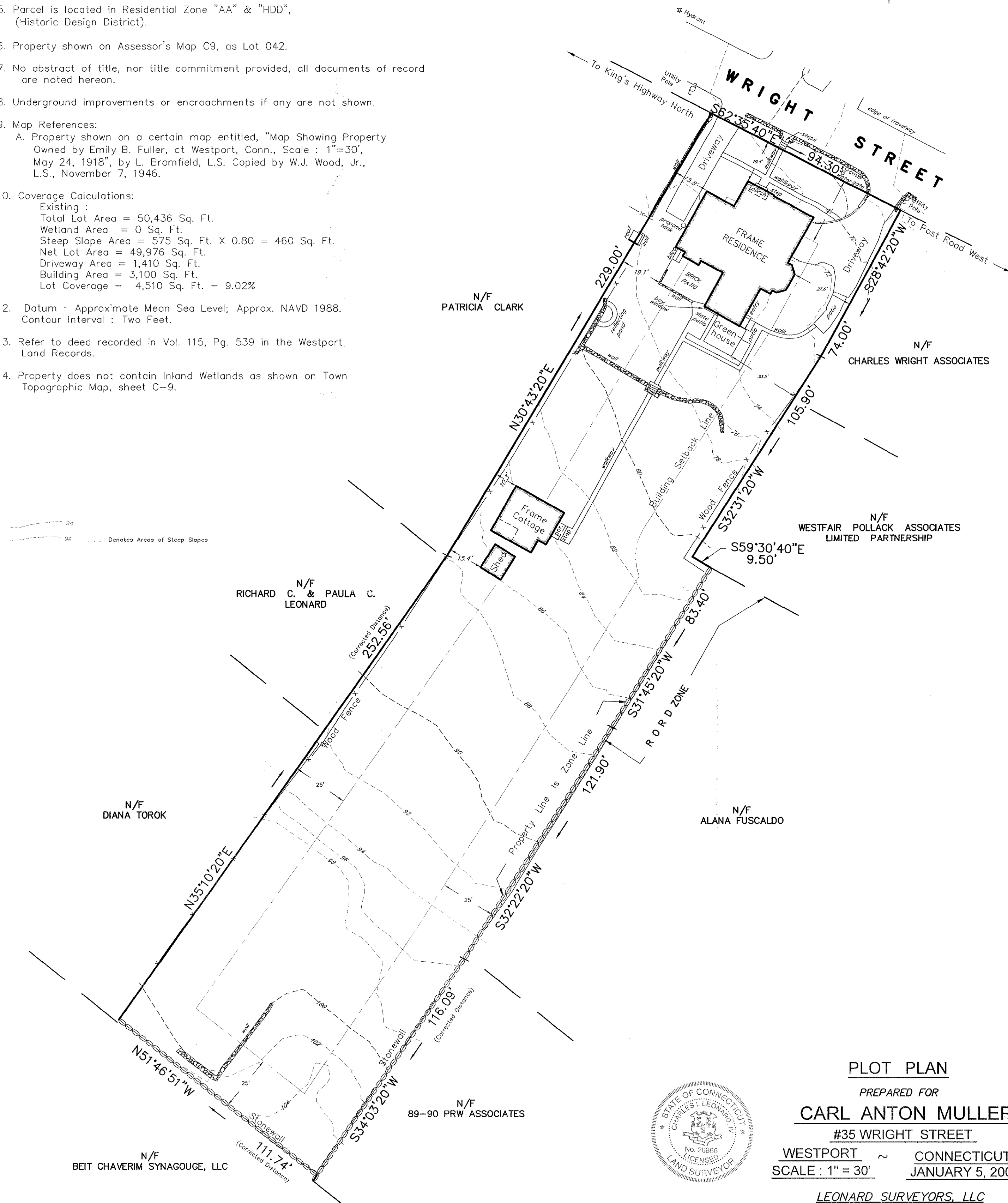
<sup>1</sup>Historic Source Inventory by P.A.L. Inc. dated 10/04/2011



**NOTES:**

1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
3. This survey conforms to Horizontal Accuracy Class A-2.
4. Total Area = 50,436 Sq. Ft.; 1.158 Acres.
5. Parcel is located in Residential Zone "AA" & "HDD", (Historic Design District).
6. Property shown on Assessor's Map C9, as Lot 042.
7. No abstract of title, nor title commitment provided, all documents of record are noted herein.
8. Underground improvements or encroachments if any are not shown.
9. Map References:  
A. Property shown on a certain map entitled, "Map Showing Property Owned by Emily B. Fuller, at Westport, Conn., Scale: 1"=30', May 24, 1918", by L. Bromfield, L.S. Copied by W.J. Wood, Jr., L.S., November 7, 1946.
10. Coverage Calculations:  
Existing:  
Total Lot Area = 50,436 Sq. Ft.  
Wetland Area = 0 Sq. Ft.  
Steep Slope Area = 575 Sq. Ft. X 0.80 = 460 Sq. Ft.  
Net Lot Area = 49,976 Sq. Ft.  
Driveway Area = 1,410 Sq. Ft.  
Building Area = 3,100 Sq. Ft.  
Lot Coverage = 4,510 Sq. Ft. = 9.02%
12. Datum: Approximate Mean Sea Level; Approx. NAVD 1988.  
Contour Interval: Two Feet.
13. Refer to deed recorded in Vol. 115, Pg. 539 in the Westport Land Records.
14. Property does not contain Inland Wetlands as shown on Town Topographic Map, sheet C-9.

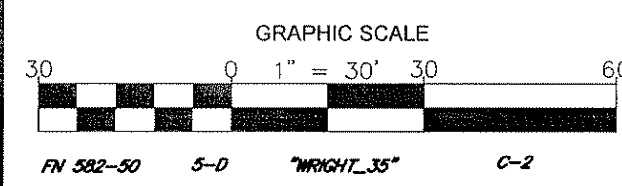
94 ..... Denotes Areas of Steep Slopes  
96 ..... Denotes Areas of Steep Slopes



**PLOT PLAN**  
PREPARED FOR  
**CARL ANTON MULLER**  
#35 WRIGHT STREET  
WESTPORT ~ CONNECTICUT  
SCALE: 1" = 30' JANUARY 5, 2003  
**LEONARD SURVEYORS, LLC**

"CERTIFIED SUBSTANTIALLY CORRECT"  
CLASS A-2 ACCURACY  
*Charles Leonard*  
CHARLES L. LEONARD IV, P.E. & L.S., CONN. REG. NO. 20886

REVISION TABLE	
DATE	DESCRIPTION
AUGUST 23, 2006	PROPOSED ADDITION & CONTOURS ADDED
MAY 5, 2008	REVISED PROPOSED ADDITION ADDED
4 DEC 2021	UPDATE & FIELD TOPOGRAPHY

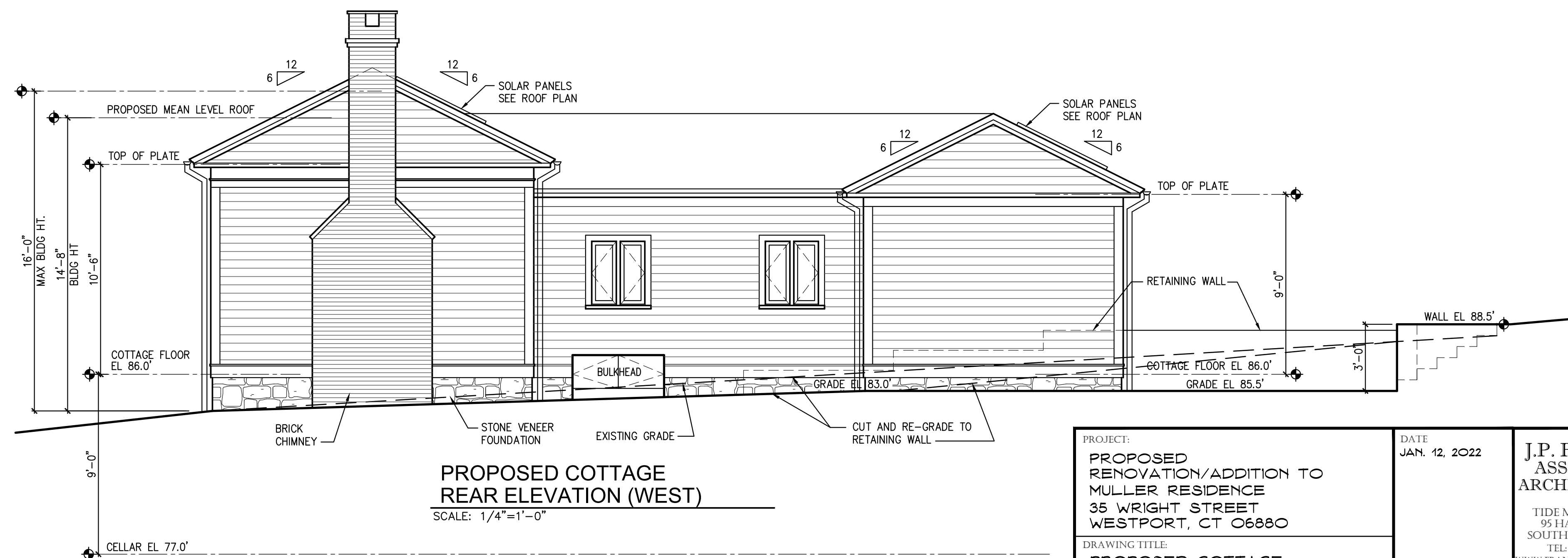
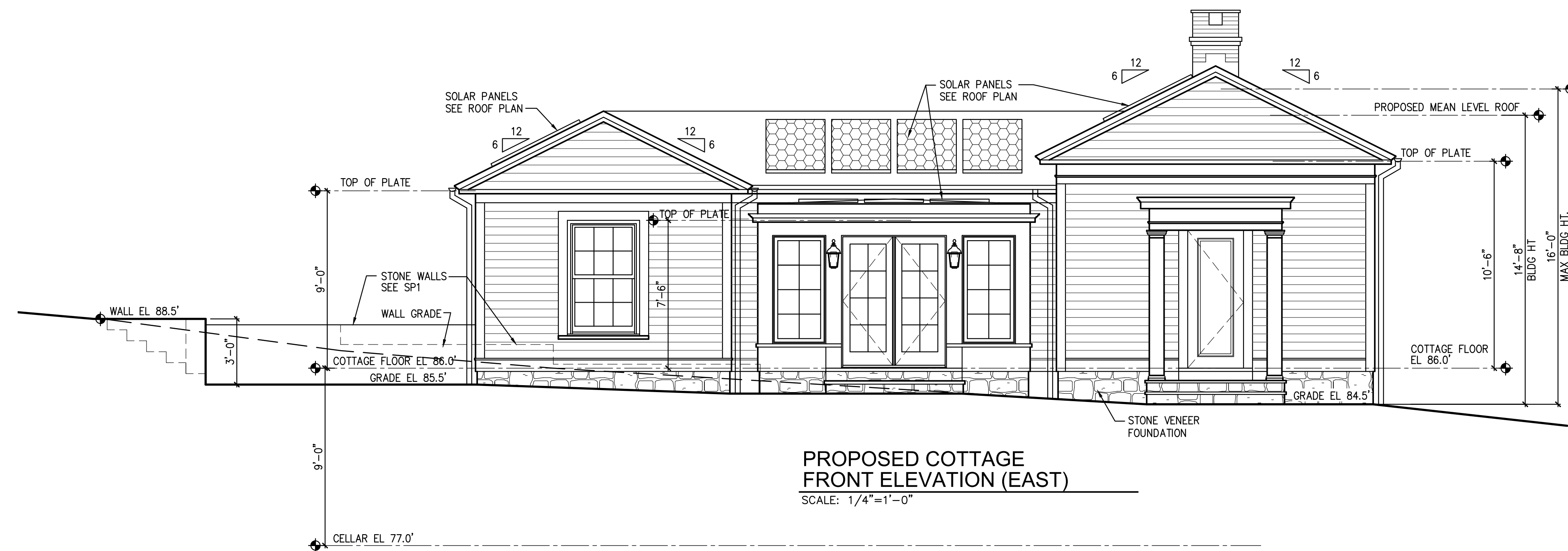
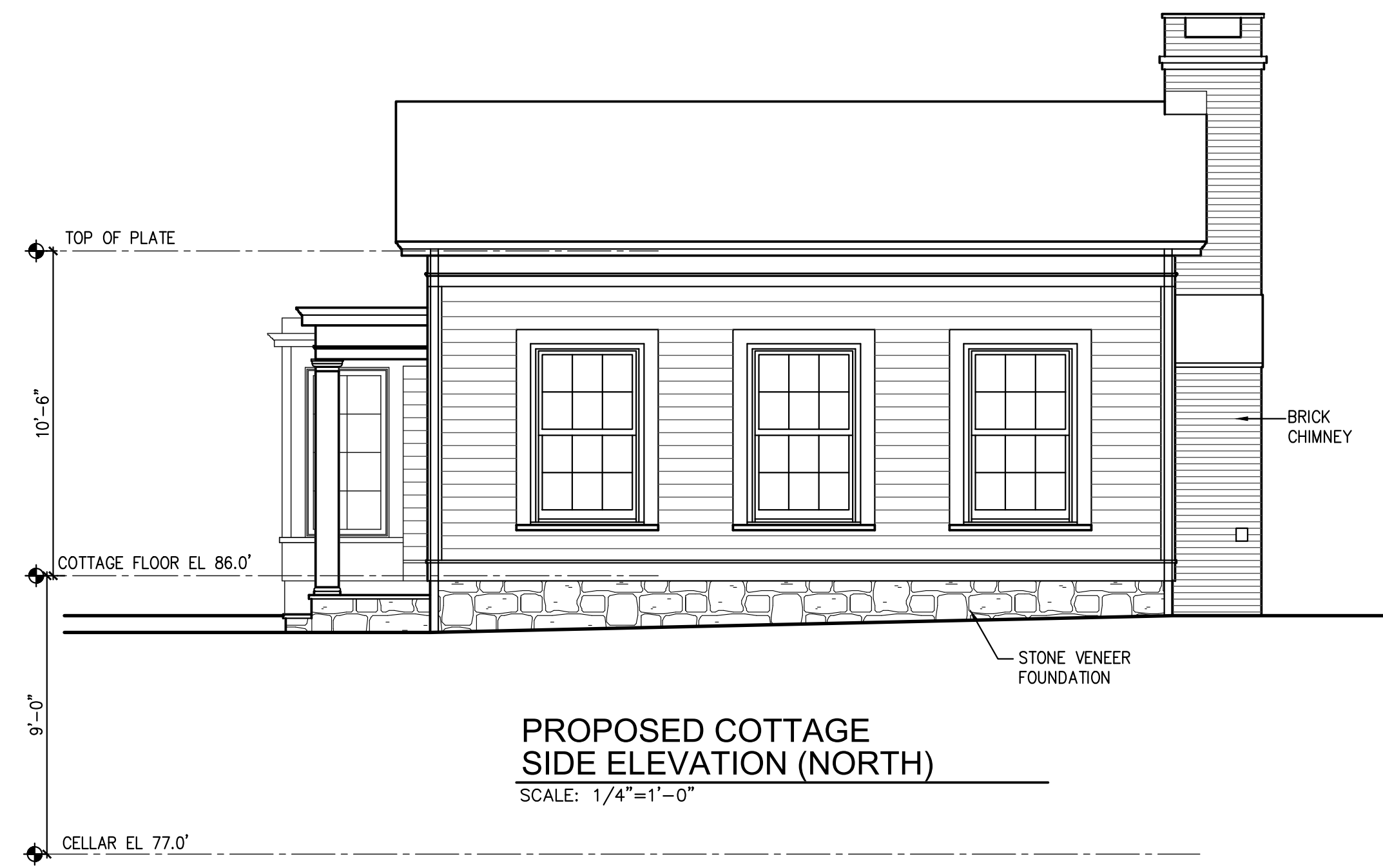


**LEONARD SURVEYORS, LLC**  
830 POST ROAD EAST  
WESTPORT, CONNECTICUT 06890  
PHONE: (203) 226-7761  
FAX: (203) 454-1652

ISSUED FOR TOWN REVIEW 1/12/22

PROJECT: PROPOSED RENOVATION/ADDITION TO MULLER RESIDENCE 35 WRIGHT STREET WESTPORT, CT 06880	DATE: JAN. 12, 2022	J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C. TIDE MILL BUILDING 95 HARBOR ROAD SOUTHPORT, CT 06890 TEL: (203) 259-0529 WWW.FRANZENARCHITECTS.COM	SCALE: 1"=30'-0" DRAWN BY: DRW JOB NO. 071221 DRAWING NO. <b>EXS1</b>
DRAWING TITLE: EXISTING A-2 SURVEY			





**EXTERIOR MATERIALS**

- WALL SIDING**  
EXTERIOR SIDING SHALL BE CLEAR RED CEDAR 1/2x6 CLAPBOARD WITH 5'± EXPOSURE
- ROOF**  
ROOF SHINGLES 5/12 ARE TO BE PREMIUM GRADE WESTERN RED CEDAR WITH CERTI-LAST-PRESERVATIVE-TREATMENT. SHINGLES TO BE 18", TAPER SAWN, 5 1/4" EXPOSURE; 4 1/4" EXPOSURE AT LOW SLOPE ROOFS. ROOF LOW 1/12< EPDM BLACK SINGLE PLY
- TRIM AND CASINGS**  
WOOD CEDAR OR MAHOGANY PAINTED SOFT GLOSS
- WINDOWS/DOORS**  
PAINTED WOOD WINDOWS DOUBLE HUNG & CASEMENT AND FRENCH DOORS WITH INSULATED GLASS AND 5/8" SIMULATED DIVIDED LITES. SOLID DOORS TO BE MAHOGANY PAINTED.
- GUTTERS AND LEADERS**  
RED COPPER GUTTER TO BE 5 1/2" HALF ROUND AND 3" DIAMETER ROUND RED COPPER LEADERS
- FLASHING**  
COPPER FLASHING (RED FINISH)
- PATIOS AND WALKS:**  
BLUESTONE
- STONE WALLS:**  
NATIVE FIELD STONE VENEER TO MATCH EXISTING RETAINING WALL
- FOUNDATIONS**  
HOUSE ADDITION AND COTTAGE TO BE STONE VENEER TO MATCH EXISTING STONE FOUNDATION
- CHIMNEY COTTAGE**  
BRICK RED
- FENCE**  
STREET FENCE WOOD CEDAR PAINTED 3'-8" HIGH WOOD PIERS 4'-10" HIGH DEER FENCE BLACK STEEL NETTED 8'-0" HIGH
- BASEMENT HATCH**  
COTTAGE COMPOSITE CONSTRUCTION SIMULATE WOOD LOOK

ISSUED FOR TOWN REVIEW 1/12/22

PROJECT:  
**PROPOSED RENOVATION/ADDITION TO MULLER RESIDENCE**  
35 WRIGHT STREET  
WESTPORT, CT 06880

DRAWING TITLE  
**PROPOSED COTTAGE EXTERIOR ELEVATIONS**

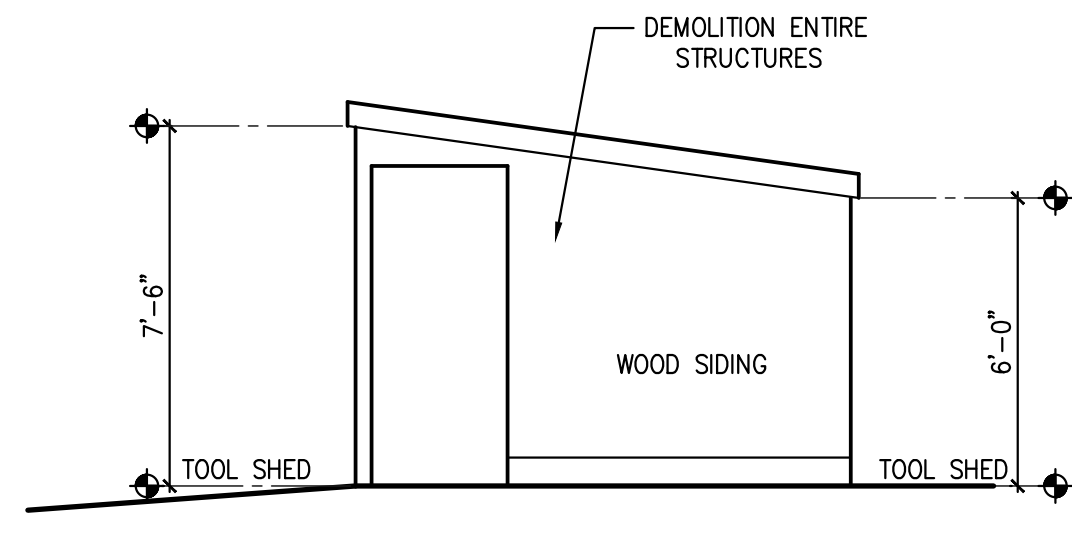
DATE  
JAN. 12, 2022

**J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C.**  
TIDE MILL BUILDING  
95 HARBOR ROAD  
SOUTHPORT, CT 06890  
TEL: (203) 259-0529  
WWW.FRANZENARCHITECTS.COM

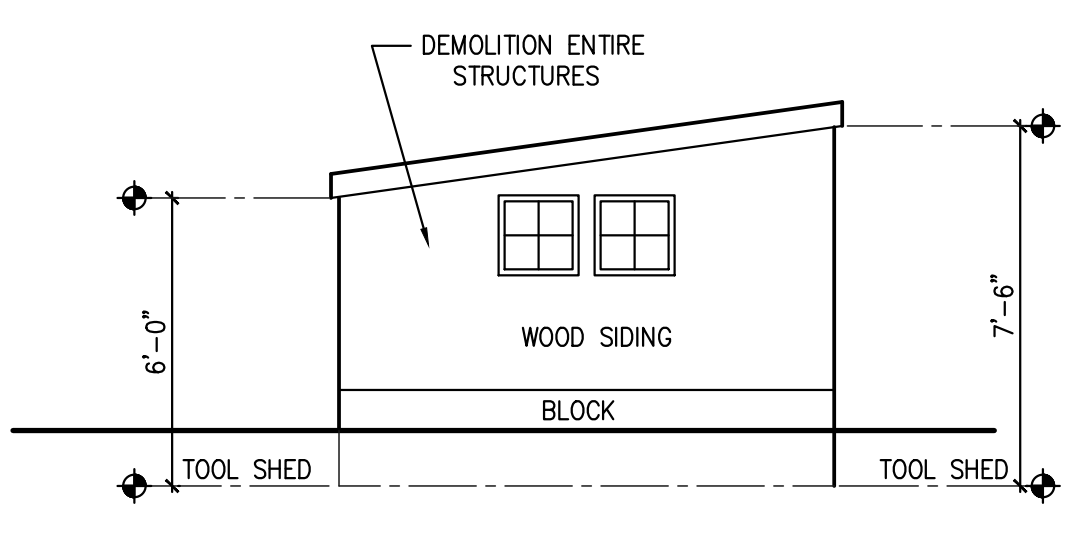


SCALE  
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DRAWN BY  
DRW  
JOB NO.  
071221  
DRAWING NO.  
**CA2**

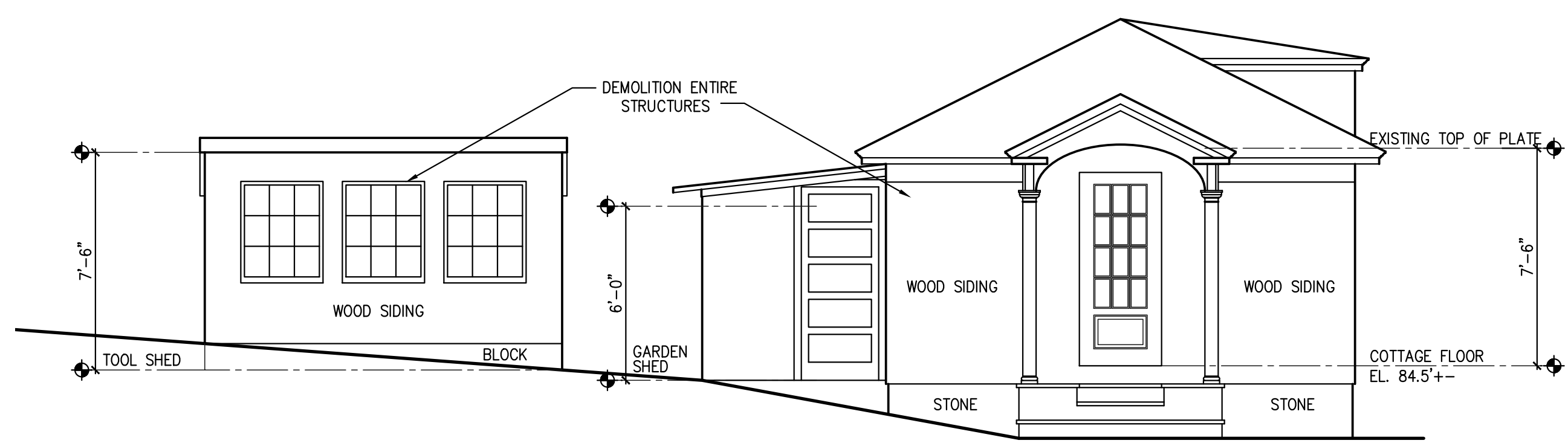




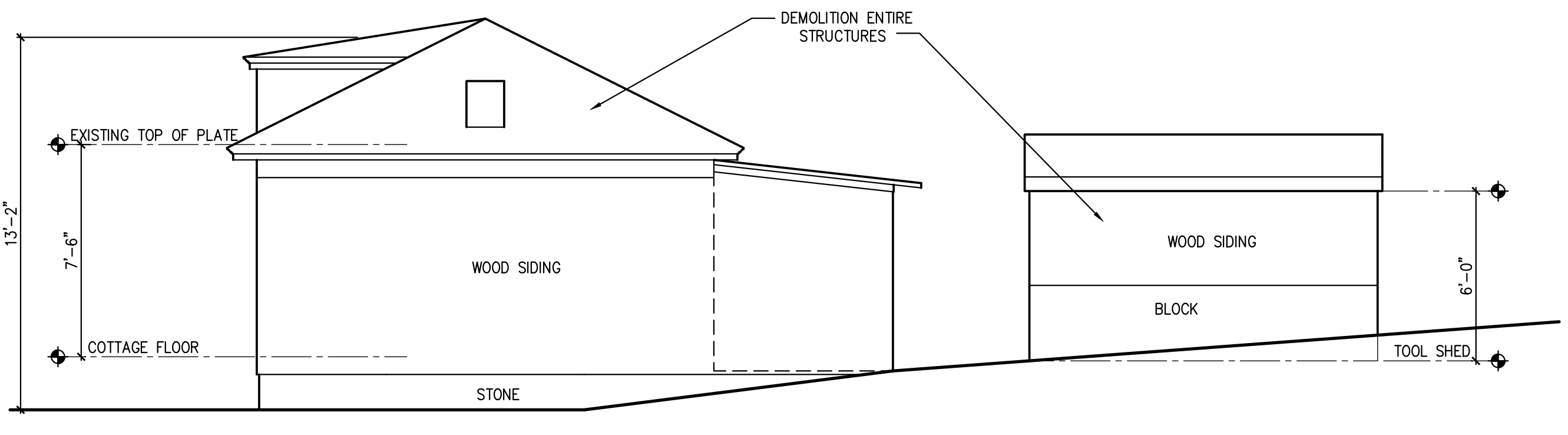
**TOOL SHED  
SIDE ELEVATION (NORTH)**  
SCALE: 1/4"=1'-0"



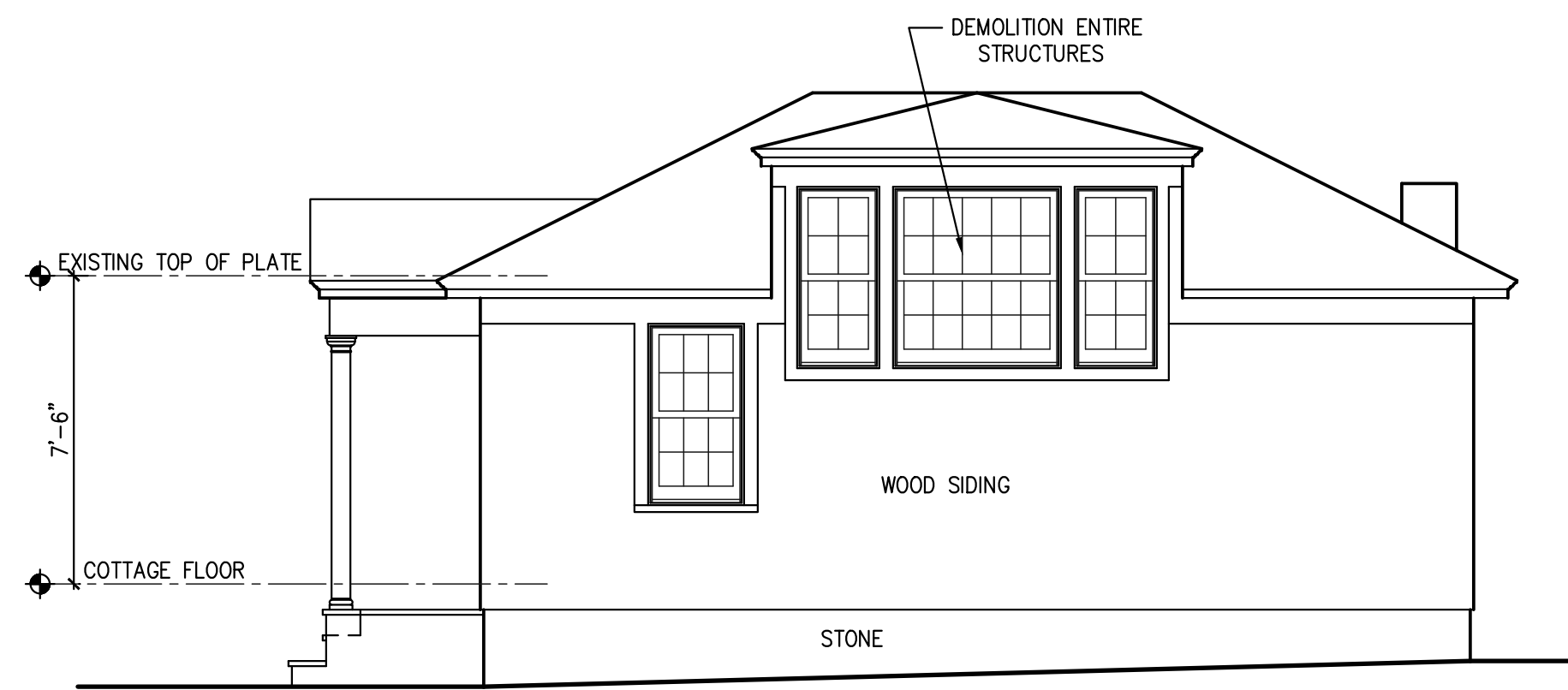
**TOOL SHED  
SIDE ELEVATION (SOUTH)**  
SCALE: 1/4"=1'-0"



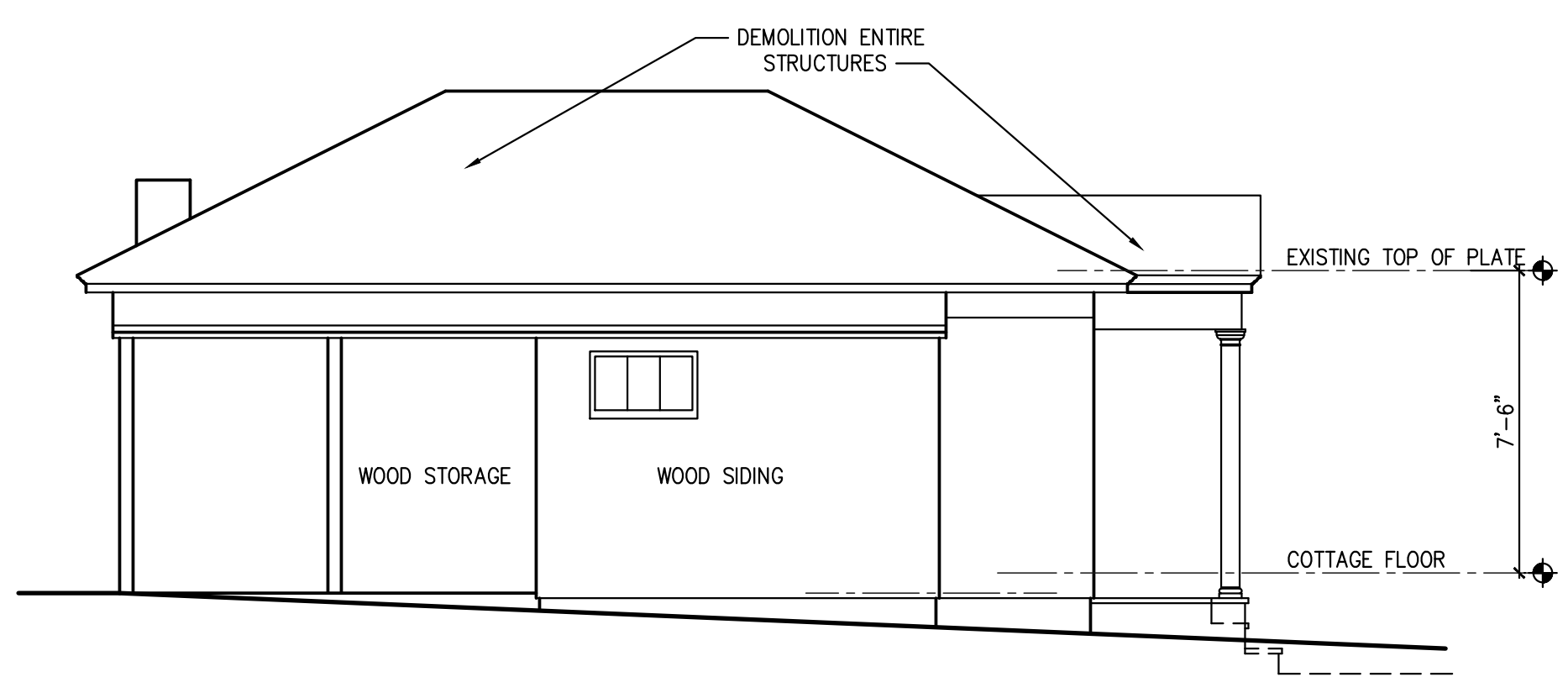
**COTTAGE AND TOOL SHED  
FRONT ELEVATION (EAST)**  
SCALE: 1/4"=1'-0"



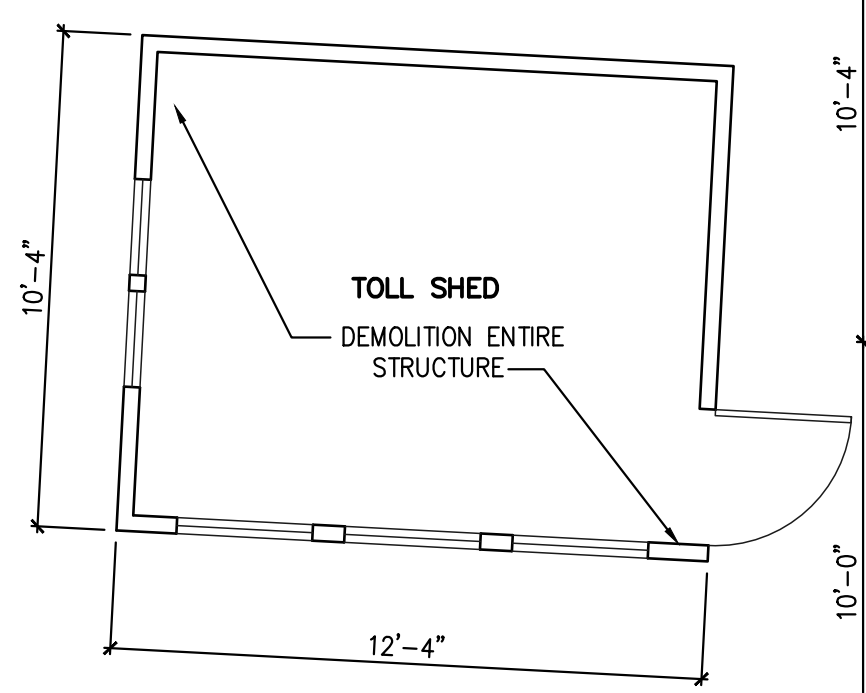
**COTTAGE AND TOOL SHED  
REAR ELEVATION (WEST)**  
SCALE: 1/4"=1'-0"



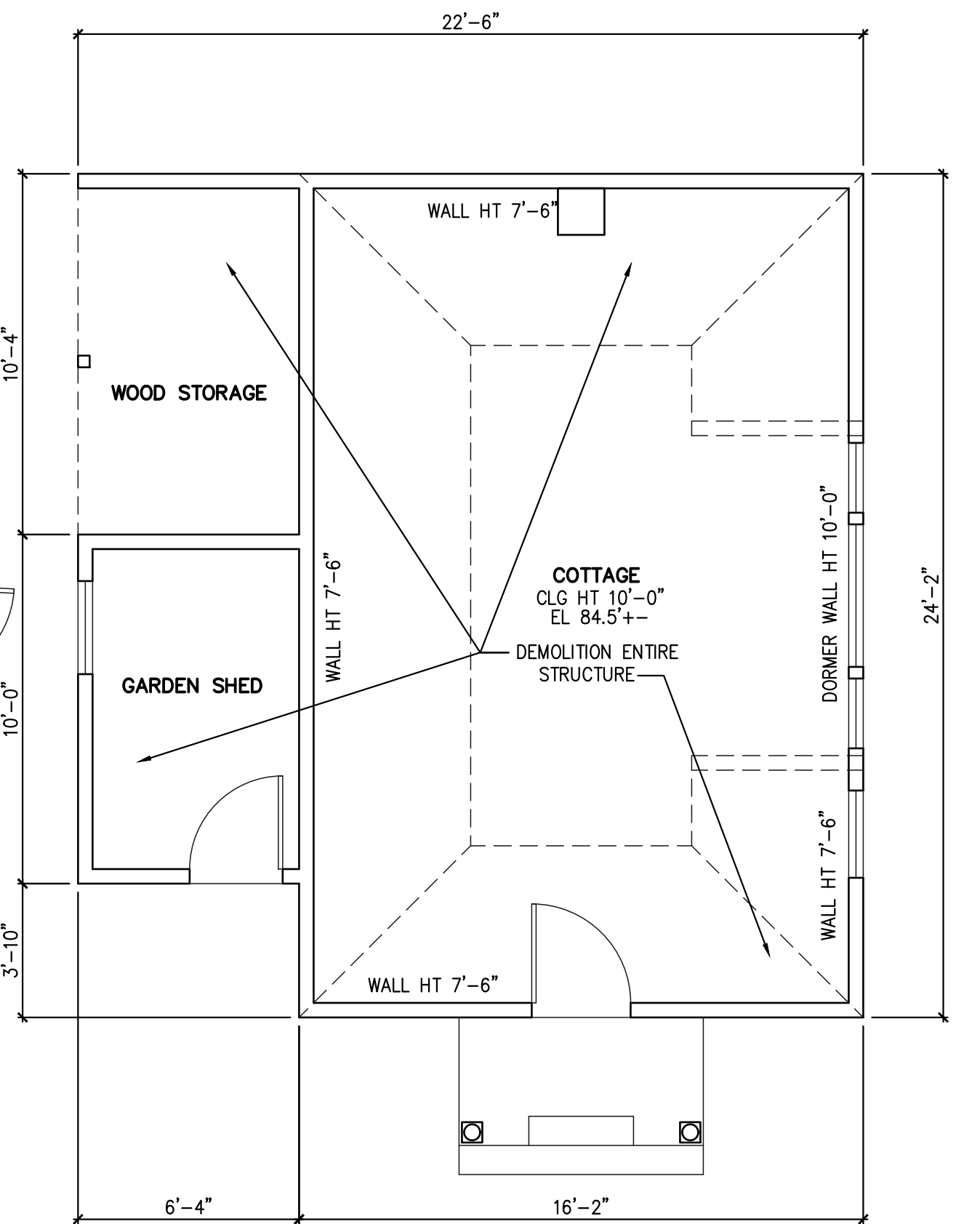
**COTTAGE  
SIDE ELEVATION (NORTH)**  
SCALE: 1/4"=1'-0"



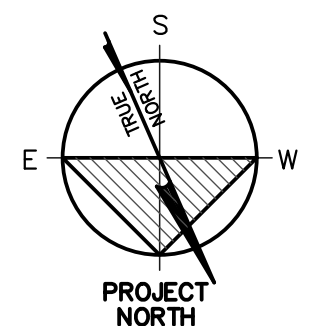
**COTTAGE  
SIDE ELEVATION (SOUTH)**  
SCALE: 1/4"=1'-0"



**EXISTING TOOL SHED PLAN  
REMOVE ENTIRE STRUCTURE**  
SCALE: 1/4"=1'-0"



**EXISTING COTTAGE PLAN  
REMOVE ENTIRE STRUCTURE**  
SCALE: 1/4"=1'-0"



PROJECT:  
PROPOSED  
RENOVATION/ADDITION TO  
MULLER RESIDENCE  
35 WRIGHT STREET  
WESTPORT, CT 06880

DRAWING TITLE:  
DEMOLITION PLANS AND  
EXTERIOR ELEVATIONS

DATE:  
JAN. 12, 2022

J.P. FRANZEN  
ASSOCIATES  
ARCHITECTS, P.C.

TIDE MILL BUILDING  
95 HARBOR ROAD  
SOUTHPORT, CT 06890  
TEL: 0303 259-0529  
WWW.FRANZENARCHITECTS.COM



SCALE:  
1/4"=1'-0"

DRAWN BY:  
DRW

JOB NO.  
071221

DRAWING NO.  
**EXR1**

ISSUED FOR TOWN REVIEW 1/12/22

# PROPOSED RENOVATION/ADDITION TO MULLER RESIDENCE

## 35 WRIGHT STREET WESTPORT, CT 06880

### DRAWING LIST

#### General

G1 COVER SHEET

#### Site

EXS1 EXISTING A-2 SURVEY  
 SP1 PROPOSED SITE PLAN AND STONE WALLS  
 SP2 PROPOSED FRONT (STREET) ELEVATION  
 AND TRASH ENCLOSURE  
 Drainage and Erosion Control  
 1 of 2 DRAINAGE PLAN  
 2 of 2 DETAIL SHEET

#### Demolition

EXR1 DEMOLITION PLANS AND EXTERIOR ELEVATIONS

#### Architectural

##### MAIN HOUSE

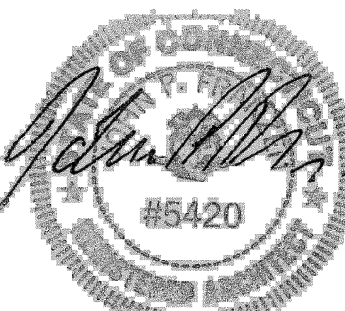
A1 PROPOSED FIRST AND SECOND FLOOR PLANS  
 A2 PROPOSED CELLAR AND ATTIC PLANS  
 A3 PROPOSED NORTH AND EAST EXTERIOR ELEVATIONS  
 AND ROOF PLAN  
 A4 PROPOSED SOUTH AND WEST EXTERIOR ELEVATIONS

##### COTTAGE

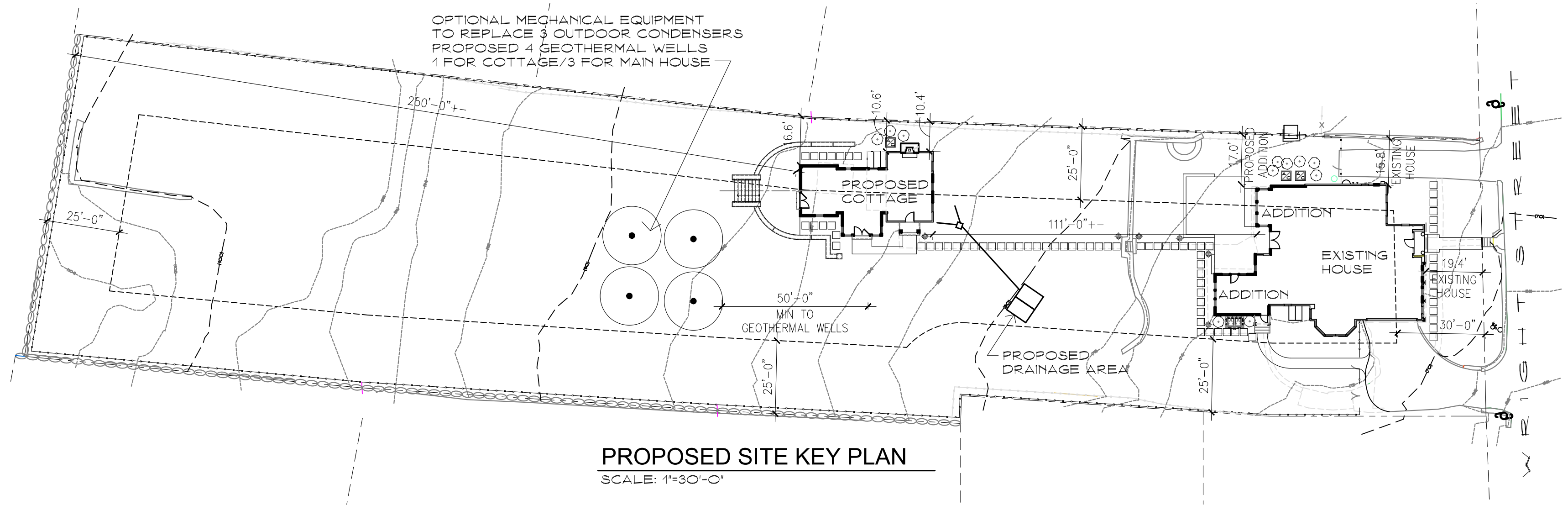
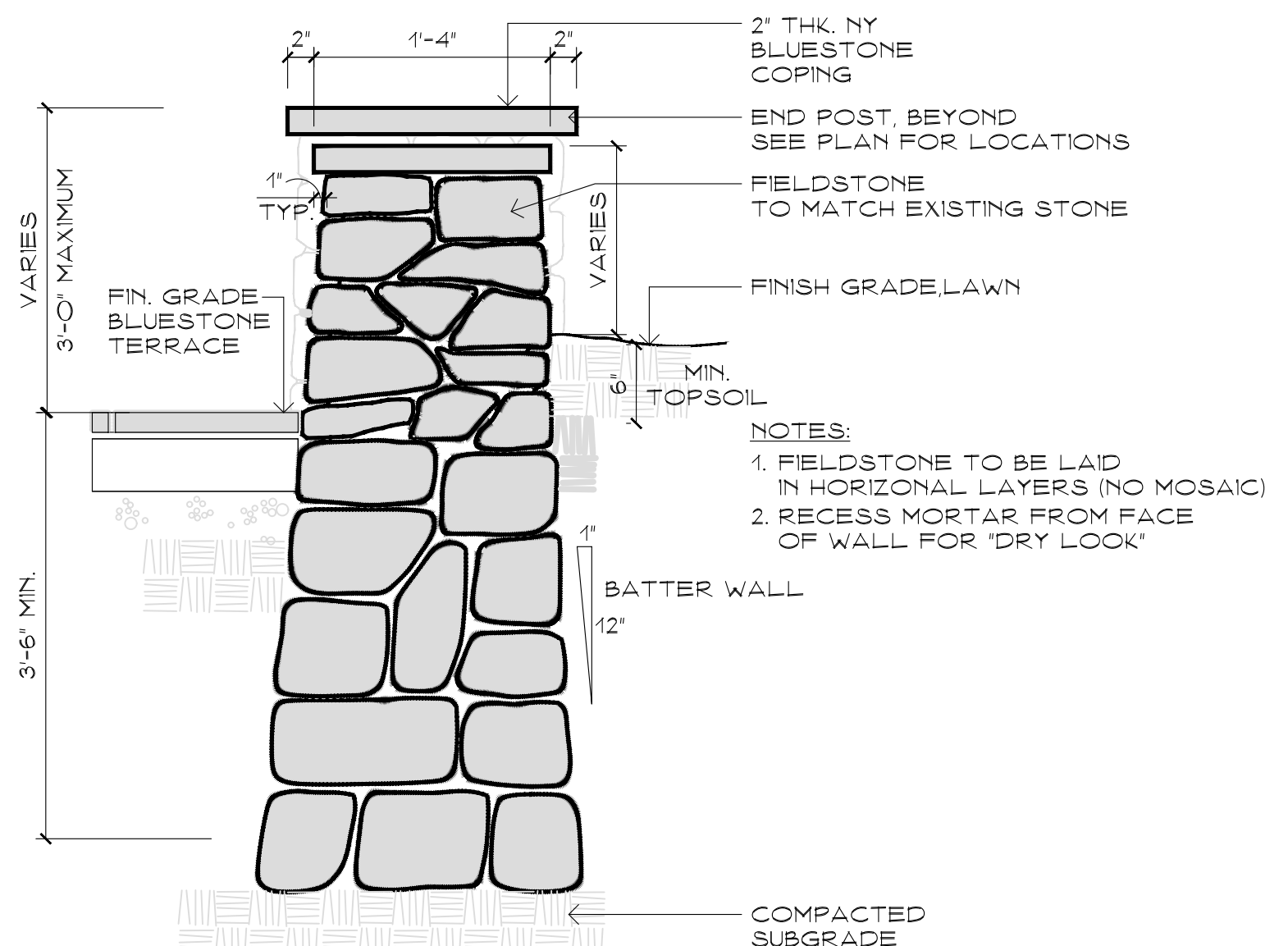
CA1 PROPOSED CELLAR, FIRST FLOOR  
 AND ROOF PLANS  
 CA2 PROPOSED EXTERIOR ELEVATIONS

13 TOTAL DRAWINGS

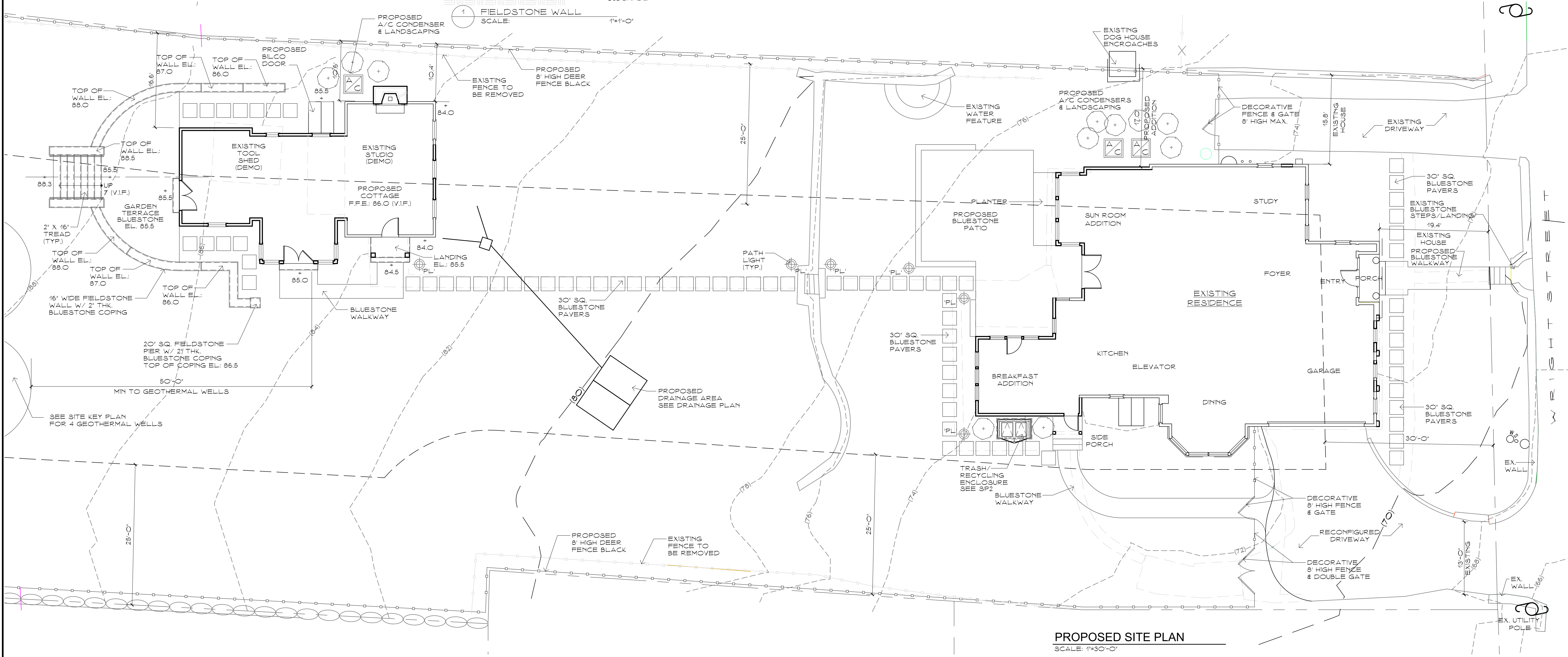
ISSUED FOR TOWN REVIEW 1/12/22

PROJECT: PROPOSED RENOVATION/ADDITION TO MULLER RESIDENCE 35 WRIGHT STREET WESTPORT, CT 06880 DRAWING TITLE: COVER SHEET	DATE: JAN. 12, 2022	J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C. TIDE MILL BUILDING 95 HARBOR ROAD SOUTHPORT, CT 06890 TEL: 0383 259-0529 WWW.FRANZENARCHITECTS.COM		SCALE: NONE DRAWN BY: DRW JOB NO. 071221 DRAWING NO. <b>G1</b>
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**PROPOSED SITE KEY PLAN**  
SCALE: 1"=30'-0"

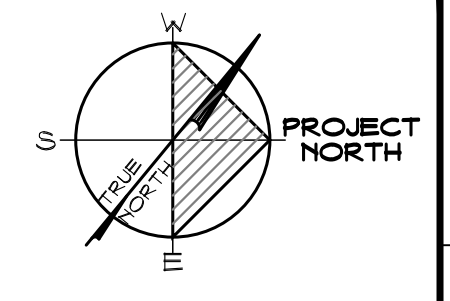


**PROPOSED SITE PLAN**  
SCALE: 1"=30'-0"

**LOT COVERAGE CHART**

LOT SIZE NET	49,976 SF
LOT COVERAGE MAX 25%	EXISTING 9.02%
PROPOSED	2,672 SF
HOUSE	1,389 SF
DRIVEWAYS	1,057 SF
COTTAGE	1,057 SF
TOTAL	5,098 SF / 49,976 AF
PROPOSED COVERAGE	10.20%
FAR	NA

NOTE: INFORMATION FOR THIS PLAN WAS TAKEN FROM MAP TITLED PLOT PLAN, PREPARED FOR CARL ANTON MULLER DATED JANUARY 5, 2003, REVISED 4 DEC. 2021 SCALE 1"=30'-0" PREPARED BY LEONARD SURVEYORS, LLC 803 POST RD EAST WESTPORT, CT



PROJECT:  
PROPOSED RENOVATION/ADDITION TO MULLER RESIDENCE  
35 WRIGHT STREET  
WESTPORT, CT 06880  
DRAWING TITLE:  
PROPOSED SITE PLAN AND STONE WALLS

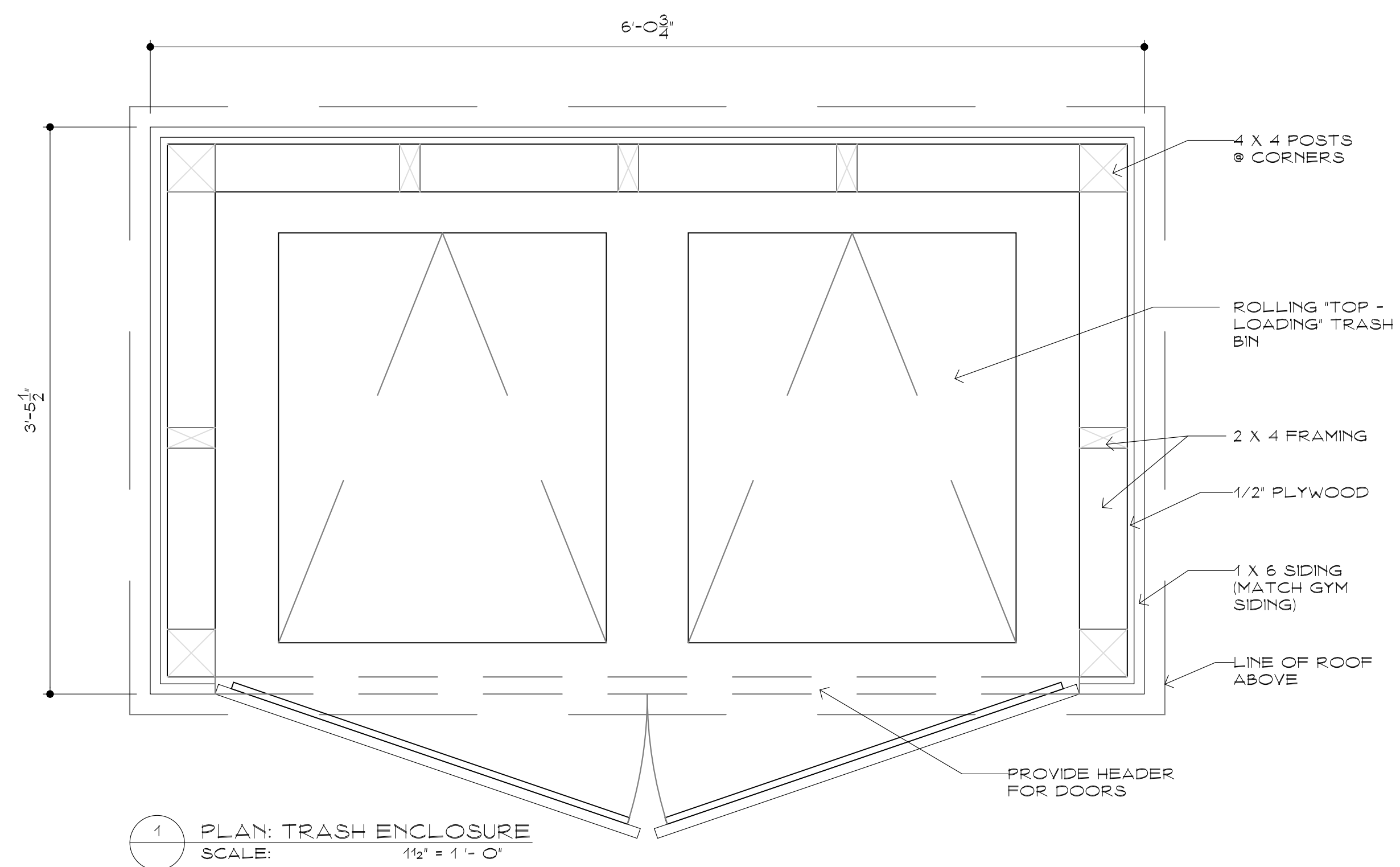
DATE:  
JAN. 12, 2022

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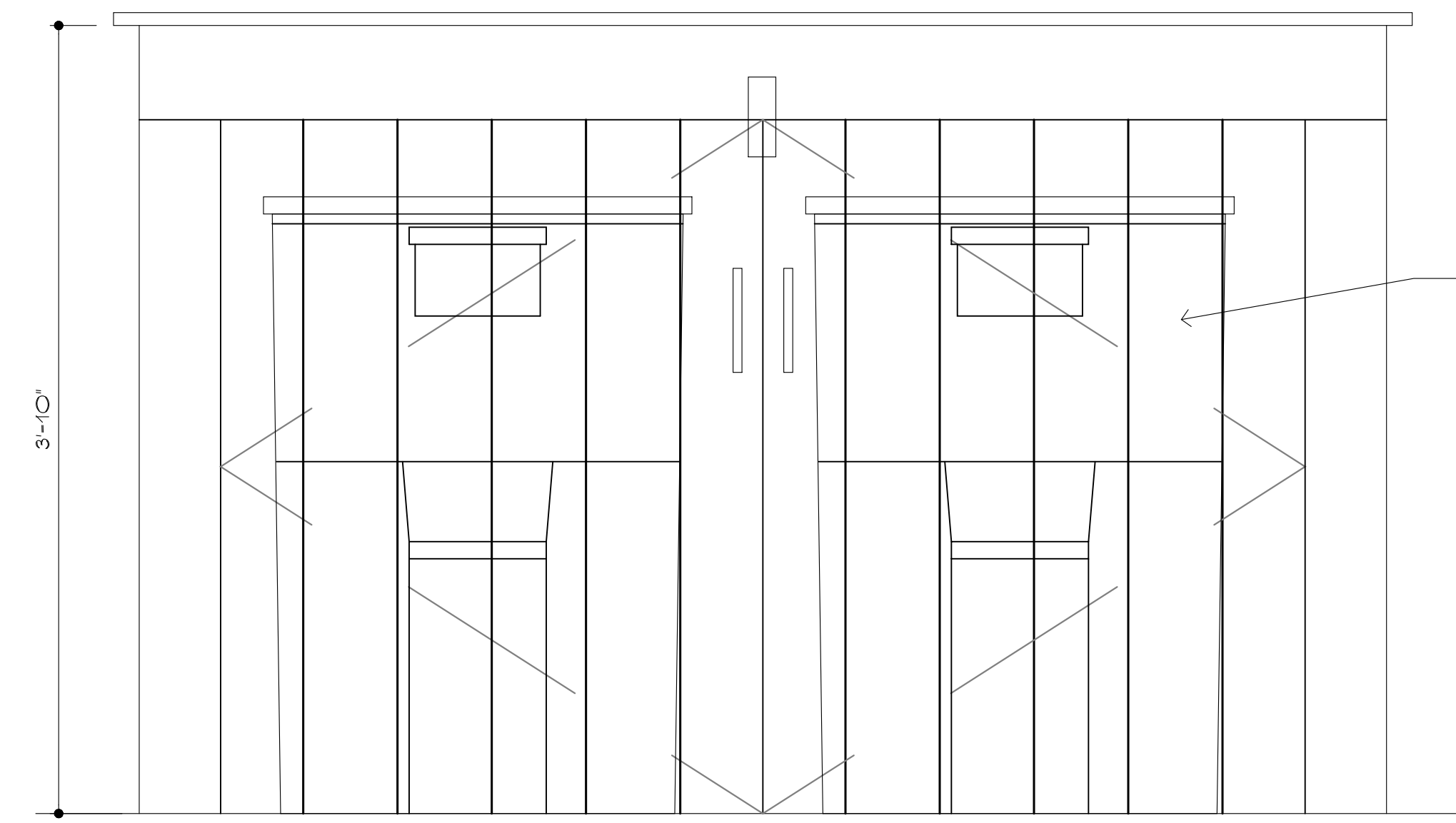


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DRAWN BY: RFA  
JOB NO.: 071221  
DRAWING NO.: SP1

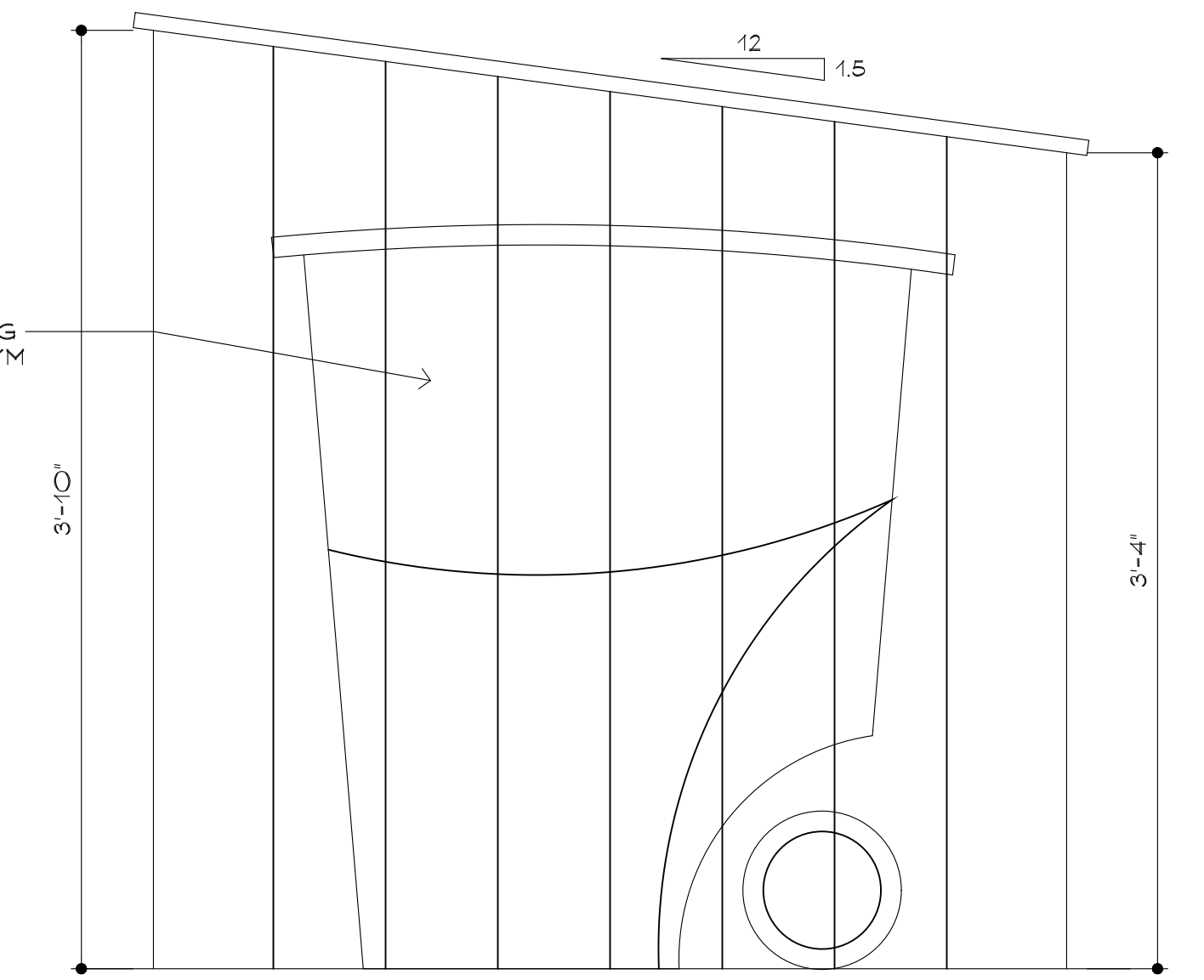
ISSUED FOR TOWN REVIEW 1/12/22



1 PLAN: TRASH ENCLOSURE  
SCALE: 1/2" = 1'-0"



2 FRONT ELEVATION: TRASH ENCLOSURE  
SCALE: 1/2" = 1'-0"



3 SIDE ELEVATION: TRASH ENCLOSURE  
SCALE: 1/2" = 1'-0"



PROPOSED FRONT ELEVATION: FENCE/GATE  
SCALE: 1/4" = 1'-0"

ISSUED FOR TOWN REVIEW 1/12/22

PROJECT:  
PROPOSED RENOVATION/ADDITION TO MULLER RESIDENCE  
35 WRIGHT STREET  
WESTPORT, CT 06880  
DRAWING TITLE:  
PROPOSED FRONT (STREET) ELEVATION AND DETAILS

DATE  
JAN. 12, 2022

J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C.  
TIDE MILL BUILDING  
95 HARBOR ROAD  
SOUTHPORT, CT 06890  
TEL: 003 259-0529  
WWW.FRANZENARCHITECTS.COM



SCALE AS NOTED  
DRAWN BY RFA  
JOB NO. 071221  
DRAWING NO. **SP2**

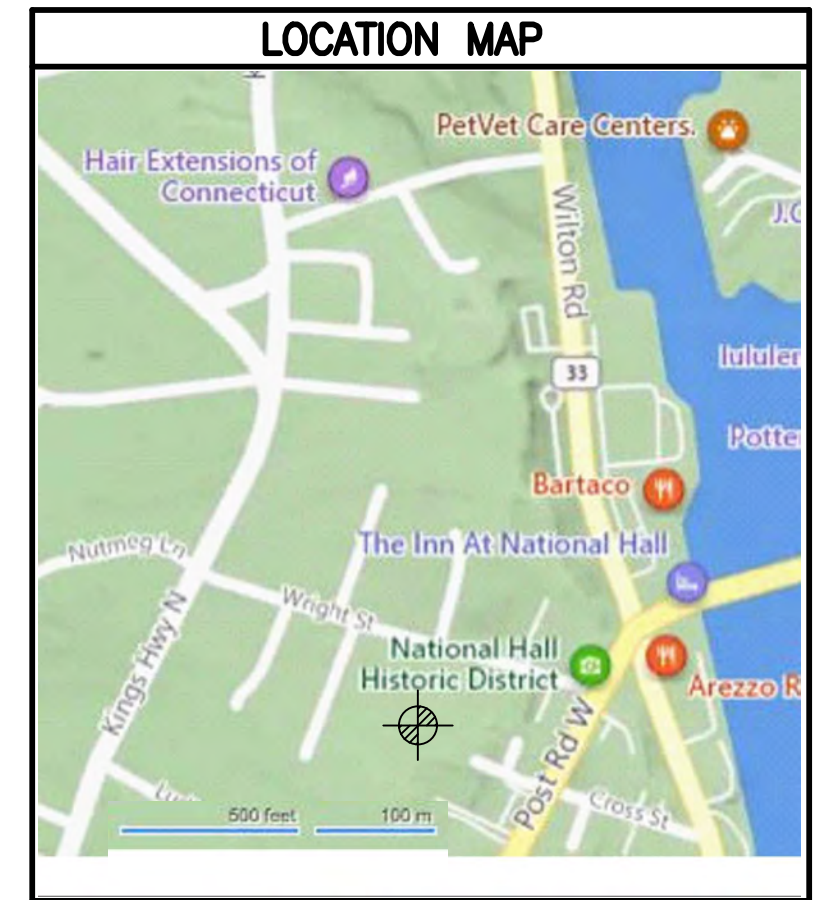
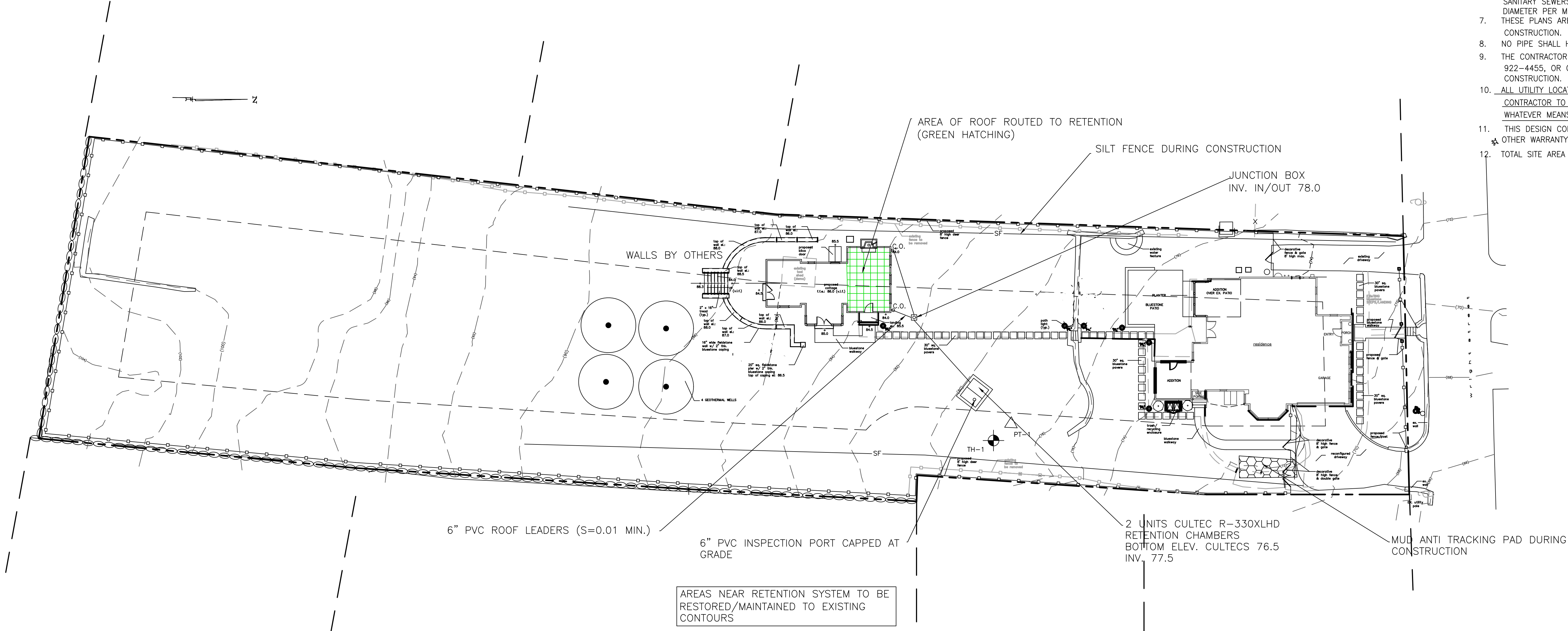


**COVERAGE CHART**

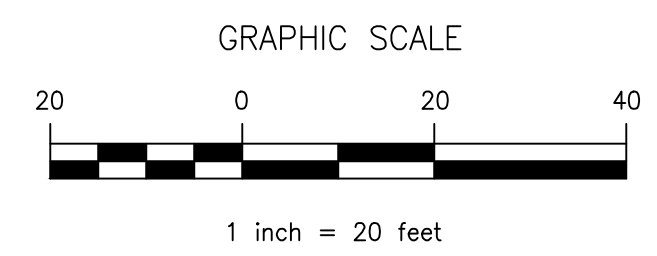
GROSS LOT AREA	50200 S.F.
WETLANDS	0 S.F.
STEEP SLOPES	0 S.F.
TOTAL WETLANDS AND STEEP SLOPES	0 S.F.
REDUCTION	0 S.F.
BASE LOT AREA	50200 S.F.
HOUSE	2672 S.F.
DRIVEWAYS	1369 S.F.
PATIO	678 S.F.
WALKS	864 S.F.
COTTAGE	1057 S.F.
TOTAL	6640 S.F. 13.2%


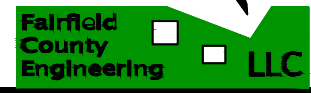
**GENERAL CONSTRUCTION NOTES:**

- CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
- THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
- NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
- SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
- EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY PROVIDED BY THE ARCHITECT.
- ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
- THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
- NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
- THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
- ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
- THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- TOTAL SITE AREA = 1.152 ACRES



- SEDIMENTATION AND EROSION CONTROL NOTES**
- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
  - ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" HANDBOOK.
  - ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
  - ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
  - SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
  - THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.



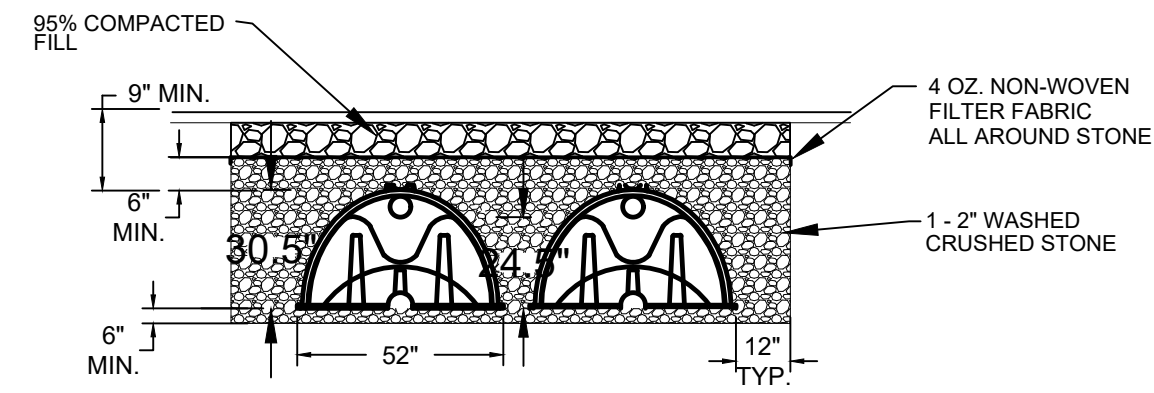
  
 12-26-21  
 date  
  
**FAIRFIELD COUNTY ENGINEERING L.L.C.**  
 80 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

ISSUED FOR TOWN REVIEW 1/12/22  
**CARL MULLER**  
 35 WRIGHT STREET WESTPORT, CONNECTICUT  
 DRAINAGE PLAN  
 CIVIL ENGINEERS  
 1913 project  
 1 OF 2 sheet

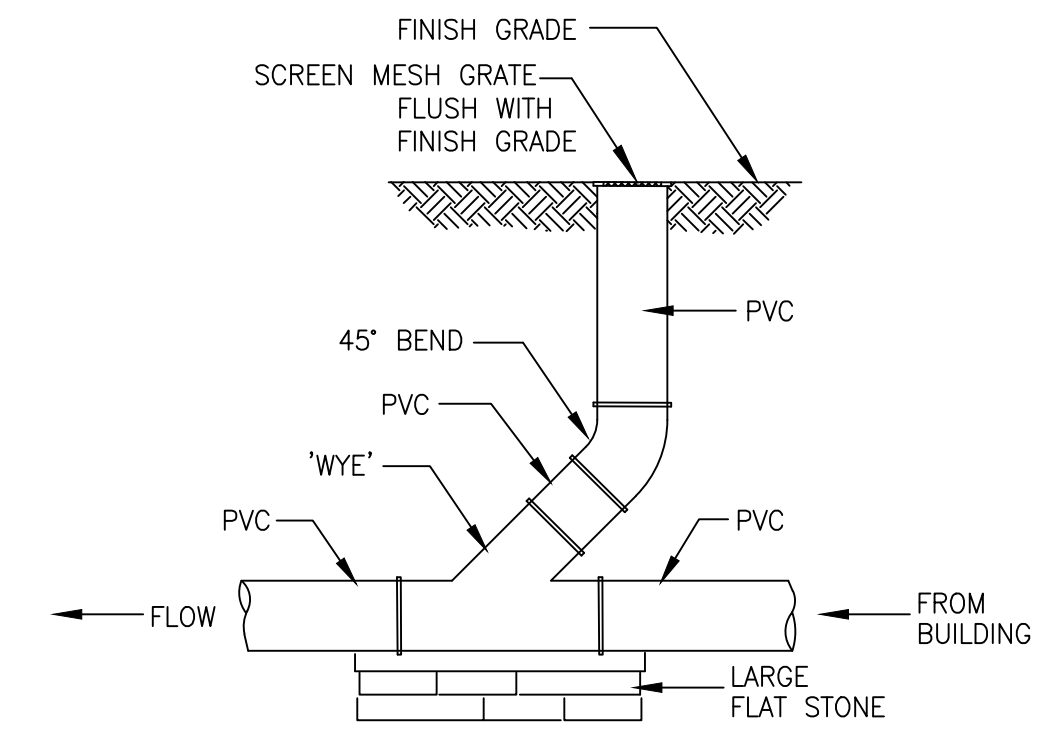


FCE Project #	1913	Date Performed:	9/23/09
Client:	Carl Muller		
Location:	35 Wright Street, Westport		
Observed by:	Others		
Test Hole 1:			
	0-20"	Orange/Brown Silty Loam/Fill	
	20-26"	Original Topsoil Layer	
	26-42"	Orange/Brown Silty Loam	
	42-65"	Brown Silty Loam and Fine Sand	
	No Ground Water		
	No Motting		
	No Ledge		
	Roots to 60"		

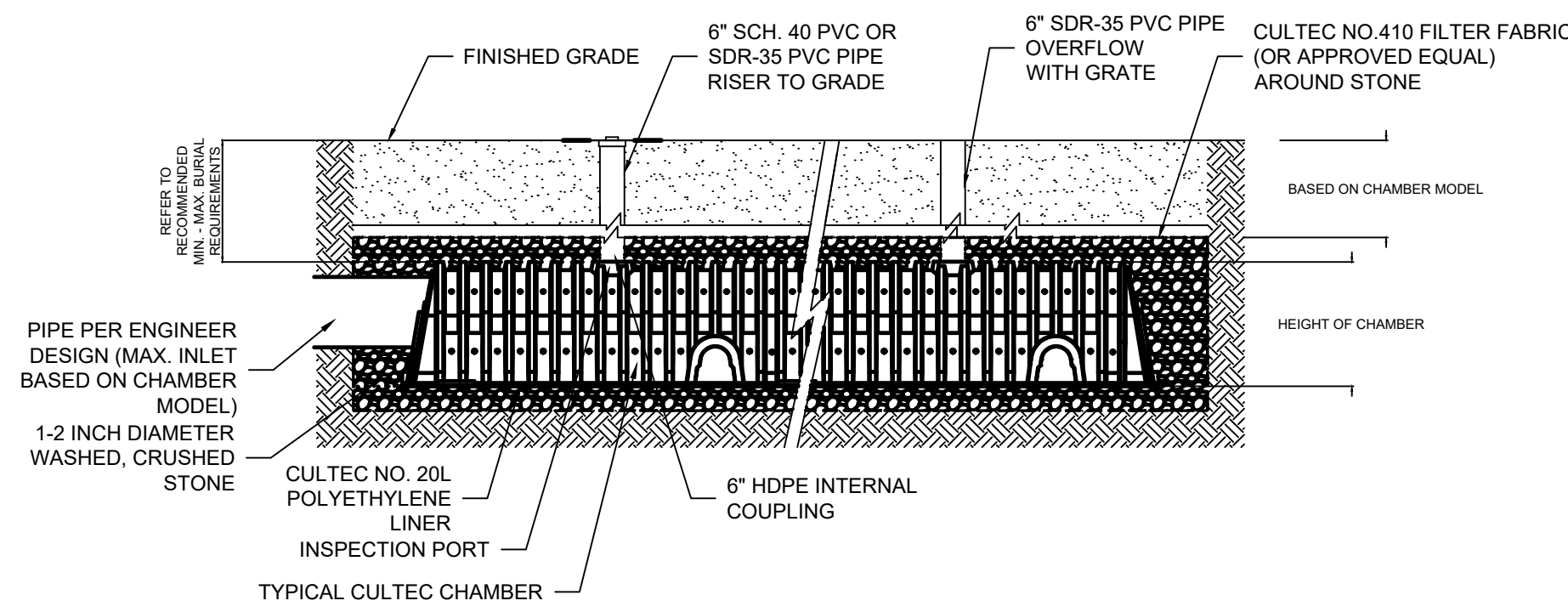
Conducted by:	Others	Project:	1913		
Location:	35 Wright Street	Town:	Westport		
Client:	Carl Muller	Date:	12/13/2021		
Weather conditions prior to and during tests:	Unknown				
Single Lot:	X	Subdivision:			
Diameter of Hole:	8"	Depth of Hole:	44"		
PT-1	200"/hr.; use 6.00"/hr. for design				
Pre-soak @ 9:20 AM					
Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch	
9:45 AM	---	36"	---	---	
9:47 PM	2 Min.	42"	6"	0.3 Min.	Refill to 35"
9:50 AM	---	35"	---	---	
9:52 AM	2 Min.	41"	6"	0.3 Min.	



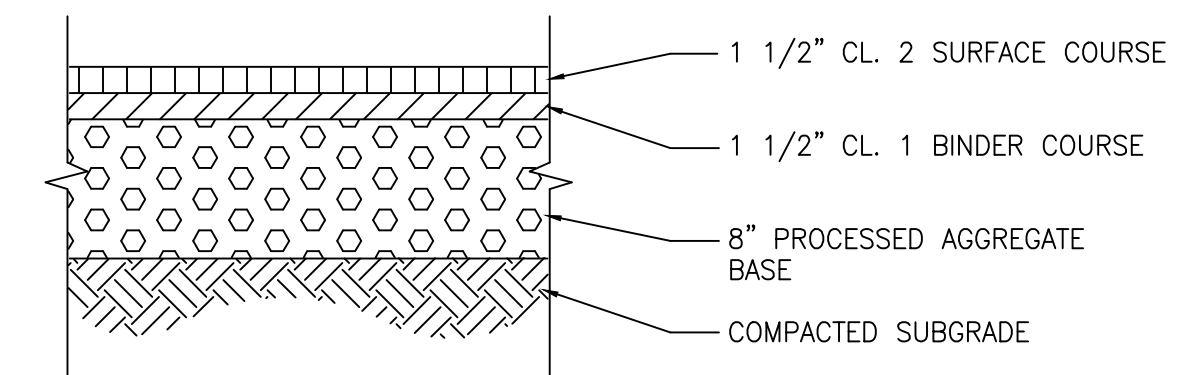
CULTEC RECHARGER 330XLHD  
TYPICAL CROSS SECTION



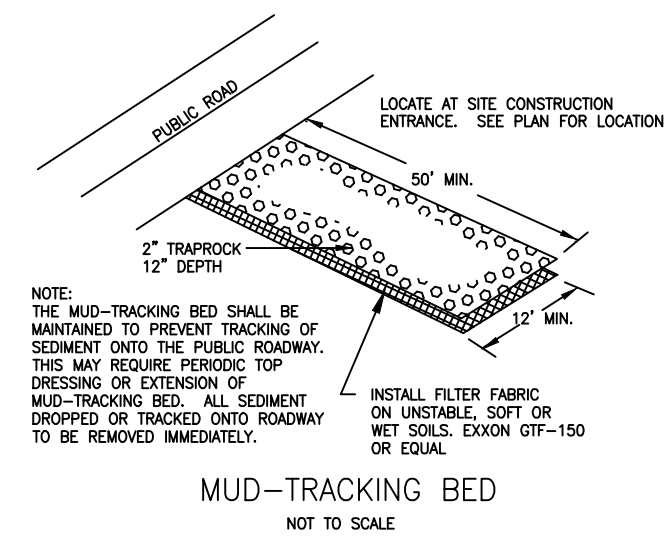
TYPICAL CLEANOUT  
NOT TO SCALE



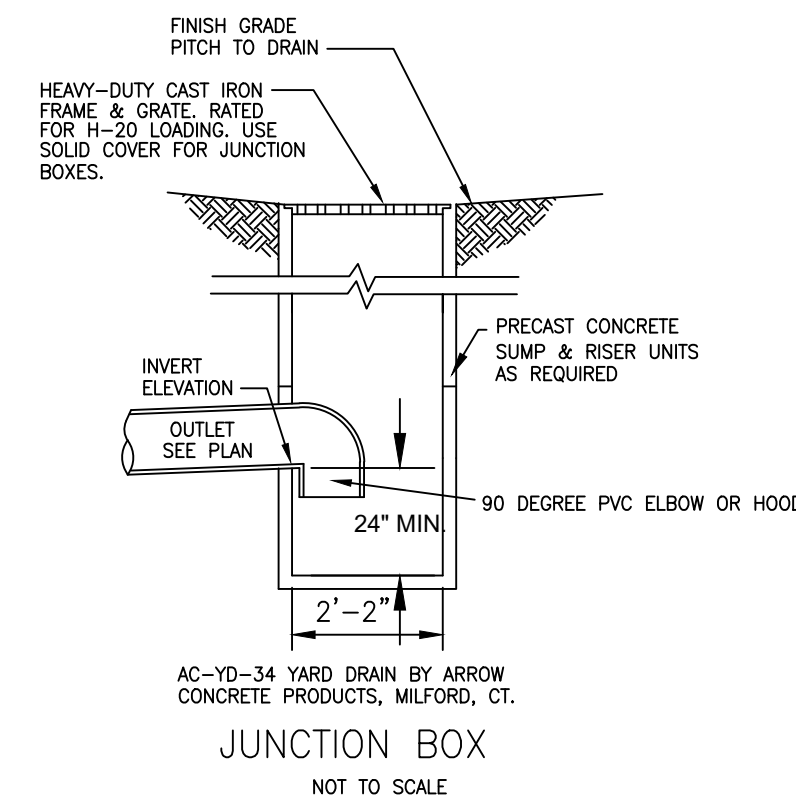
NUMBER OF UNITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
CULTEC INSPECTION PORT AND OVERFLOW  
(AS APPLICABLE)



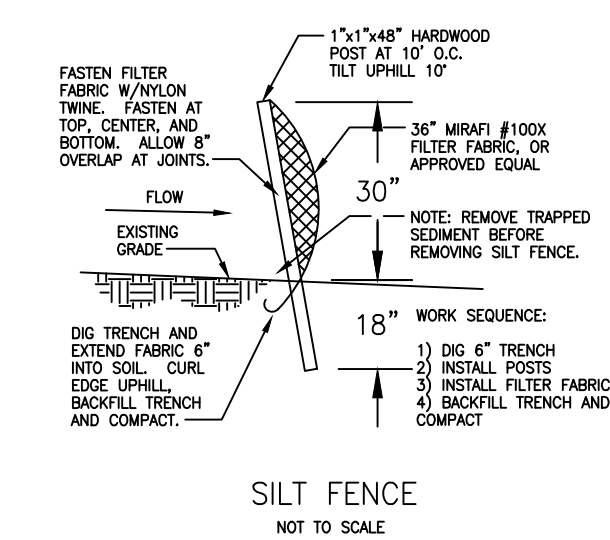
DRIVEWAY PAVEMENT  
NOT TO SCALE



MUD-TRACKING BED  
NOT TO SCALE



JUNCTION BOX  
NOT TO SCALE



SILT FENCE  
NOT TO SCALE



ISSUED FOR TOWN REVIEW 1/12/22

CARL MULLER

35 WRIGHT STREET WESTPORT, CONNECTICUT

12-26-21  
date

DETAIL SHEET

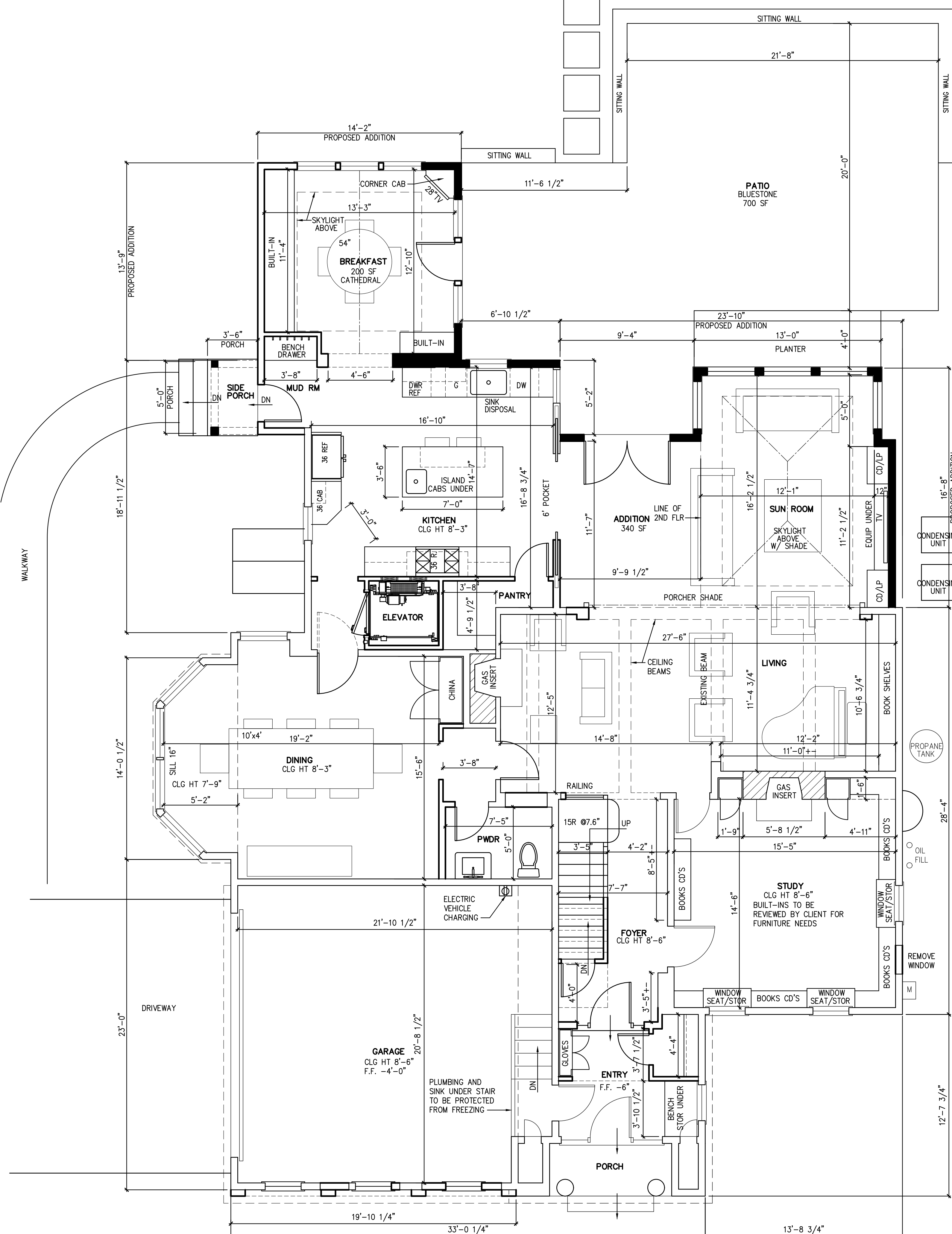
CIVIL ENGINEERS

1913  
project

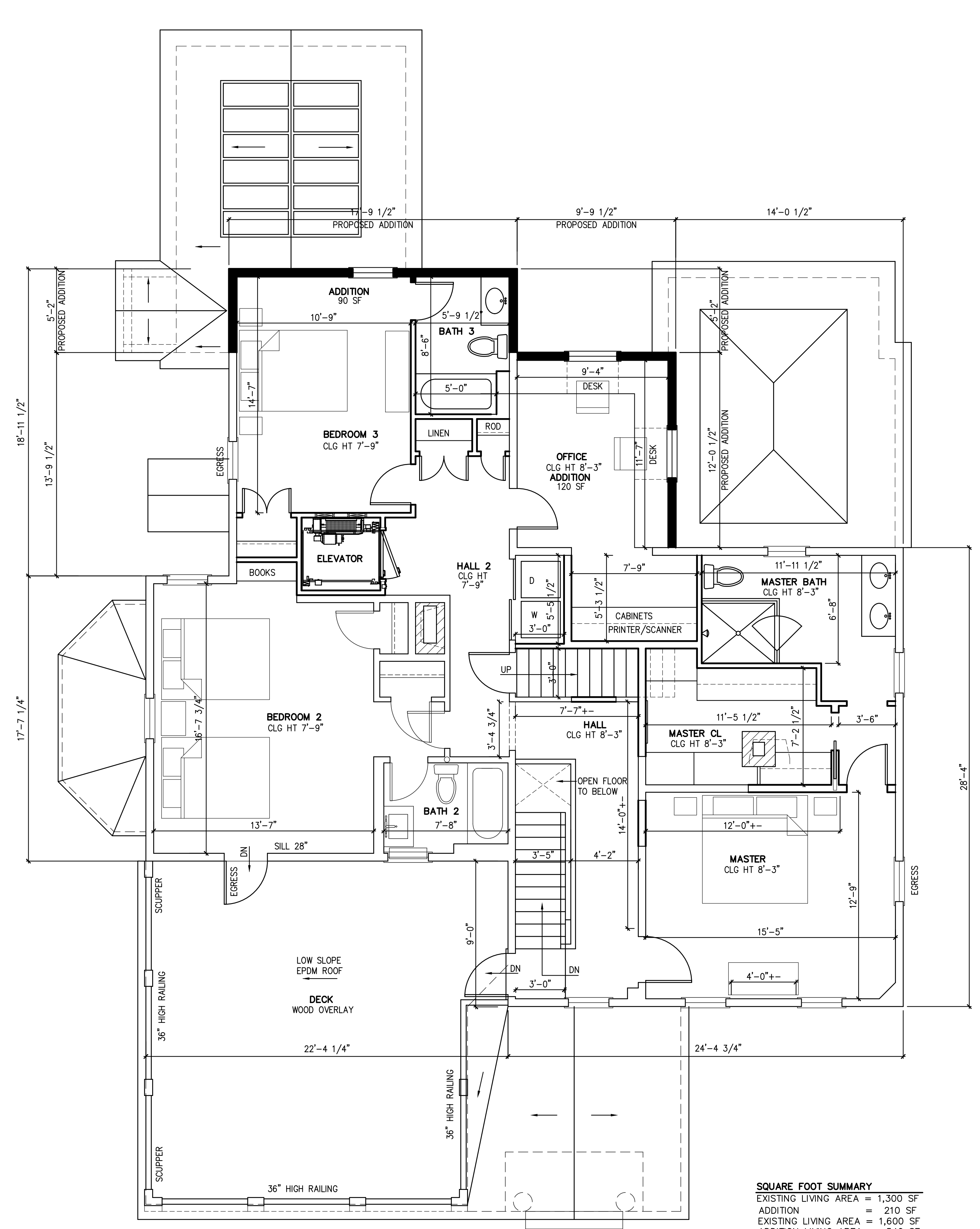
FAIRFIELD COUNTY ENGINEERING L.L.C.

2 OF 2  
sheet

80 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006



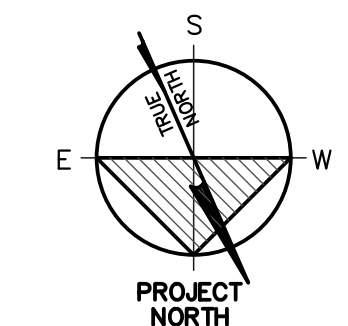
EXISTING LIVING AREA = 1,600 SF  
 ADDITION LIVING AREA = 540 SF  
 EXISTING GARAGE AREA = 480 SF  
**FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



EXISTING LIVING AREA = 1,300 SF  
 ADDITION = 210 SF  
**SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

**SQUARE FOOT SUMMARY**

EXISTING LIVING AREA	= 1,300 SF
ADDITION	= 210 SF
EXISTING LIVING AREA	= 1,600 SF
ADDITION LIVING AREA	= 540 SF
TOTAL LIVING AREA	= 3,650 SF
EXISTING GARAGE AREA	= 480 SF
PATIO	= 700 SF

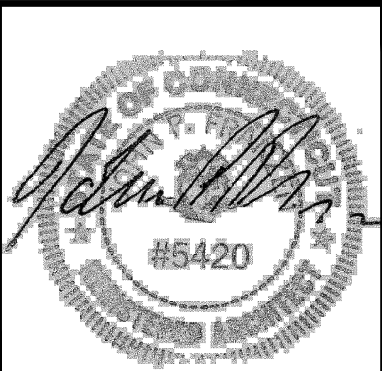


PROJECT:  
**PROPOSED RENOVATION/ADDITION TO MULLER RESIDENCE**  
 35 WRIGHT STREET  
 WESTPORT, CT 06880

DRAWING TITLE:  
**PROPOSED FIRST AND SECOND FLOOR PLANS**

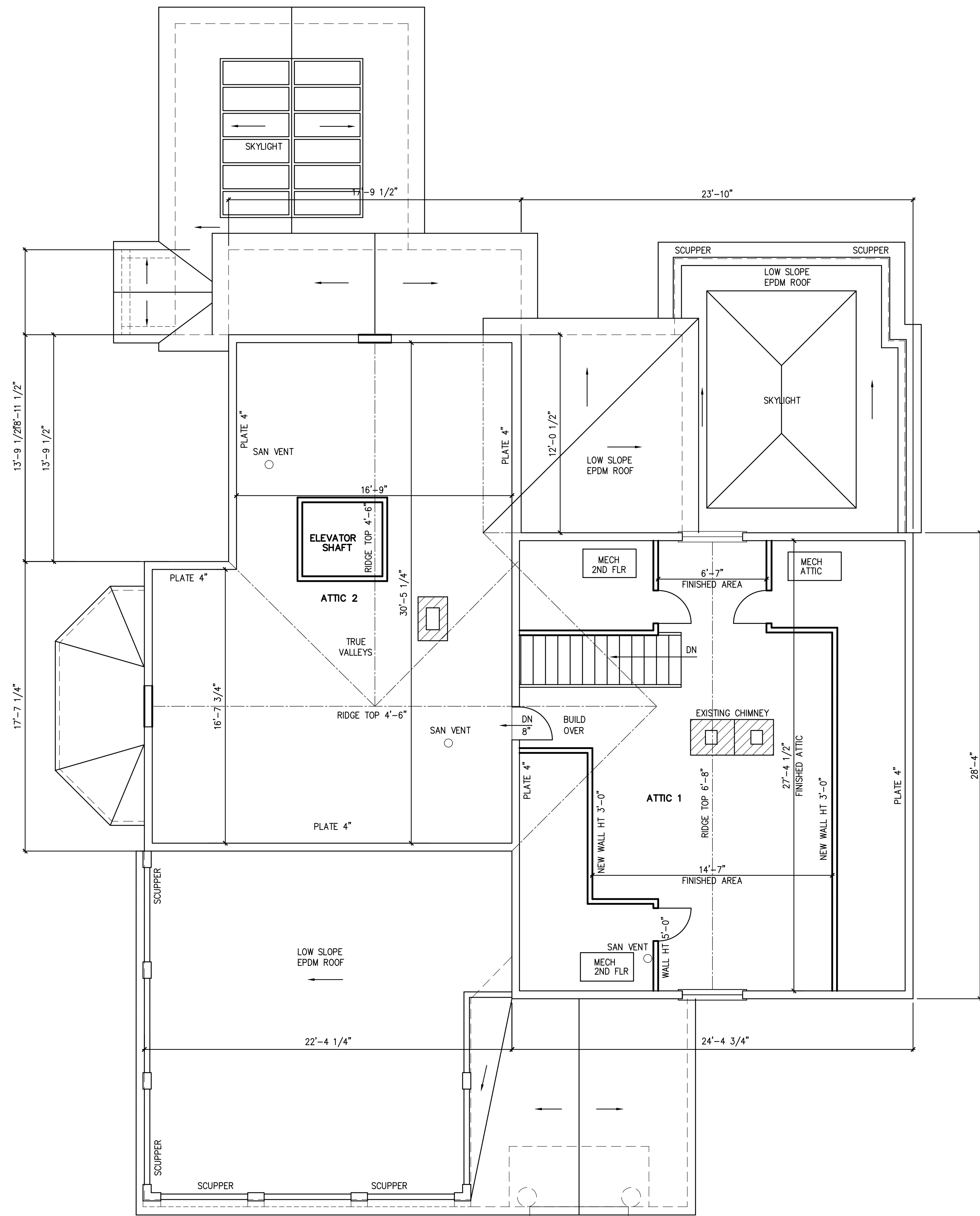
DATE:  
 JAN. 12, 2022

J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C.  
 TIDE MILL BUILDING  
 95 HARBOR ROAD  
 SOUTHPORT, CT 06890  
 TEL: 003 259-0529  
 WWW.FRANZENARCHITECTS.COM

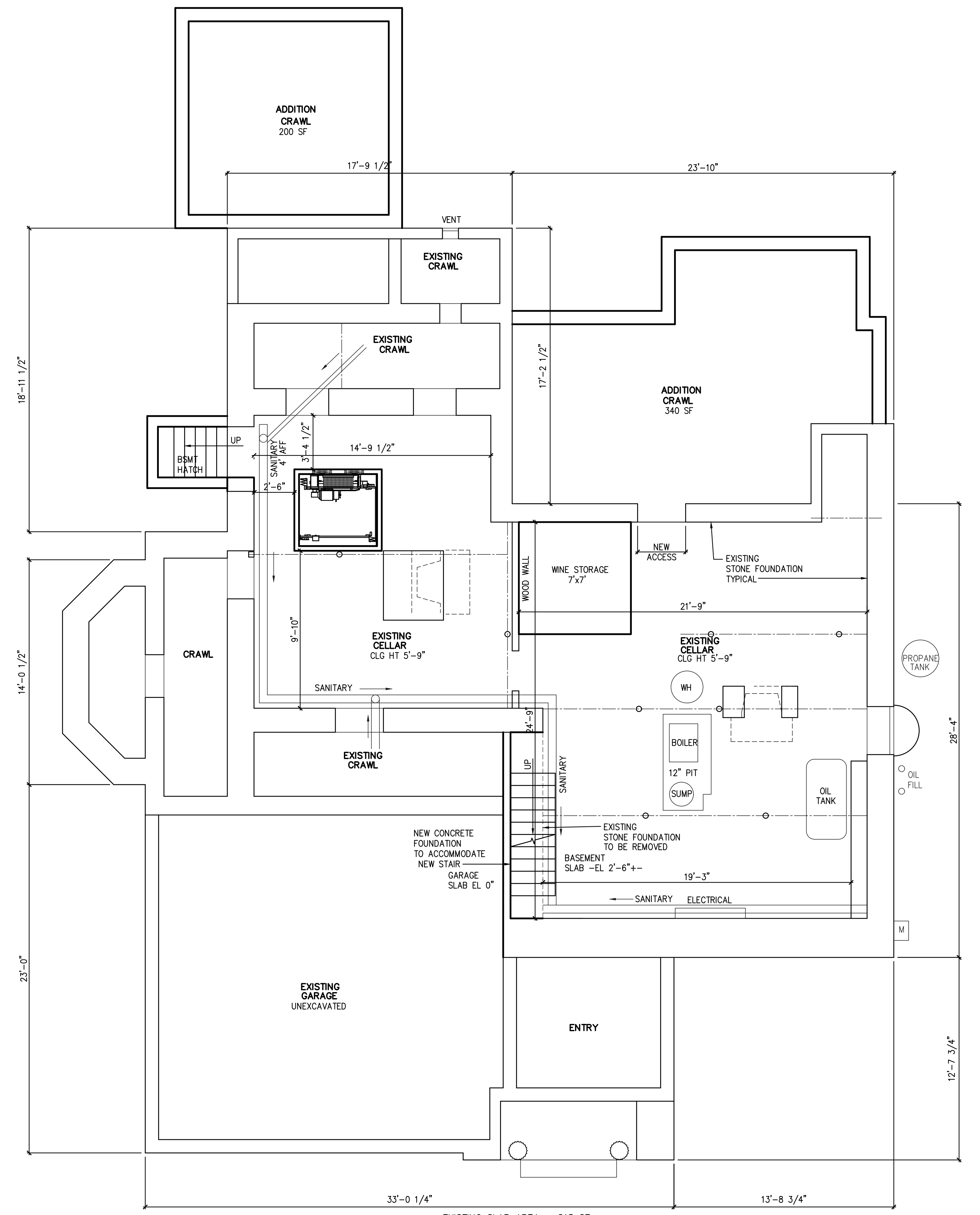


SCALE: 1/4"=1'-0"  
 DRAWN BY: DRW  
 JOB NO.: 071221  
 DRAWING NO.: A1

ISSUED FOR TOWN REVIEW 1/12/22

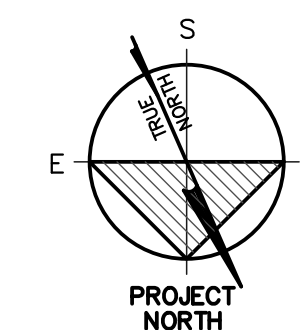


**ATTIC PLAN**  
SCALE: 1/4"=1'-0"



EXISTING SLAB AREA = 815 SF  
ADDITION GROSS = 540 SF  
**CELLAR PLAN**  
SCALE: 1/4"=1'-0"

ISSUED FOR TOWN REVIEW 1/12/22

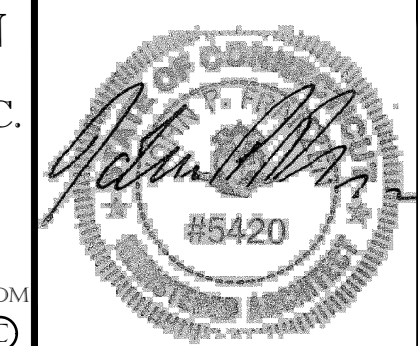


PROJECT:  
**PROPOSED RENOVATION/ADDITION TO MULLER RESIDENCE**  
35 WRIGHT STREET  
WESTPORT, CT 06880

DRAWING TITLE:  
**PROPOSED CELLAR AND ATTIC PLANS**

DATE  
JAN. 12, 2022

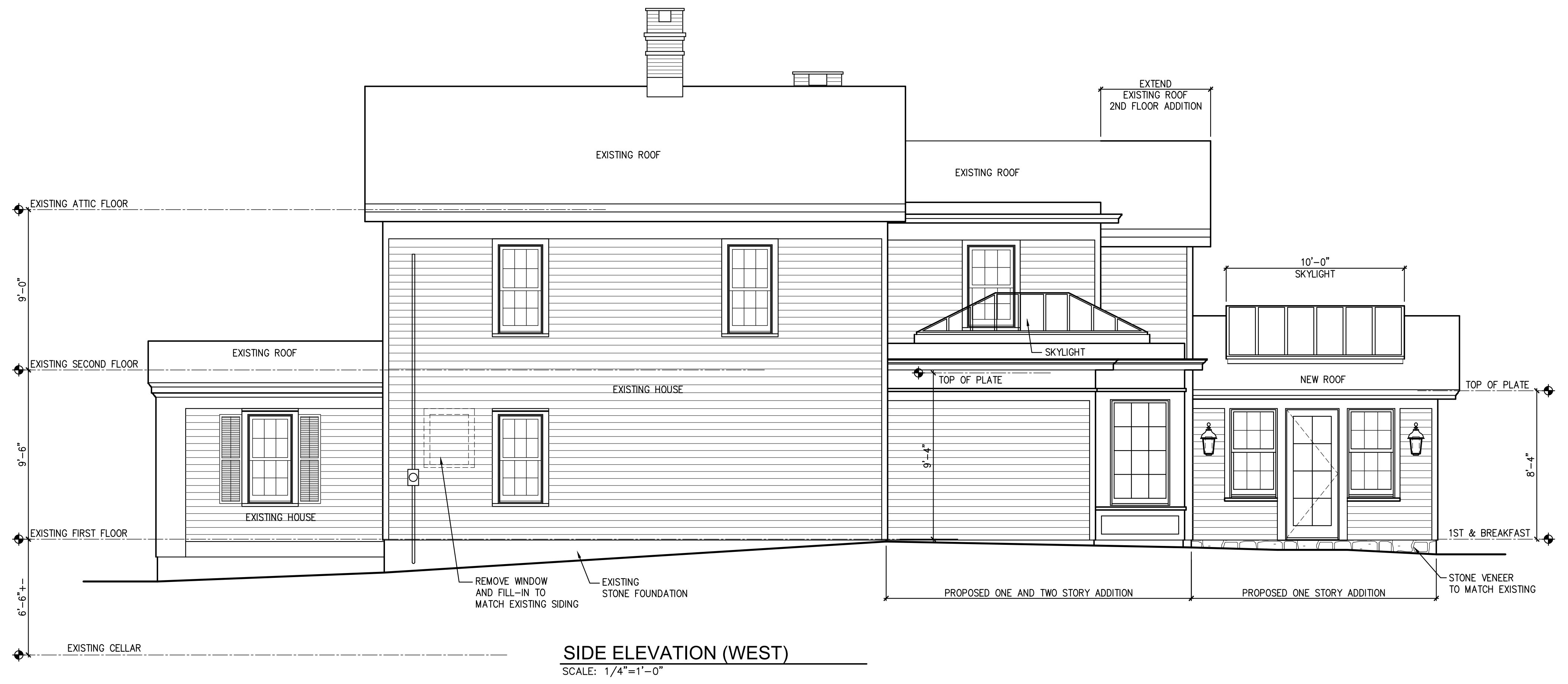
**J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C.**  
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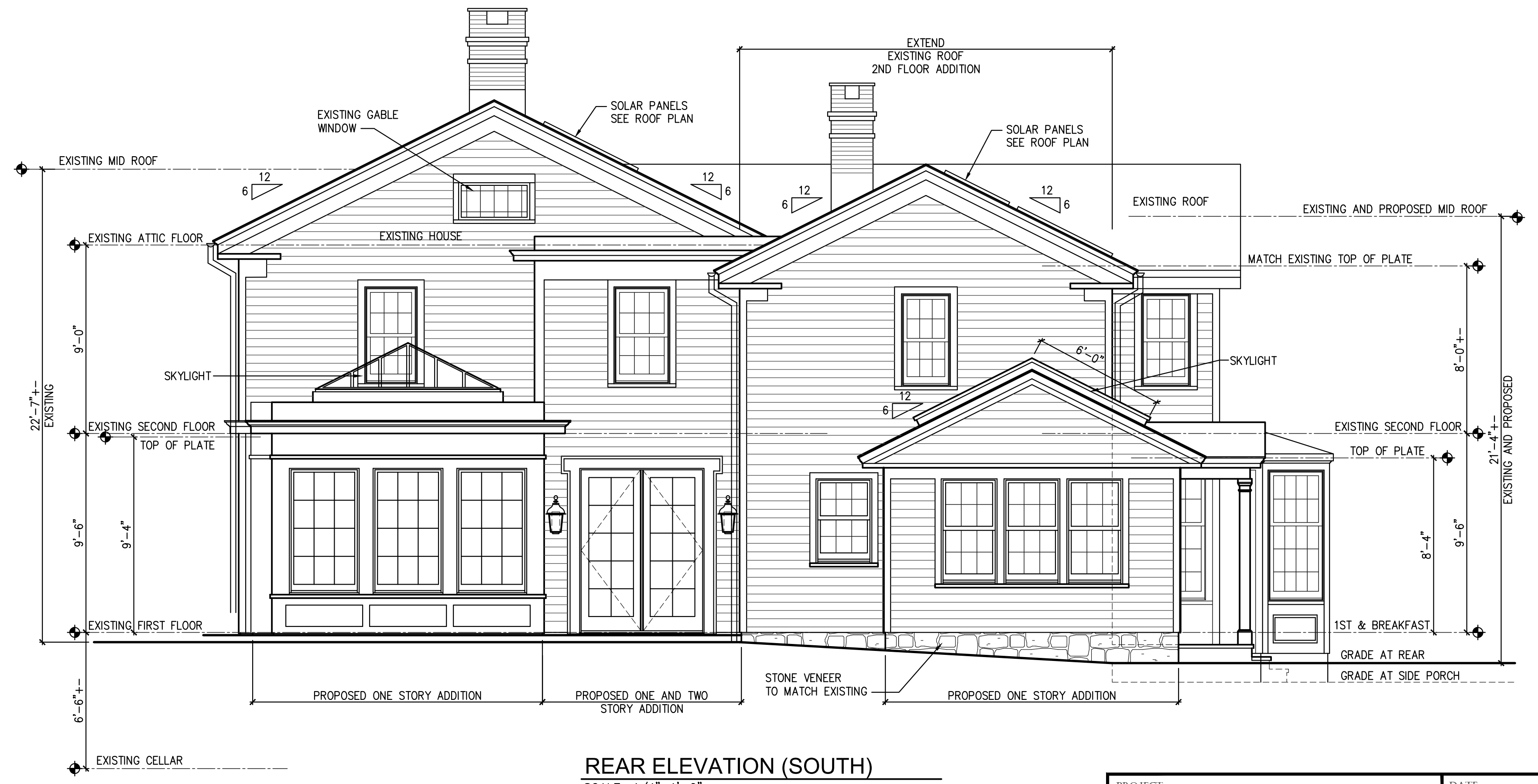
SCALE  
1/4"=1'-0"  
DRAWN BY  
**DRW**  
JOB NO.  
**071221**  
DRAWING NO.  
**A2**







**SIDE ELEVATION (WEST)**  
SCALE: 1/4"=1'-0"



**REAR ELEVATION (SOUTH)**  
SCALE: 1/4"=1'-0"

- EXTERIOR MATERIALS**
- 1. WALL SIDING**  
EXTERIOR SIDING SHALL BE CLEAR RED CEDAR  
1/2x6 CLAPBOARD WITH 5"+ EXPOSURE
  - 2. ROOF**  
ROOF SHINGLES 5/12< ARE TO BE PREMIUM GRADE WESTERN RED CEDAR WITH CERTI-LAST-PRESERVATIVE-TREATMENT. SHINGLES TO BE 18", TAPER SAWN, 5 1/4" EXPOSURE; 4 1/4" EXPOSURE AT LOW SLOPE ROOFS. ROOF LOW 1/12< EPDM BLACK SINGLE PLY
  - 3. TRIM AND CASINGS**  
WOOD CEDAR OR MAHOGANY PAINTED SOFT GLOSS
  - 4. WINDOWS/DOORS**  
PAINTED WOOD WINDOWS DOUBLE HUNG & CASEMENT AND FRENCH DOORS WITH INSULATED GLASS AND 5/8" SIMULATED DIVIDED LITES. SOLID DOORS TO BE MAHOGANY PAINTED.
  - 5. GUTTERS AND LEADERS**  
RED COPPER GUTTER TO BE 5 1/2" HALF ROUND AND 3" DIAMETER ROUND RED COPPER LEADERS
  - 6. FLASHING:**  
COPPER FLASHING (RED FINISH)
  - 7. PATIOS AND WALKS:**  
BLUESTONE
  - 8. STONE WALLS:**  
NATIVE FIELD STONE VENEER TO MATCH EXISTING RETAINING WALL
  - 9. FOUNDATIONS**  
HOUSE ADDITION AND COTTAGE TO BE STONE VENEER TO MATCH EXISTING STONE FOUNDATION
  - 10. CHIMNEY COTTAGE**  
BRICK RED
  - 11. FENCE**  
STREET FENCE WOOD CEDAR PAINTED 3'-8" HIGH WOOD PIERS 4'-10" HIGH DEER FENCE BLACK STEEL NETTED 8'-0" HIGH
  - 12. BASEMENT HATCH**  
COTTAGE COMPOSITE CONSTRUCTION SIMULATE WOOD LOOK

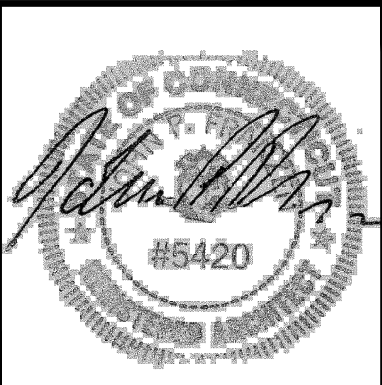
PROJECT:  
**PROPOSED RENOVATION/ADDITION TO MULLER RESIDENCE**  
35 WRIGHT STREET  
WESTPORT, CT 06880

DRAWING TITLE:  
**PROPOSED SOUTH AND WEST EXTERIOR ELEVATIONS**

DATE  
JAN. 12, 2022

**J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C.**

TIDE MILL BUILDING  
95 HARBOR ROAD  
SOUTHPORT, CT 06890  
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SCALE  
1/4"=1'-0"

DRAWN BY  
**DRW**

JOB NO.  
**071221**

DRAWING NO.  
**A4**

ISSUED FOR TOWN REVIEW 1/12/22



MULLER RESIDENCE 35 WRIGHT STREET



SITE HOUSE (LOOKING NORTH)



SITE COTTAGE (LOOKING SOUTH)



MULLER RESIDENCE 35 WRIGHT STREET



SIDE (EAST)



REAR (SOUTH)



STREET (NORTH) AND SIDE (WEST)



SIDE (EAST)



MULLER RESIDENCE 35 WRIGHT STREET



COTTAGE SHED (WEST)



COTTAGE FRONT (EAST)



SHED FRONT (EAST)

