



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

## Historic District Commission

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

**WESTPORT HISTORIC DISTRICT COMMISSION  
TUESDAY, APRIL 12, 2022 6:00 PM  
DRAFT MINUTES - SPECIAL PRE-APPLICATION MEETING**

**Members Present:**

Grayson Braun, Vice-Chair  
Scott Springer, Clerk  
Wendy Van Wie, Member  
Martha Eidman, Alternate  
Rachel Felcher, Alternate

**Staff Present:**

Donna Douglass, HDC Administrator

The Westport Historic District Commission held a special pre-application public meeting at 6:00 p.m. on **Tuesday, April 12, 2022** for the following purpose:

1. To review potential 32-18 plans at **1 Elmstead Lane**.  
**Discussion held. No action taken.**
2. To discuss and review work being done at **24 Morningside Drive South**.  
**Discussion held. No action taken.**
3. To adjourn the meeting.  
**MOTION (made by Braun): To adjourn the meeting.**  
**Meeting adjourned at 6:33 PM**

Grayson Braun, Vice-Chair  
Historic District Commission  
April 13, 2022



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Telephone (203) 341-1184

**WESTPORT HISTORIC DISTRICT COMMISSION  
TUESDAY, APRIL 12, 2022 6:30 PM  
DRAFT MINTUES - WORK SESSION**

**Members Present:**

Grayson Braun, Vice-Chair  
Scott Springer, Clerk  
Wendy Van Wie, Member  
Martha Eidman, Alternate  
Rachel Felcher, Alternate

**Staff Present:**

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic work session at **6:30 PM** on **Tuesday, April 12, 2022** for the following purposes:

- To discuss work in-progress with the Policy and Procedures Subcommittee regarding proposed changes to the HDC's handbook, website, bylaws, regulations, and other governing documents.

**Discussion held. No action taken.**

To adjourn the meeting.

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

**Meeting adjourned at 6:59 PM**

Grayson Braun, Vice-Chair  
Historic District Commission  
April 13, 2022



WESTPORT™

## Historic District Commission

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

### WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, APRIL 12, 2022, 7:00 PM DRAFT MINUTES

#### Members Present:

Grayson Braun, Vice-Chair  
Scott Springer, Clerk  
Wendy Van Wie, Member  
Elizabeth Bolognino, Alternate  
Martha Eidman, Alternate  
Rachel Felcher, Alternate

#### Staff Present:

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic public meeting at **7:00 p.m.** on **Tuesday, April 12, 2022**, for the following purposes:

1. To approve the minutes of the March 8, 2022, special meeting.  
**MOTION (made by Springer): To approve the minutes of the March 8, 2022, special meeting.**  
**SECOND: Van Wie**  
**SEATED: Braun, Springer, Van Wie, Bolognino, Eidman, Felcher**  
**VOTE: Unanimously approved.**
2. To approve the minutes of the March 8, 2022, public meeting.  
**MOTION (made by Van Wie): To approve the minutes of the March 8, 2022, public meeting.**  
**SECOND: Springer**  
**SEATED: Braun, Springer, Van Wie, Bolognino, Eidman, Felcher**  
**VOTE: Unanimously approved.**
3. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated March 25, 2022, for proposed single story addition including foundation, sidewall shingles, roof, windows, window trim and soffit details at **30 Evergreen Avenue** (PID # D10//072/000) which is located within the Evergreen Avenue Local Historic District.  
**MOTION (made by Van Wie): To approve a *Certificate of Appropriateness* application dated March 25, 2022, for proposed single story addition including foundation, sidewall shingles, roof, windows, window trim and soffit details at 30 Evergreen Avenue (PID # D10//072/000) which is located within the Evergreen Avenue Local Historic District.**  
**SECOND: Springer**  
**SEATED: Braun, Springer, Van Wie, Bolognino, Eidman**  
**VOTE: Unanimously approved.**
4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **398 Greens Farms Road** and require the full 180-day delay.

- MOTION (made by Van Wie): To waive the 180-day delay and allow issuance of the demolition permit for 398 Greens Farms Road.**  
**SECOND: Felcher**  
**SEATED: Braun, Springer, Van Wie, Eidman, Felcher**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
5. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **3 Lowlyn Road** and require the full 180-day delay.  
**MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 3 Lowlyn Road.**  
**SECOND: Van Wie**  
**SEATED: Braun, Springer, Van Wie, Bolognino, Felcher**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **9 Grays Farm Road** and require the full 180-day delay.  
**MOTION (made by Springer): To uphold the 180-day delay and not allow issuance of the demolition permit for 9 Grays Farm Road.**  
**SECOND: Van Wie**  
**SEATED: Braun, Springer, Van Wie, Bolognino, Felcher**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is UPHeld.**
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **5 Winker Lane** and require the full 180-day delay.  
**MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 5 Winker Lane.**  
**SECOND: Felcher**  
**SEATED: Braun, Springer, Van Wie, Eidman, Felcher**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **11 Murvon Court** and require the full 180-day delay.  
**MOTION (made by Bolognino): To waive the 180-day delay and allow issuance of the demolition permit for 11 Murvon Court.**  
**SECOND: Felcher**  
**SEATED: Braun, Springer, Van Wie, Bolognino, Felcher**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **19 Treadwell Avenue** and require the full 180-day delay.  
**MOTION (made by Springer): To uphold the 180-day delay and not allow issuance of the demolition permit for 19 Treadwell Avenue.**  
**SECOND: Van Wie**  
**SEATED: Braun, Springer, Van Wie, Bolognino, Eidman**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is UPHeld.**
10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **29 Owenoke Park** and require the full 180-day delay.  
**MOTION (made by Van Wie): To waive the 180-day delay and allow issuance of the demolition permit for 29 Owenoke Park.**  
**SECOND: Felcher**  
**SEATED: Braun, Springer, Van Wie, Eidman, Felcher**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**

11. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **14 Cockenoe Drive** and require the full 180-day delay.  
**MOTION (made by Van Wie): To waive the 180-day delay and allow issuance of the demolition permit for 14 Cockenoe Drive.**  
**SECOND: Springer**  
**SEATED: Braun, Springer, Van Wie, Bolognino, Felcher**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
  
12. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **11 Wake Robin Road** and require the full 180-day delay.  
**MOTION (made by Eidman): To uphold the 180-day delay and not allow issuance of the demolition permit for 11 Wake Robin Road.**  
**SECOND: Bolognino**  
**SEATED: Braun, Springer, Van Wie, Bolognino, Eidman**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.**
  
13. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **49 Easton Road** and require the full 180-day delay.  
**MOTION (made by Van Wie): To waive the 180-day delay and allow issuance of the demolition permit for 49 Easton Road.**  
**SECOND: Springer**  
**SEATED: Braun, Springer, Van Wie, Eidman, Felcher**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
  
14. To take such action as the meeting may determine to discuss **19 Soundview Drive** for a Preservation Award.  
**MOTION (made by Braun): To not present a Preservation Award to 19 Soundview Drive.**  
**SECOND: Springer**  
**SEATED: Braun, Springer, Bolognino, Eidman, Felcher**  
**ABSTAIN: Van Wie**  
**VOTE: Unanimously approved.**
  
15. To hear the Chairman's update.
  
16. To adjourn the meeting.

Bill Harris, Chair  
Historic District Commission  
April 14, 2022

For Office Use Only:  
Date of Filing: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
65 Day Period Ends: \_\_\_\_\_  
Type of Work: \_\_\_\_\_

## WESTPORT HISTORIC DISTRICT COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (CA)

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

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

Address of proposed work: 24 Morningside Drive South, Westport, Connecticut, 06880

Owner: George Tsahirides, Lillie Fortino

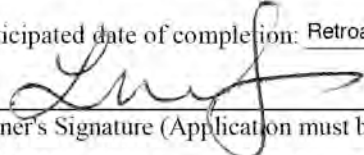
Phone: 203 856 3192 Email: Lillie.fortino@gmail.com

Agent/Contractor: N/A

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

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

Anticipated date of completion: Retroactive application

 \_\_\_\_\_  
Owner's Signature (Application must be signed) Date April 14, 2022

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

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

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

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

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

- Certificate of Appropriateness APPROVED**  
List any conditions or modifications:

\_\_\_\_\_  
\_\_\_\_\_

- Certificate of Appropriateness DENIED**  
List reasons for denial:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature/Chair, WHDC Date

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

**SECTION 4 (To be completed by the Historic District Commission)**

**FINAL APPROVAL**

Signature/WHDC: \_\_\_\_\_ Date of Site Inspection: \_\_\_\_\_



## Historic District Commission

Town Hall, 110 Myrtle Avenue  
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### WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 893 5809 1629  
Passcode: 563596  
Dial by your location  
+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/89358091629?pwd=NDdjZ0k1Z2RUZVc2NlIGdExOEdZSUT09>

The Westport Historic District Commission will hold a public meeting at 7:00 p.m. on **Tuesday, May 10, 2022** for the following purposes:

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated April 14, 2022, for proposed chicken coop at 24 Morningside Drive South (PID # G08//096/000) which is located within the Morningside Drive South Local Historic District.
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated April 13, 2022, for proposed removal of outbuilding and remains of the smaller, related structures and construct a compatible structure for use as an ancillary dwelling, including installation of solar panels at 35 Wright Street (PID # C09//042/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.

Bill Harris, Chair  
Historic District Commission  
April 26, 2022

#### Special Notice Regarding This Electronic Meeting:

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 meeting. A copy of the applications and Historic District Commission agenda for the meeting is available on-line at [www.westportct.gov](http://www.westportct.gov) and on the Town Calendar web page under May 10, 2022.

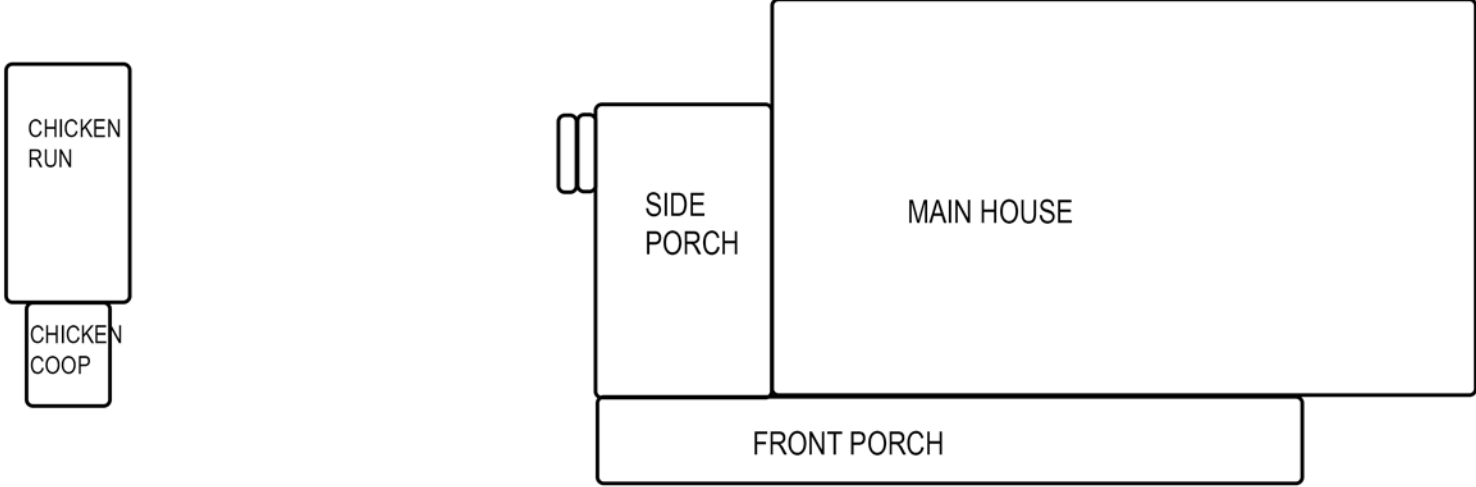
*It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA 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.*

RECEIVED FROM PROPOSER  
WESTPORT HISTORIC DISTRICT COMMISSION  
2022 APR 26 PM 12:32

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

24 Morningside Drive South

Project Details: To place a small, non-permanent (no foundation dug or poured), wooden chicken coop of Amish-style on the side yard to the far lefthand side of the main house, with an attached 8'x16' covered chicken run, also non-permanent.



FRONT YARD

PUBLIC ROAD



# IMAGES OF COOP AND RUN



For Office Use Only:  
Date of Filing: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
65 Day Period Ends: \_\_\_\_\_  
Type of Work: \_\_\_\_\_

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

Address of proposed work: 35 WRIGHT STREET  
Owner: CARL MULLER / ROSENBERG, PETER, TRUSTEE  
c/o  
Phone: 203-454-8008 Email: Gloria@landuse-ct.com  
Agent/Contractor: GLORIA GOUVEIA/LAND USE CONSULTANTS  
Address: 131 KINGS HWY N. WESTPORT, CT 06880  
Phone: 203-454-8008 Email: Gloria@landuse-ct.com  
Anticipated date of completion: 2023  
Gloria Gouveia, AUTHORIZED AGENT, 04/13/2022  
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.

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

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

- Certificate of Appropriateness APPROVED  
List any conditions or modifications:  
\_\_\_\_\_  
\_\_\_\_\_

- Certificate of Appropriateness DENIED  
List reasons for denial:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature/Chair, WHDC

\_\_\_\_\_  
Date

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

**SECTION 4 (To be completed by the Historic District Commission)**

**FINAL APPROVAL**

Signature/WHDC: \_\_\_\_\_ Date of Site Inspection: \_\_\_\_\_



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2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated April 13, 2022, for proposed removal of outbuilding and remains of the smaller, related structures and construct a compatible structure for use as an ancillary dwelling, including installation of solar panels at 35 Wright Street (PID # C09//042/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.

Bill Harris, Chair  
Historic District Commission  
April 26, 2022

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RECEIVED FROM PROPOSER  
WESTPORT HISTORIC DISTRICT COMMISSION  
2022 APR 26 P 12:30

## 35 WRIGHT STREET - OUTBUILDING REMOVAL/PROPOSED COTTAGE

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.

An HDC Certificate of Appropriateness for the Main House was granted on February 8, 2022, and a ZBA variance for setbacks was granted on March 22, 2022. Construction and site work is expected to begin this May.

At the rear of the property, along the westerly property line are several outbuildings. The largest, about 500 square feet was likely constructed around the turn of the 19<sup>th</sup> century, formerly and most recently used as an ersatz 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, which has not been maintained for decades is in severely deteriorated condition.

We propose to remove the outbuilding and the remains of the smaller, related structures and construct a compatible structure for use as an ancillary dwelling.

The new building will be served by solar energy, hence solar panels will be installed on the roof as shown in the plans accompanying this application.

Respectfully submitted by,

Gloria Gouveia, LAND USE CONSULTANTS

April 14, 2022

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

95 HARBOR ROAD, SOUTHPORT, CT 06890 TEL: (203)259-0529

March 10, 2022

Steve Smith, Building Official  
Town of Westport - Building Department  
515 Post Road East – 2<sup>nd</sup> floor  
Westport, CT 06880

RE: 35 Wright Street – Accessory structure

Dear Steve,

Thank you for meeting with my associate David Weitowitz and me on March 8, 2022, to inspect the accessory structure at 35 Wright Street.

This will confirm our findings and related code deficiencies.

As we observed --

- Exterior elements of the accessory structure are deteriorated and based upon their age, we suspect are contaminated with lead i.e., shingles, trim, windows.
  - The roof is supported by temporary bracing put in place after the roof collapsed more than a decade ago, according to the property owner.
  - The frame of the accessory structure was constructed in post and beam style but with only intermittent posts and boards as sheathing. Hence there is no provision for wind shear as currently required in the Building Code.
  - As wood shingle siding is applied directly to the board sheathing there is no code required air barrier.
  - The structure has no insulation, and the roof rafters are too shallow for insulation to be added.
  - Portions of the interior walls are missing.
-

- 
- Approximately half of the interior floor is missing.
  - Remaining portions of the floor joists and plywood flooring are rotting and show evidence consistent with water damage.
  - The floor is not attached or connected in any way to the foundation i.e., there are no anchor bolts, tie downs, etc. in place as required in Building Code.
  - The crawl space shows evidence of infestation by vermin and racoons.

The exception to the above is the stone foundation. It appears that if the wood structure is removed, it may be possible to repair and preserve the foundation and incorporate it with proposed new construction.

The attached photos illustrate many of these issues.

Based on the forgoing, it appears that the accessory building is not a candidate for restoration or refurbishment under the current building code.

Do you agree?

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'John P. Franzen', written over the typed name.

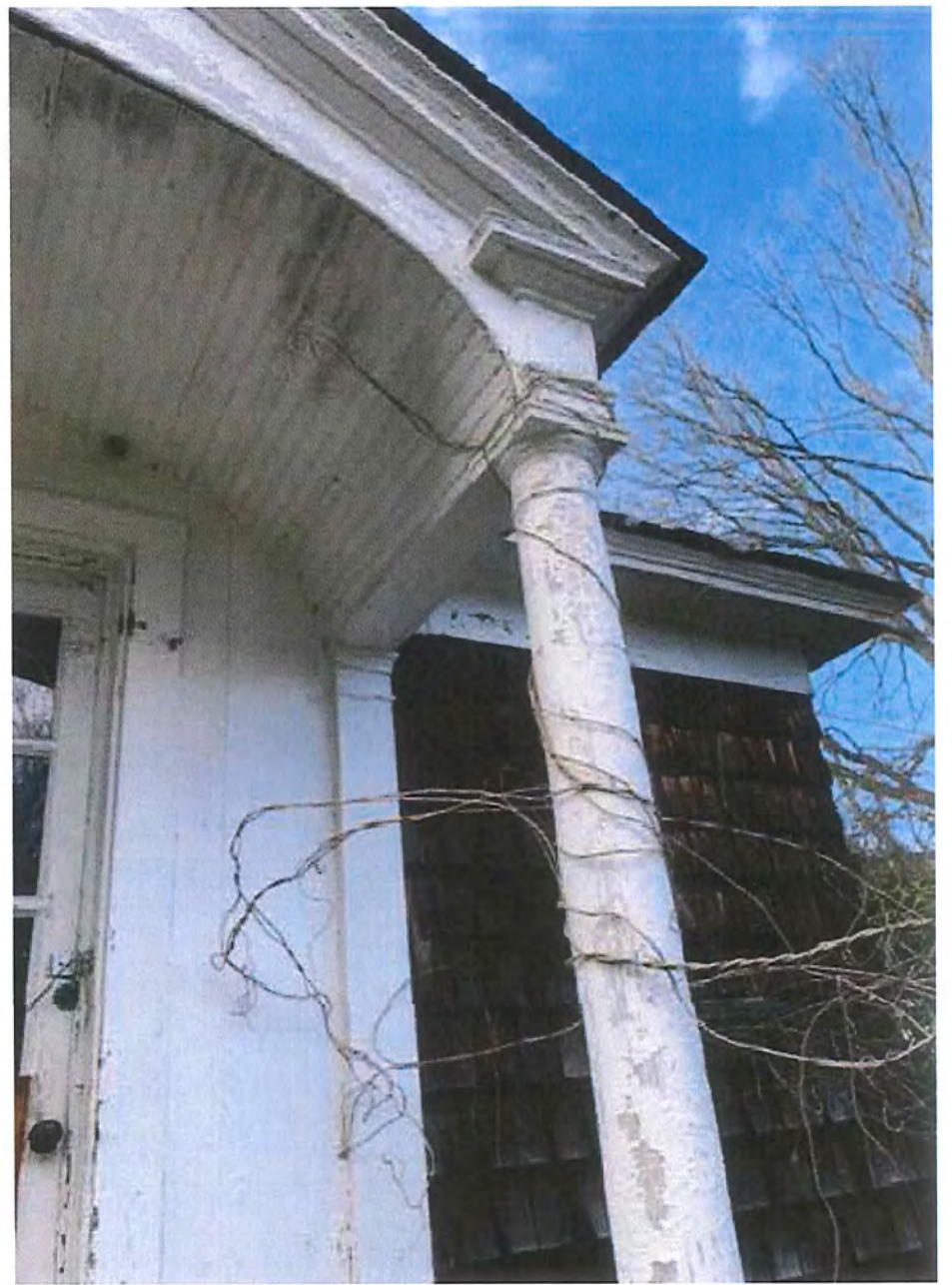
John P. Franzen FAIA

Attachments: Photos (3)

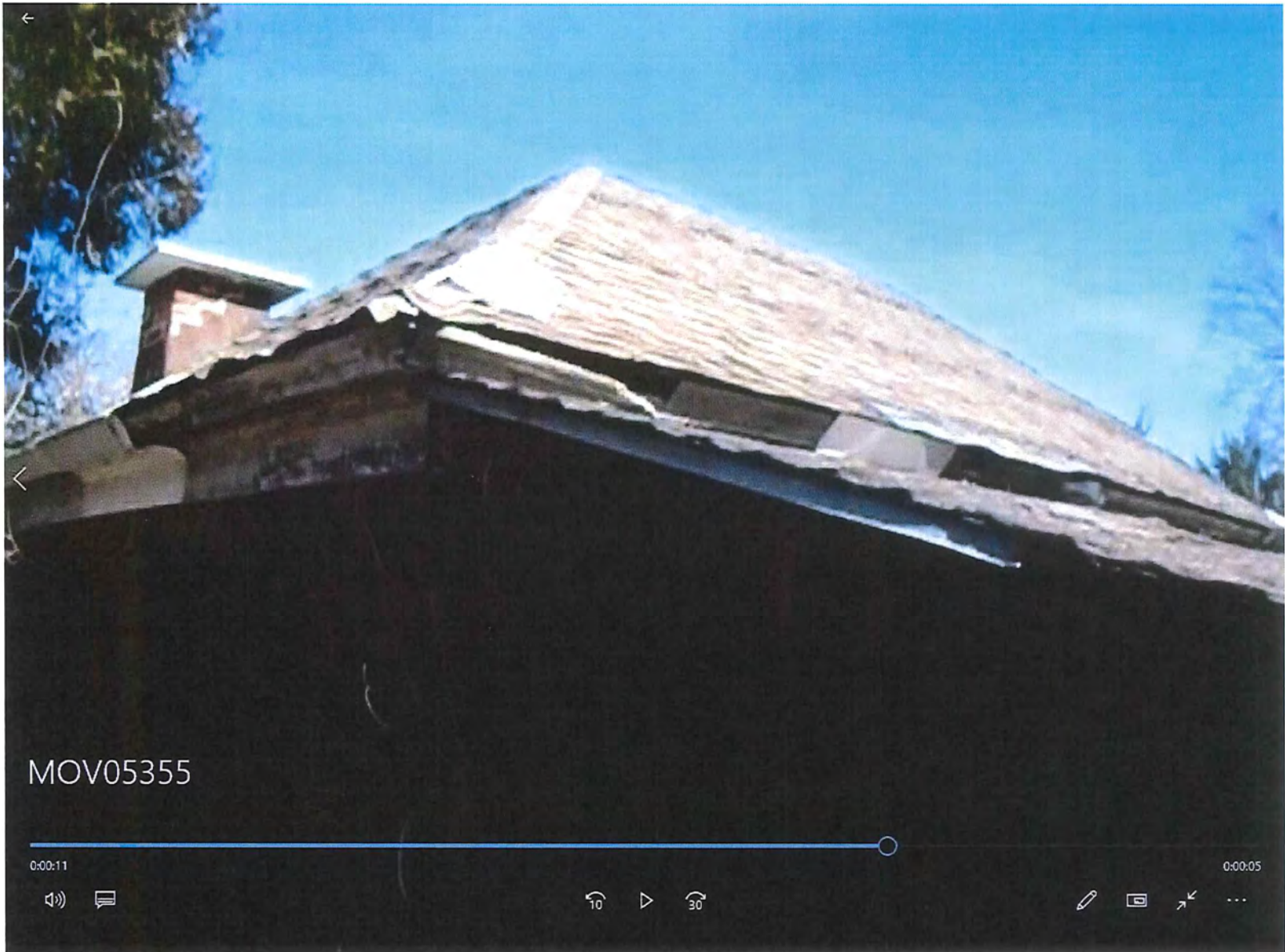




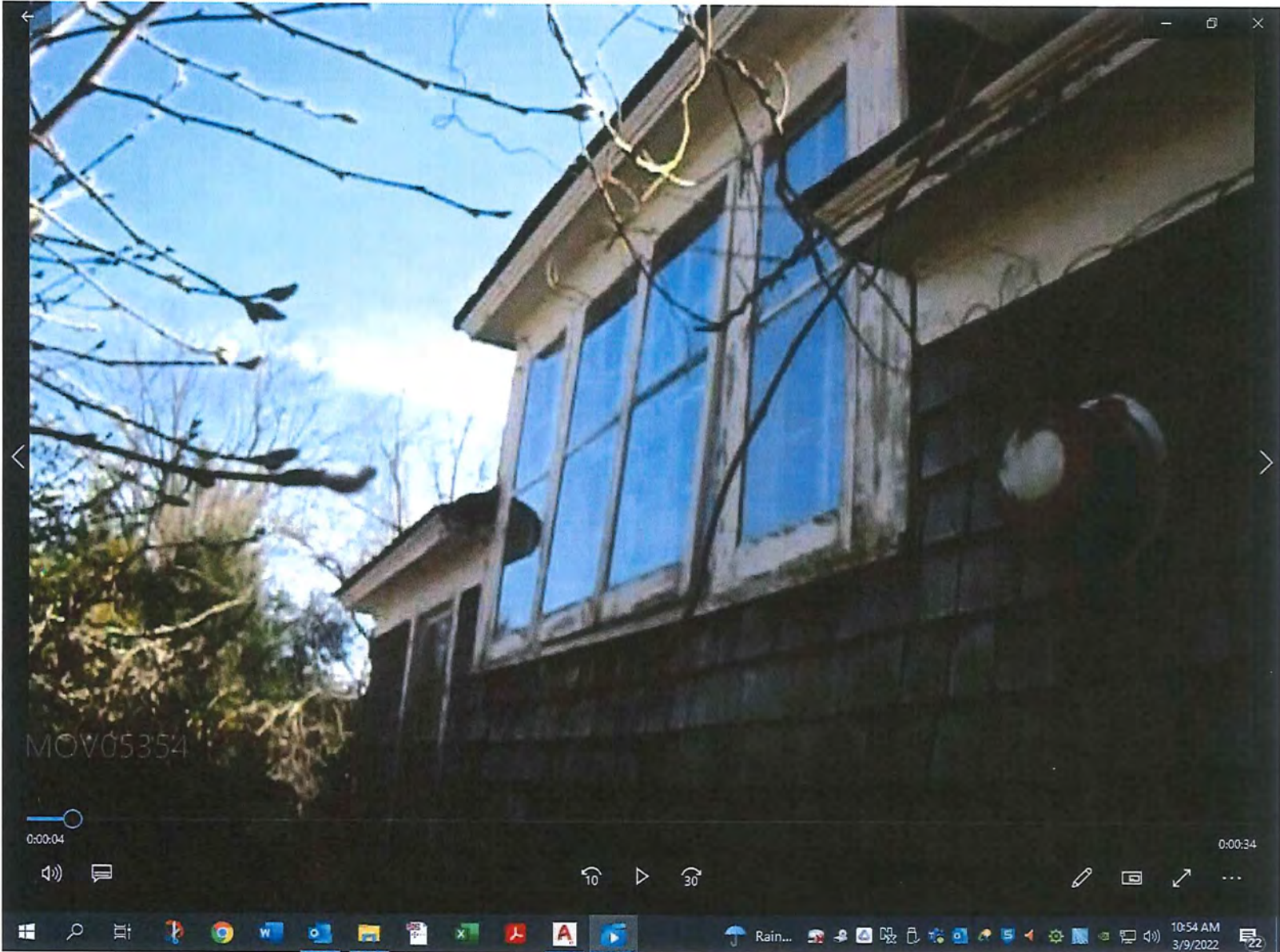














**Town of Westport**  
**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
www.westportct.gov

March 23, 2022

Gloria Gouveia  
Land Use Consultants  
131 Kings Highway N.  
Westport, CT 06880

**RE: CASE # ZBA-22-00127**  
**ADDRESS: 35 Wright Street**

**OWNER OF PROPERTY: Peter Rosenberg, Trustee and Cynthia Muller, Revocable Trust**

Dear Ms. Gouveia,

This is to certify that at the work session of the Zoning Board of Appeals held on March 22, 2022, the Board voted 5-0 {Ezzes, Wong, Wistreich, Newman, Hood} and the following resolution was adopted:

**RESOLVED:** Application #ZBA-22-00127 by Gloria Gouveia, Land Use Consultants, for property owned by Peter Rosenberg, Trustee and Cynthia Muller, Revocable Trust for variance of the Zoning Regulations: §6-2.1.7 (Expansion of a Non-Conforming Building in Setbacks), and §12-4 (Setbacks) to expand the 1st and 2nd stories of the Principal Building, construct a new patio and two AC units, all within the side setbacks, located in Residence AA district, PID# C09042000 is hereby GRANTED.

The Zoning Board of Appeals found the following unique and specific hardship from the application of the regulations to the subject property:

- House Pre-dates Zoning
- Historic House
- Lot Shape

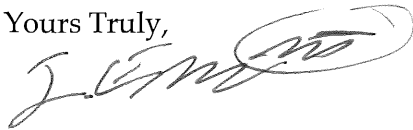
The above has been GRANTED in accordance with the plans submitted with the application (Proposed Survey entitled Proposed Improvement Plan prepared for Carl Anton Muller at 35 Wright Street Westport, Connecticut prepared by Leonard Surveyors, LLC, dated 01/05/03 revised 02/22/22, building plans entitled Proposed Renovation/Addition to Muller Residence prepared for property located at 35 Wright Street Westport, CT prepared by J.P. Franzen Associates Architects, P.C., dated 01/12/22, and floor plans entitled Existing and Proposed First floor plans prepared for property located at 35 Wright Street Westport, CT prepared by J.P. Franzen Associates Architects, P.C., dated 01/12/22). Said plans are stamped "APPROVED" by the Zoning Board of Appeals on March 22, 2022.

**Effective Date:** Contingent upon applicant filing this resolution with the Town Clerk.

Prior to the issuance of a zoning permit this variance must be filed with the Town Clerk.

Subsequent to recording the variance with the Town Clerk you will need to obtain a Zoning Permit. You may also require a Building Permit, and you should contact the Building Department at 203-341-5025 for further information.

Yours Truly,

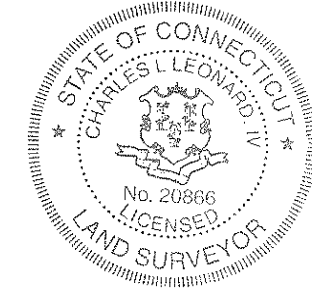
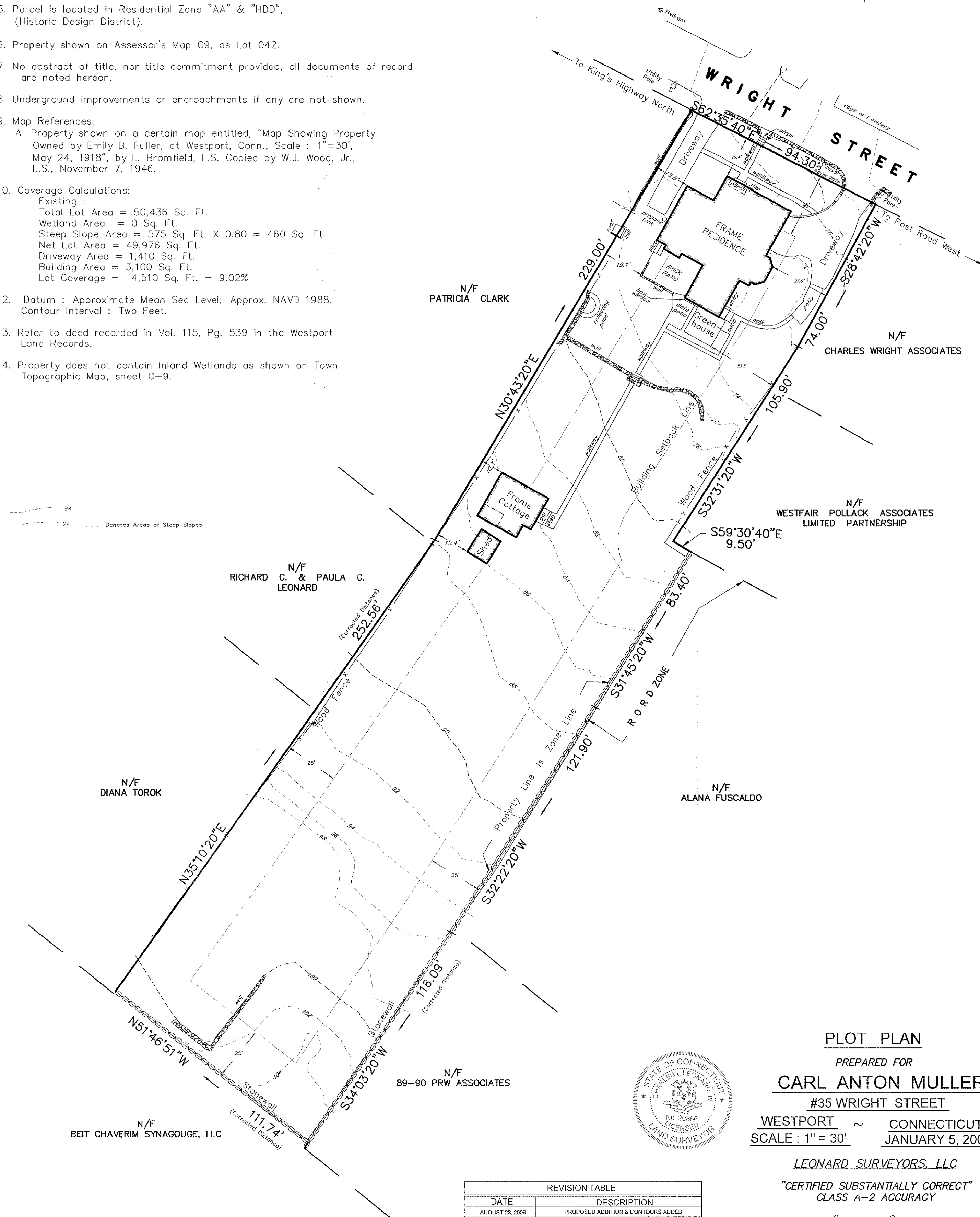
A handwritten signature in black ink, appearing to read "James Ezzes", with a large, stylized flourish at the end.

James Ezzes, Chairman  
Westport Zoning Board of Appeals

**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

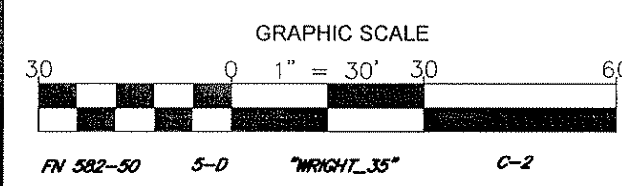


**PLOT PLAN**  
 PREPARED FOR  
**CARL ANTON MULLER**  
 #35 WRIGHT STREET  
 WESTPORT ~ CONNECTICUT  
 SCALE: 1" = 30' JANUARY 5, 2003

**LEONARD SURVEYORS, LLC**  
 "CERTIFIED SUBSTANTIALLY CORRECT"  
 CLASS A-2 ACCURACY

*Charles Leonard*  
 CHARLES L. LEONARD IV, P.E. & L.S., CONN. REG. NO. 20888

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

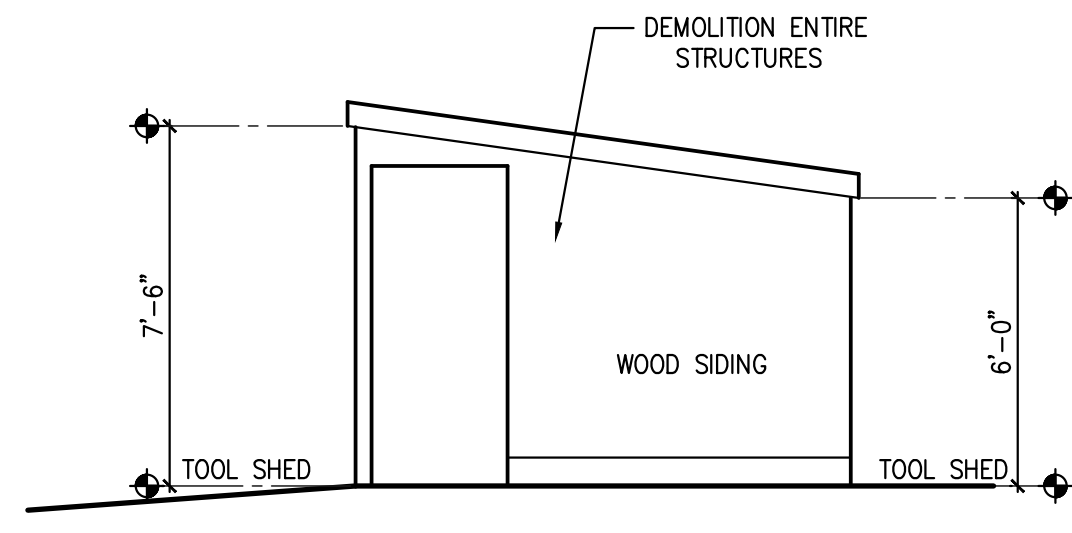


**LEONARD SURVEYORS, LLC**  
 830 POST ROAD EAST  
 WESTPORT, CONNECTICUT 06890  
 PHONE: (203) 228-7761  
 FAX: (203) 454-1652

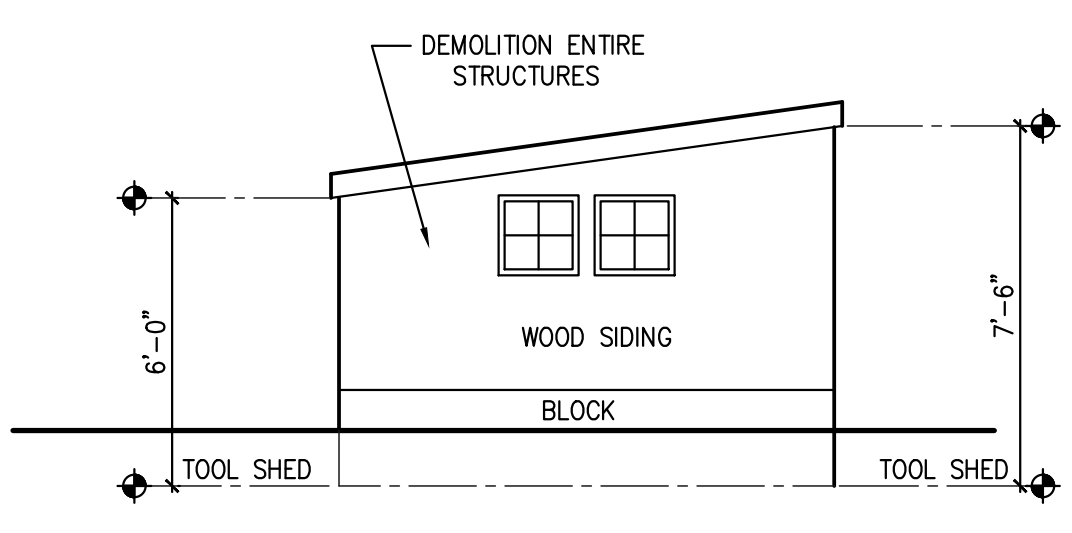
ISSUED FOR TOWN REVIEW 4/12/22

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

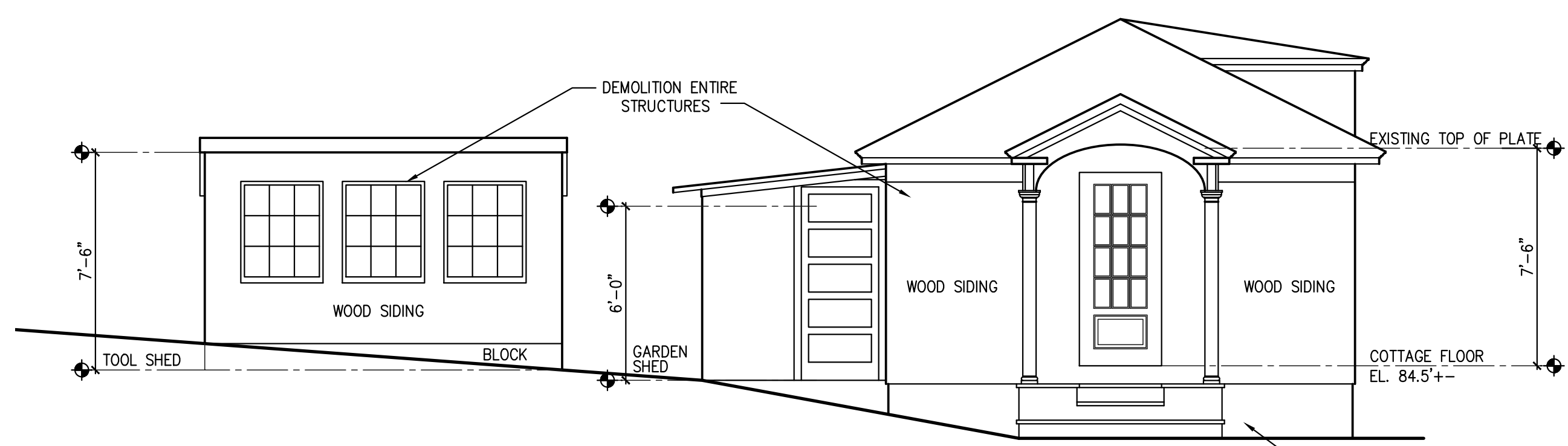




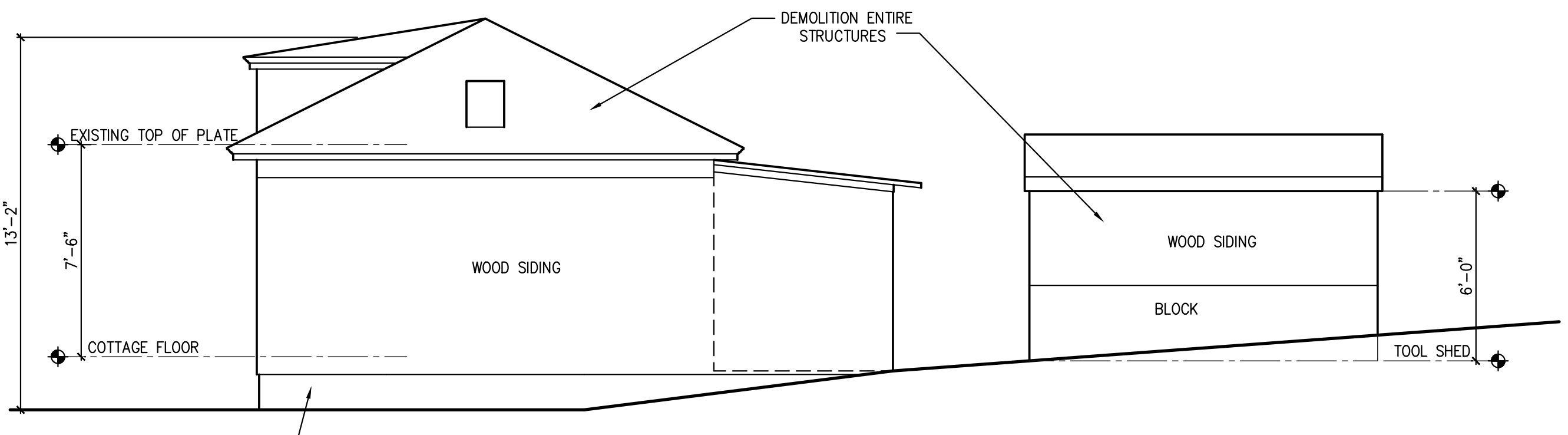
**TOOL SHED  
SIDE ELEVATION (NORTH)**  
SCALE: 1/4"=1'-0"



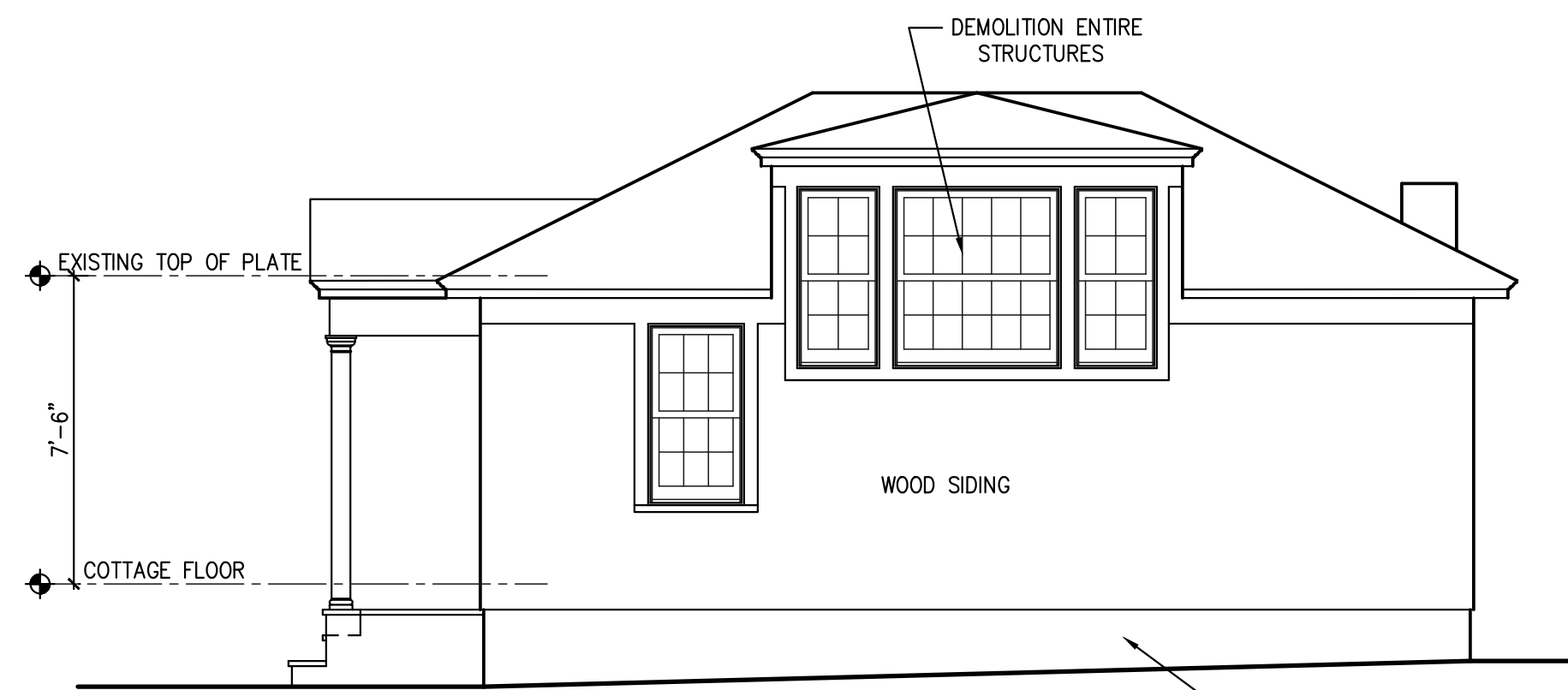
**TOOL SHED  
SIDE ELEVATION (SOUTH)**  
SCALE: 1/4"=1'-0"



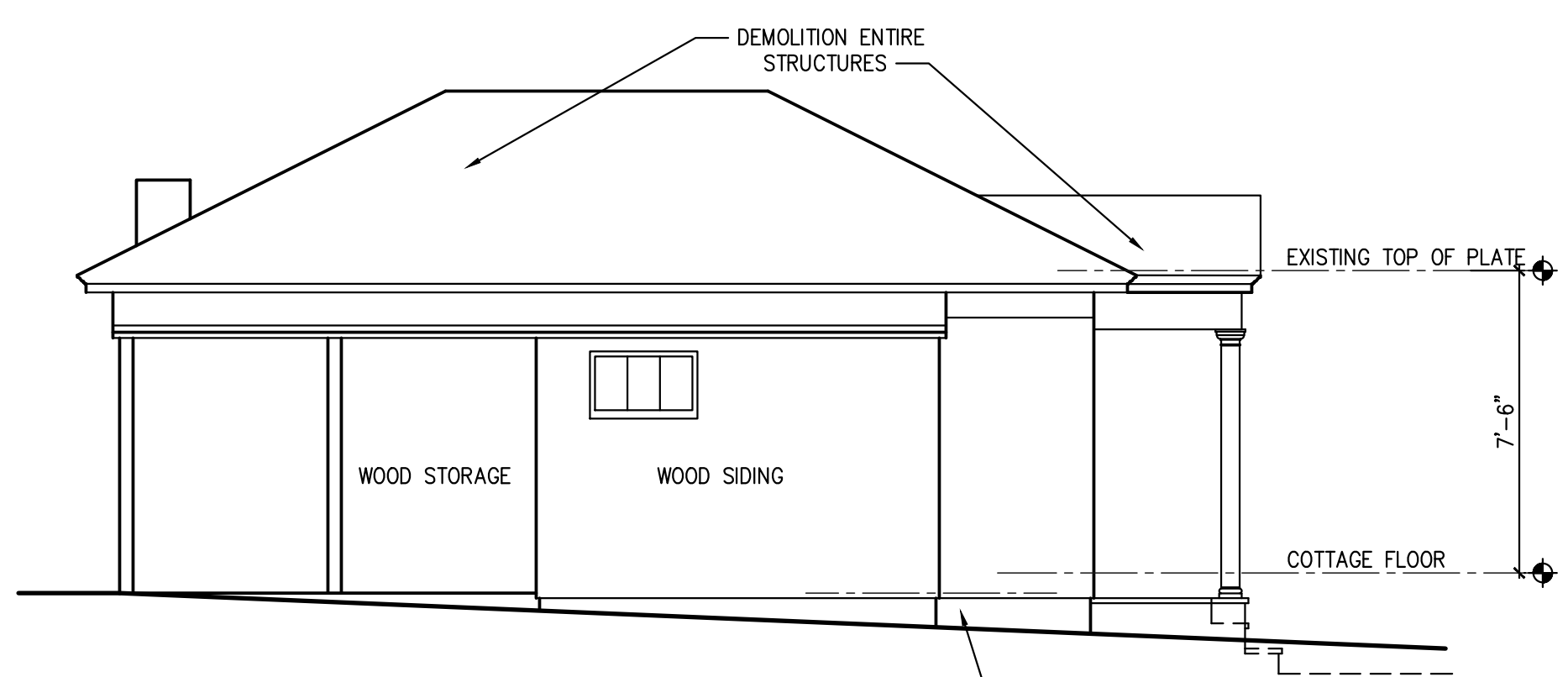
**COTTAGE AND TOOL SHED  
FRONT ELEVATION (EAST)**  
SCALE: 1/4"=1'-0"



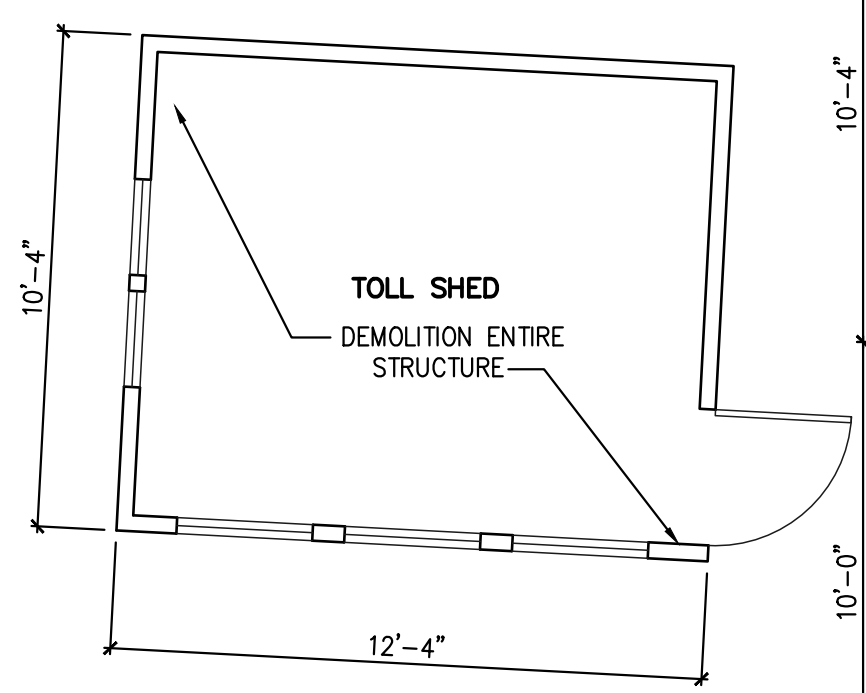
**COTTAGE AND TOOL SHED  
REAR ELEVATION (WEST)**  
SCALE: 1/4"=1'-0"



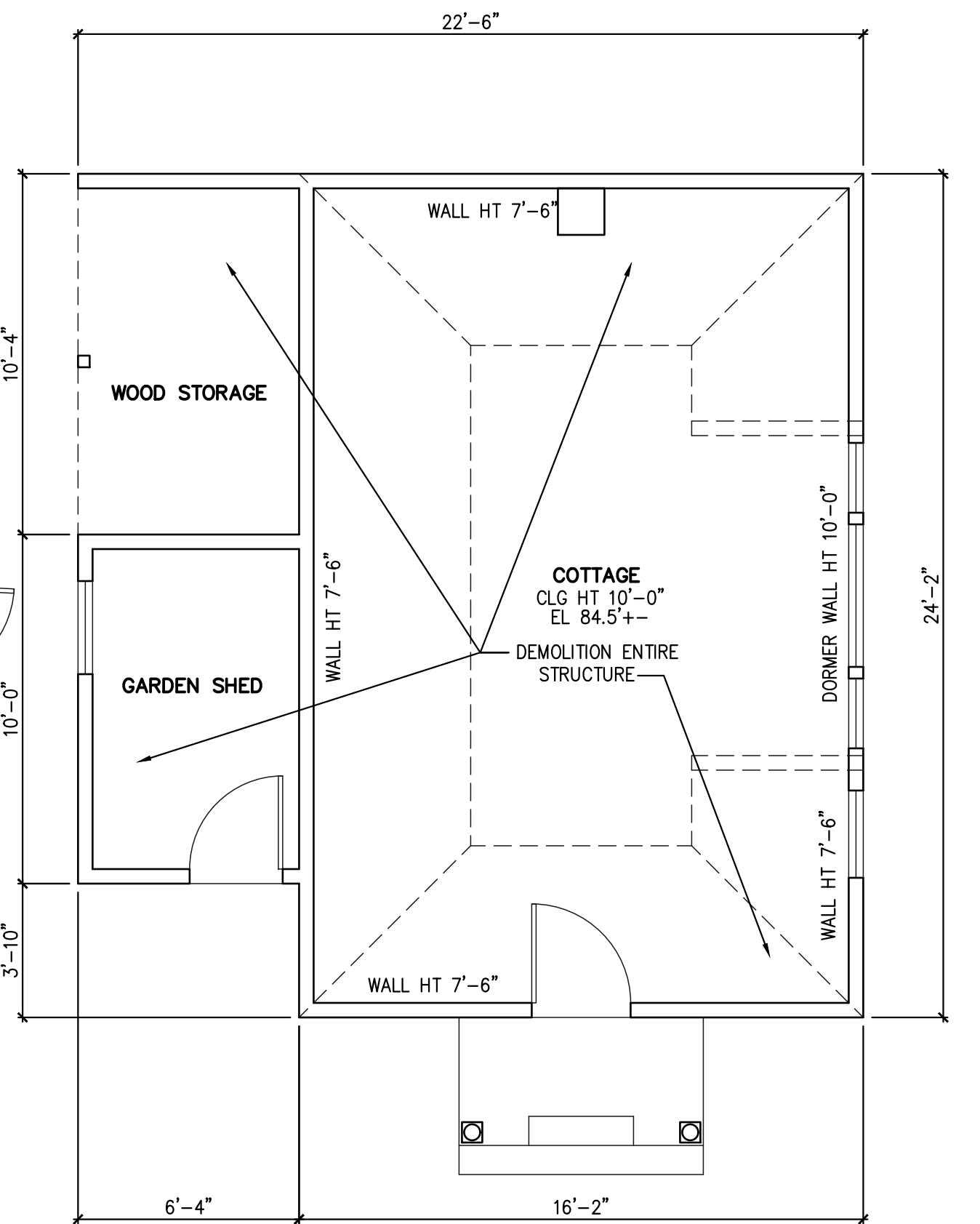
**COTTAGE  
SIDE ELEVATION (NORTH)**  
SCALE: 1/4"=1'-0"



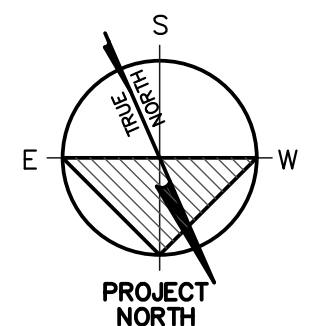
**COTTAGE  
SIDE ELEVATION (SOUTH)**  
SCALE: 1/4"=1'-0"



**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  
COTTAGE BUILDING  
MULLER RESIDENCE  
35 WRIGHT STREET  
WESTPORT, CT 06880  
DRAWING TITLE:  
DEMOLITION PLANS AND  
EXTERIOR ELEVATIONS

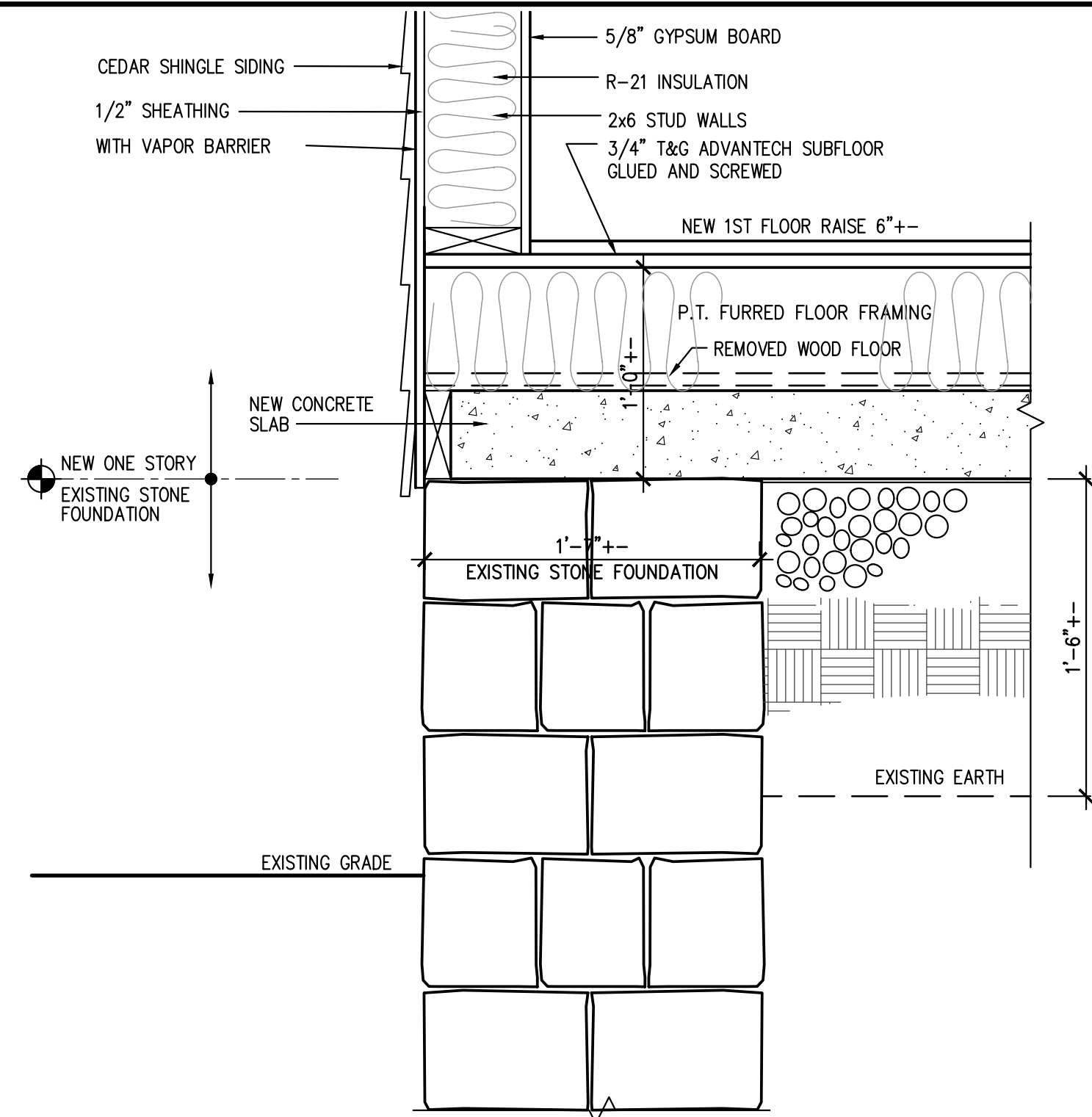
DATE  
APRIL 12, 2022

J.P. FRANZEN  
ASSOCIATES  
ARCHITECTS, P.C.  
TIDE MILL BUILDING  
95 HARBOR ROAD  
SOUTHPORT, CT 06890  
TEL: 0303 259-0529  
WWW.FRANZENARCHITECTS.COM

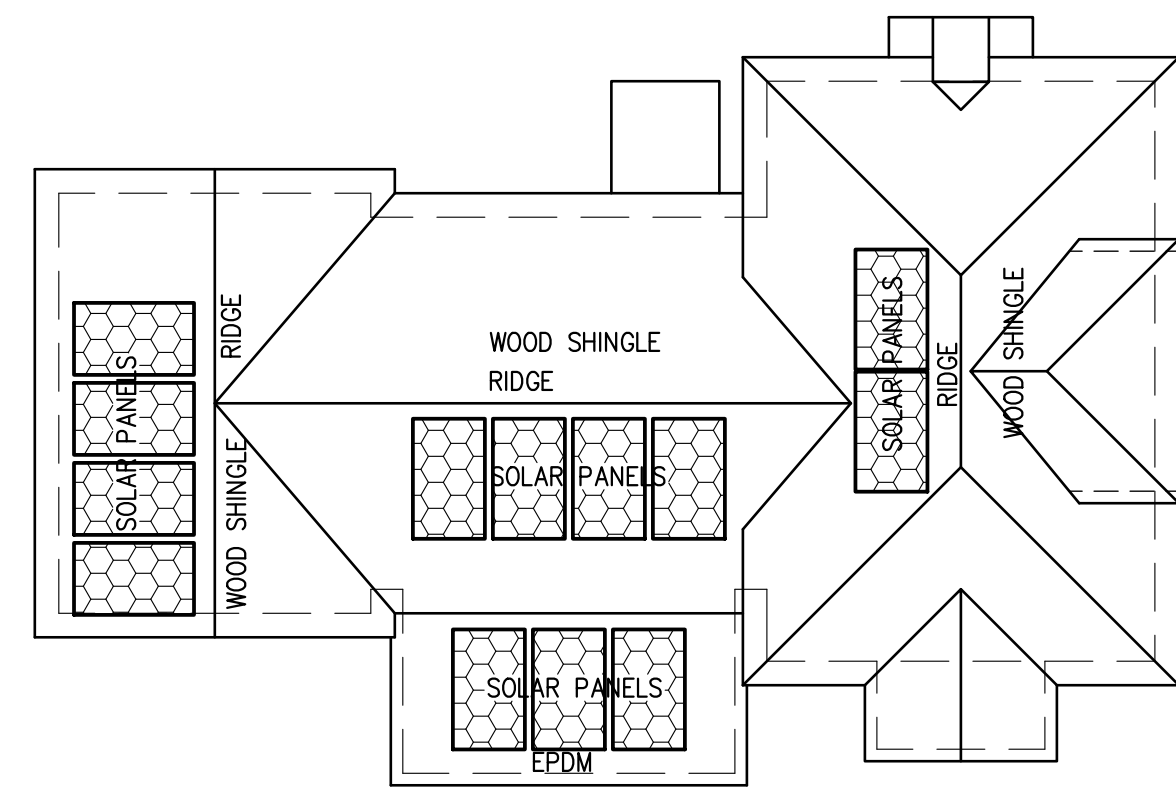
ISSUED FOR TOWN REVIEW 4/12/22

SCALE  
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DRAWN BY  
DRW  
JOB NO.  
071221  
DRAWING NO.

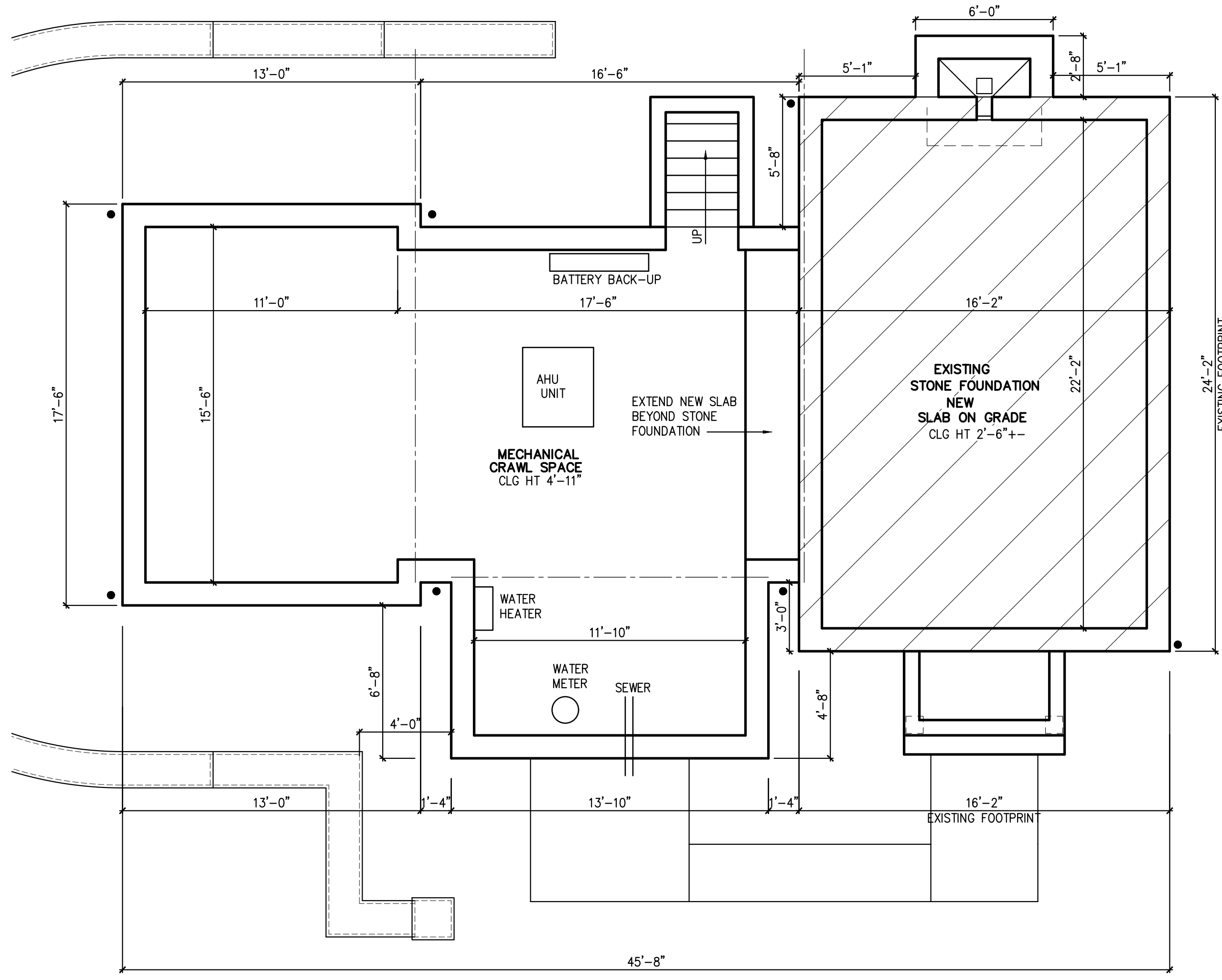
**EXR1**



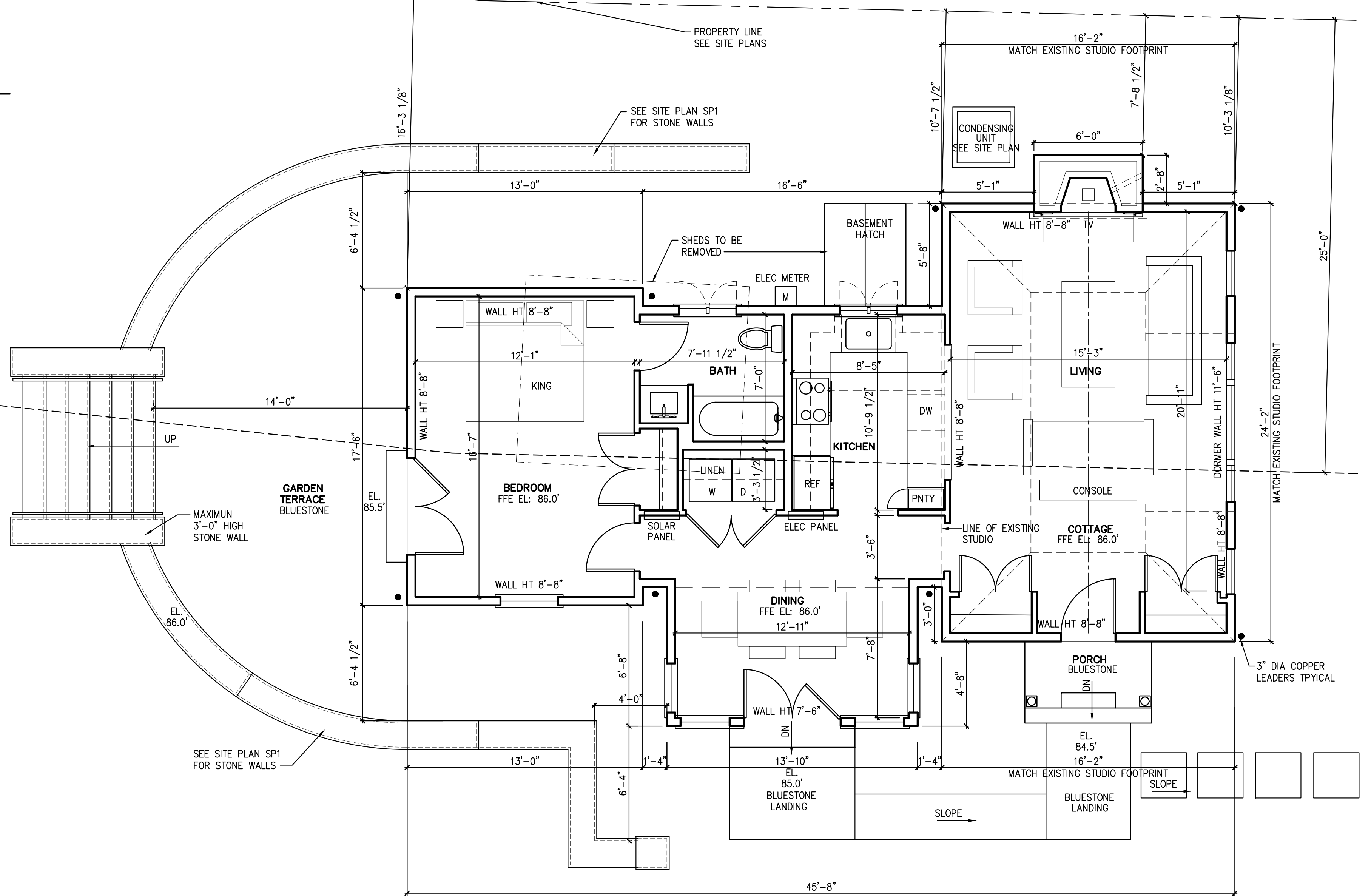
**EXISTING STONE FOUNDATION**  
SCALE: 1 1/2"=1'-0"



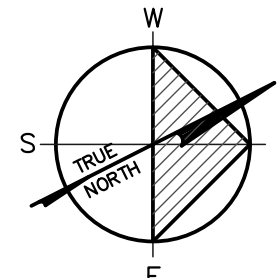
**PROPOSED COTTAGE ROOF PLAN**  
SCALE: 1/8"=1'-0"



**PROPOSED COTTAGE CRAWL SPACE PLAN**  
SCALE: 1/4"=1'-0"



**980 SF PROPOSED COTTAGE FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



PROJECT:  
PROPOSED  
RENOVATION/ADDITION TO  
COTTAGE BUILDING  
MULLER RESIDENCE  
35 WRIGHT STREET  
WESTPORT, CT 06880  
DRAWING TITLE:  
PROPOSED COTTAGE CRAWL  
FIRST FLOOR AND ROOF PLANS

DATE  
APRIL 12, 2022

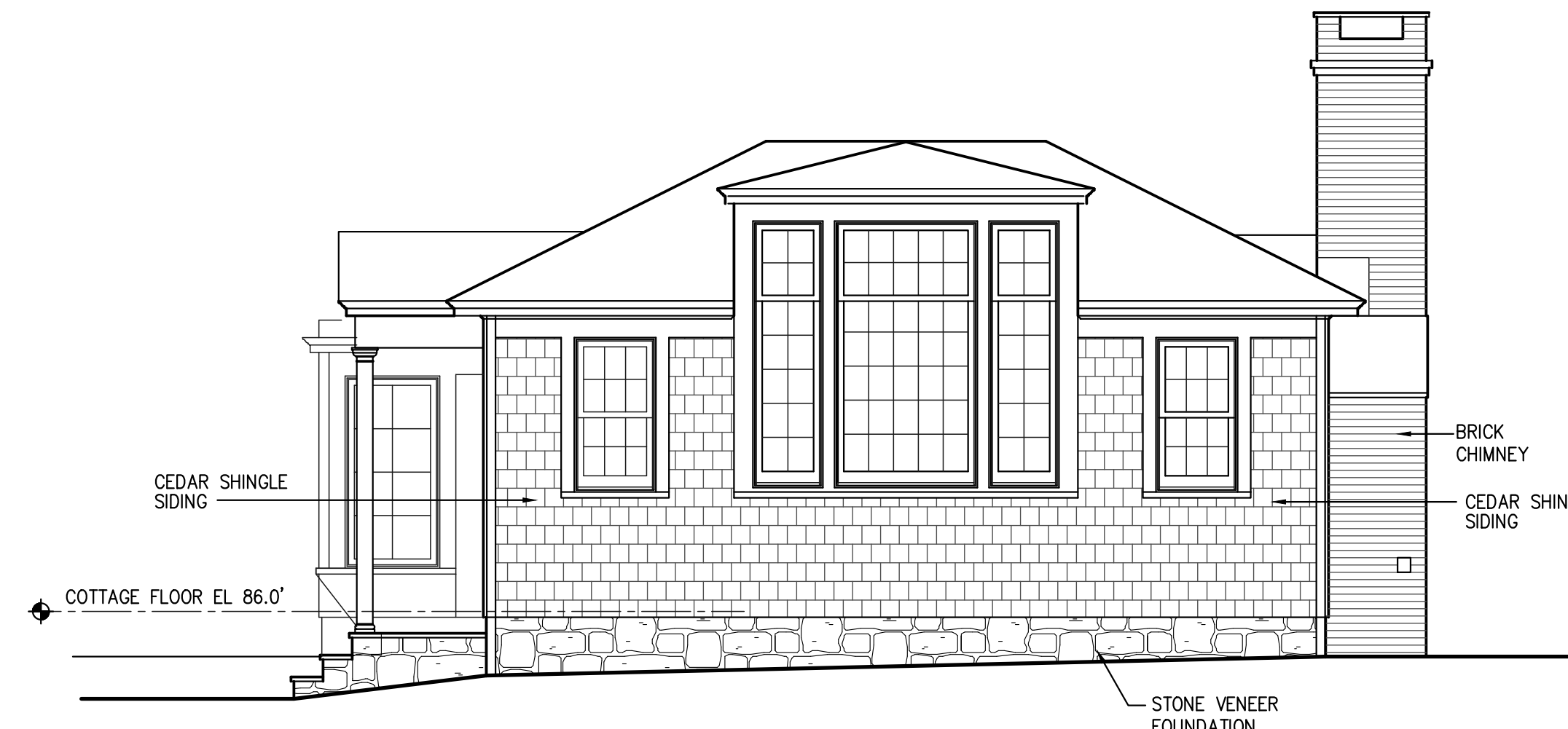
J.P. FRANZEN  
ASSOCIATES  
ARCHITECTS, P.C.  
TIDE MILL BUILDING  
95 HARBOR ROAD  
SOUTHPORT, CT 06890  
TEL: (203) 259-0529  
WWW.FRANZENARCHITECTS.COM



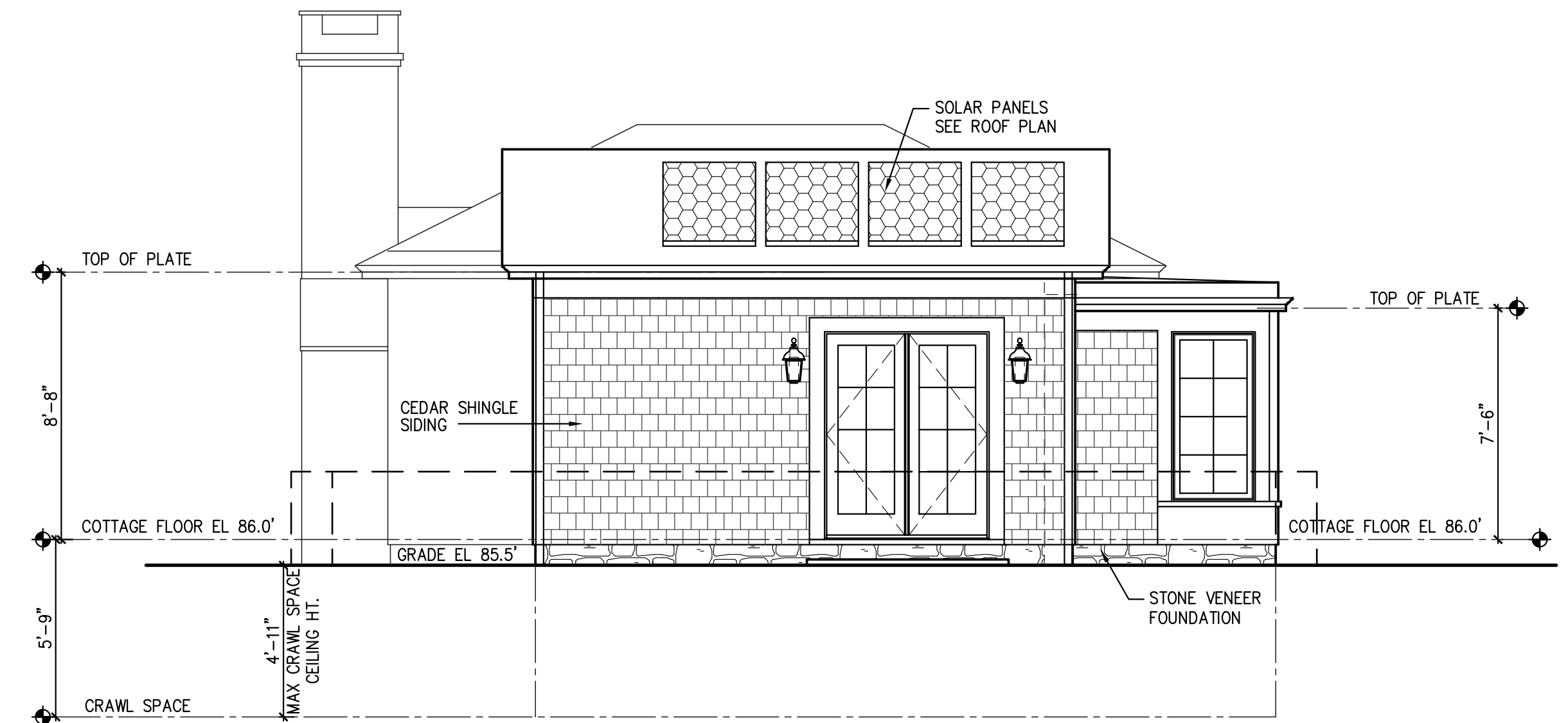
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DRW  
JOB NO.  
071221  
DRAWING NO.



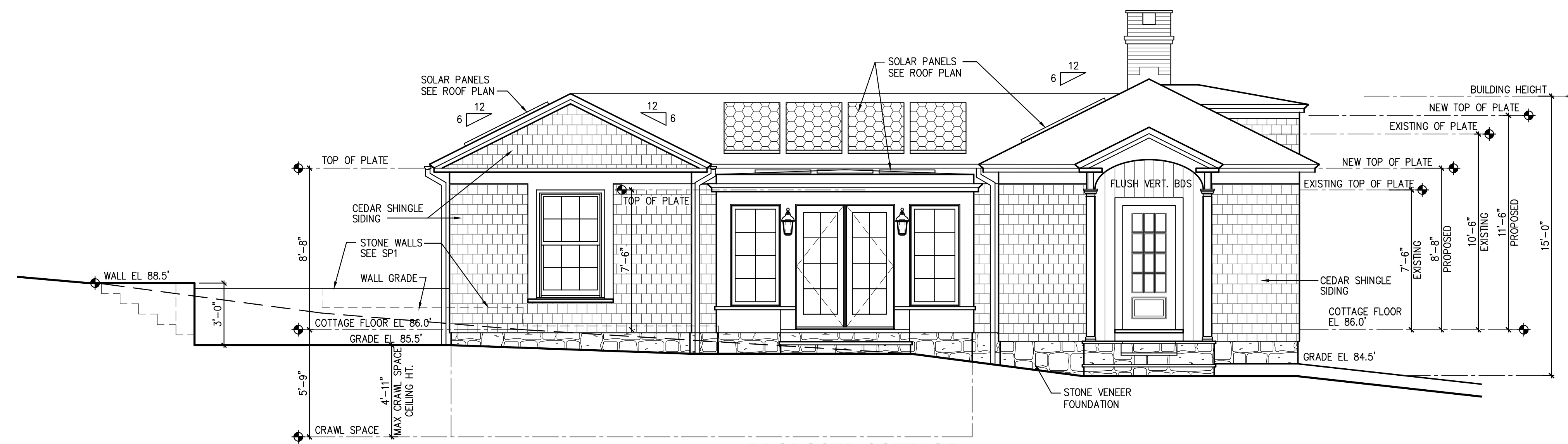
ISSUED FOR TOWN REVIEW 4/12/22



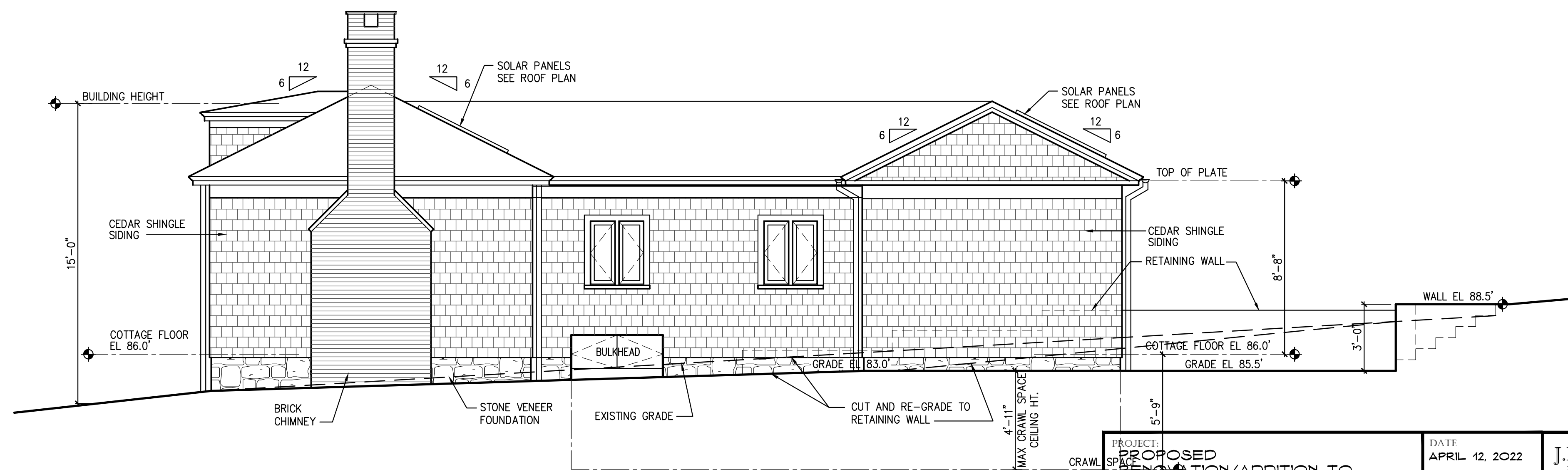
**PROPOSED COTTAGE  
SIDE ELEVATION (NORTH)**  
SCALE: 1/4"=1'-0"



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



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



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

- EXTERIOR MATERIALS**
- WALL SIDING**  
EXTERIOR SIDING SHALL BE WESTERN RED CEDAR NO 1. BLUE LABEL 18" PERFECTION SHINGLES REBUT WITH 6"+ EXPOSURE OVER VAPOR BARRIER.
  - 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**  
DEER FENCE BLACK STEEL NETTED 8'-0" HIGH
  - CRAWL SPACE HATCH**  
COTTAGE COMPOSITE CONSTRUCTION SIMULATE WOOD LOOK

ISSUED FOR TOWN REVIEW 4/12/22

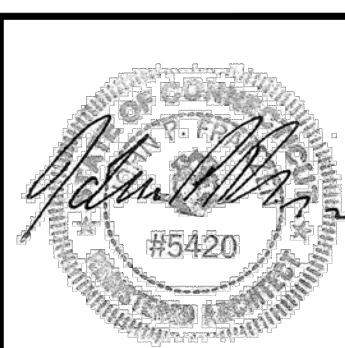
PROJECT:  
**PROPOSED  
RENOVATION/ADDITION TO  
COTTAGE BUILDING  
MULLER RESIDENCE  
35 WRIGHT STREET  
WESTPORT, CT 06880**

DRAWING TITLE:  
**PROPOSED COTTAGE  
EXTERIOR ELEVATIONS**

DATE  
**APRIL 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

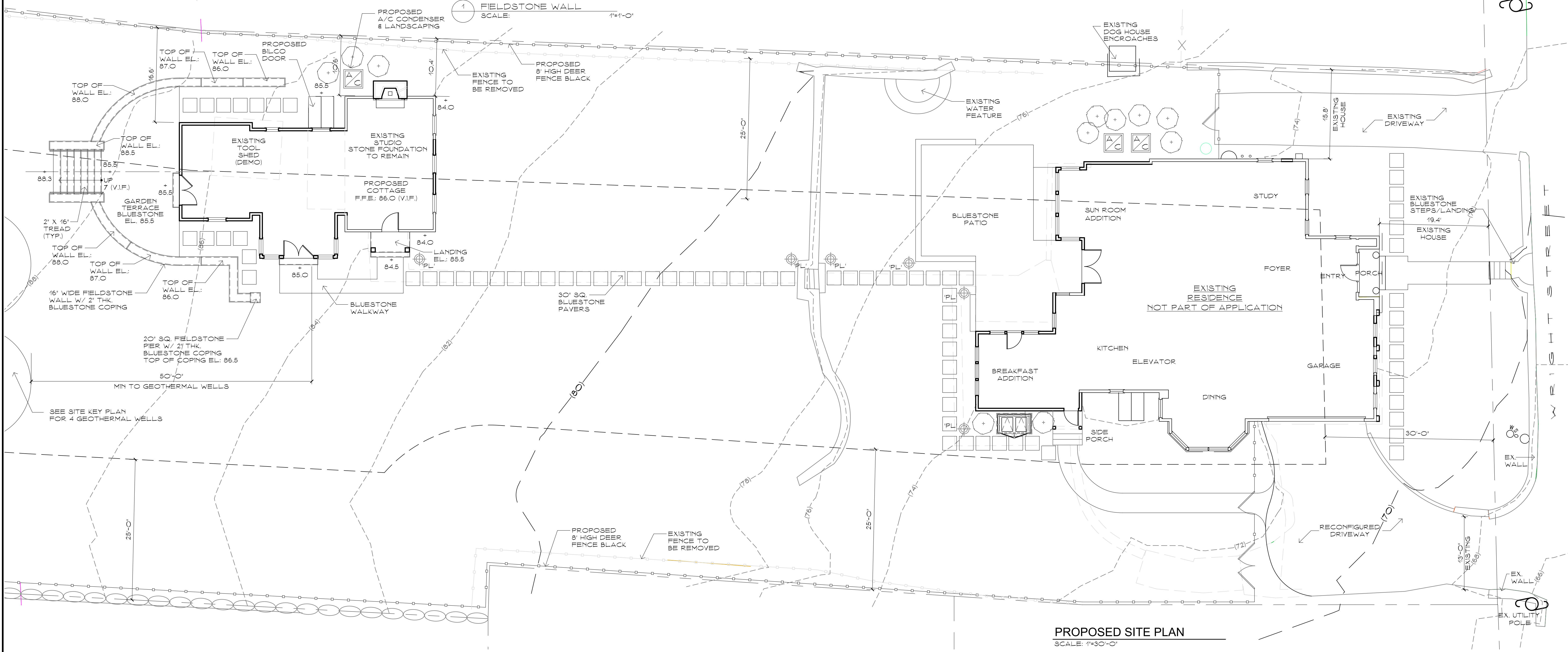
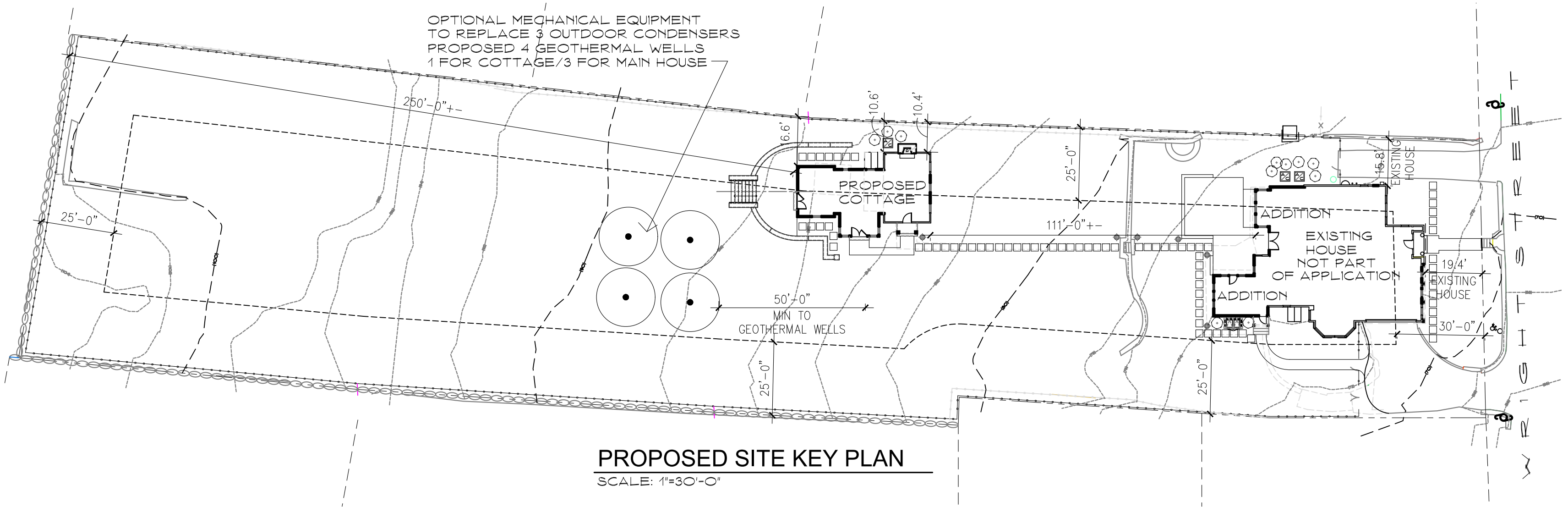
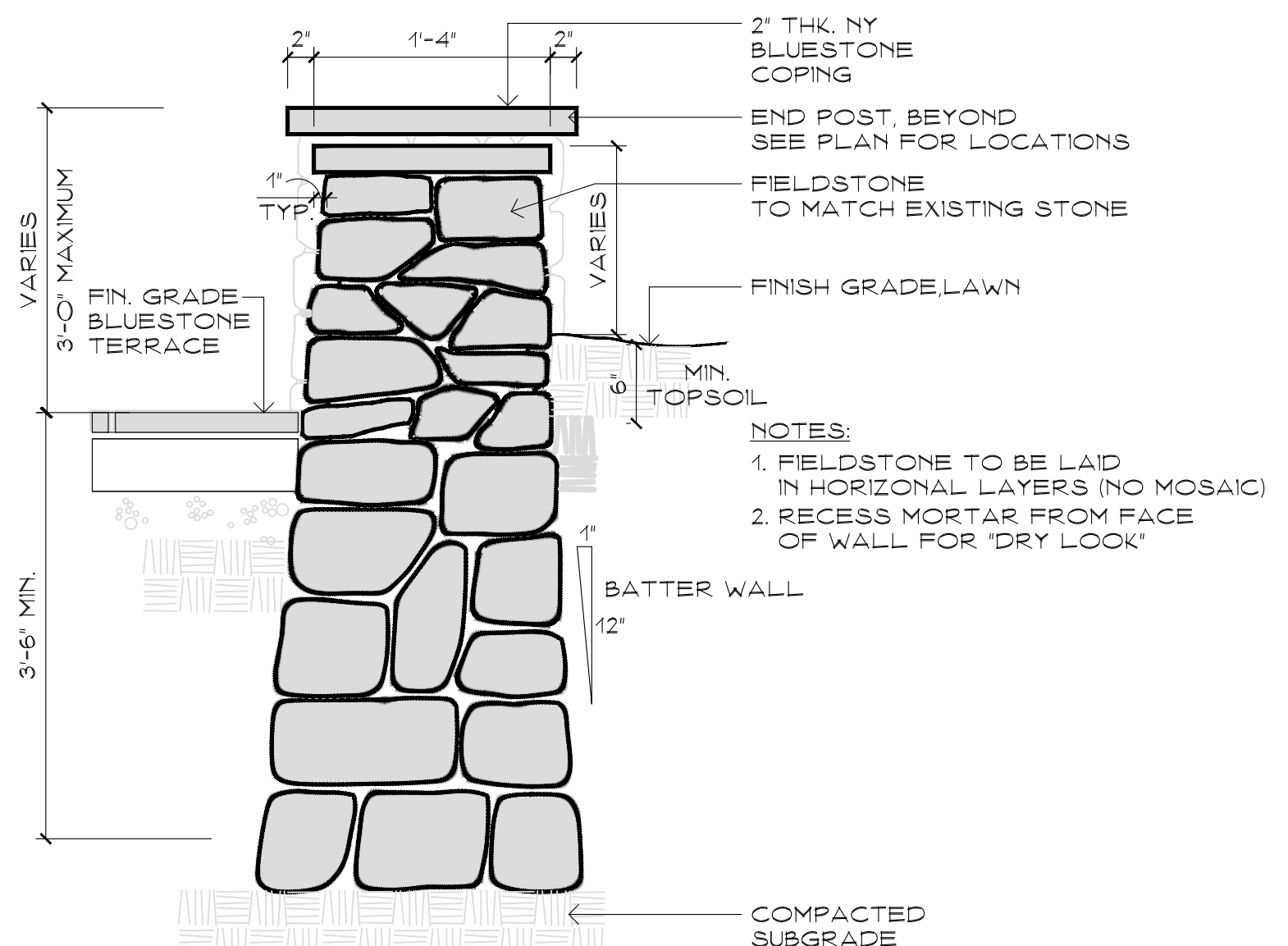


SCALE  
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DRAWN BY  
**DRW**

JOB NO.  
**071221**

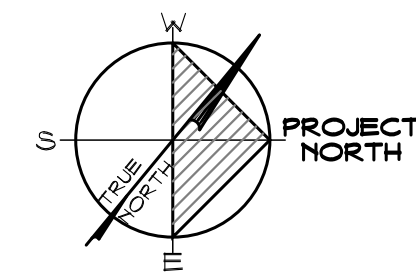
DRAWING NO.  
**CA2**



**LOT COVERAGE CHART**

LOT SIZE NET	49,976 SF
LOT COVERAGE MAX	25%
EXISTING	9.02%
PROPOSED	
HOUSE	2,672 SF
DRIVEWAYS	1,389 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 COTTAGE BUILDING  
MULLER RESIDENCE  
35 WRIGHT STREET  
WESTPORT, CT 06880

DRAWING TITLE:  
PROPOSED SITE PLAN AND STONE WALLS

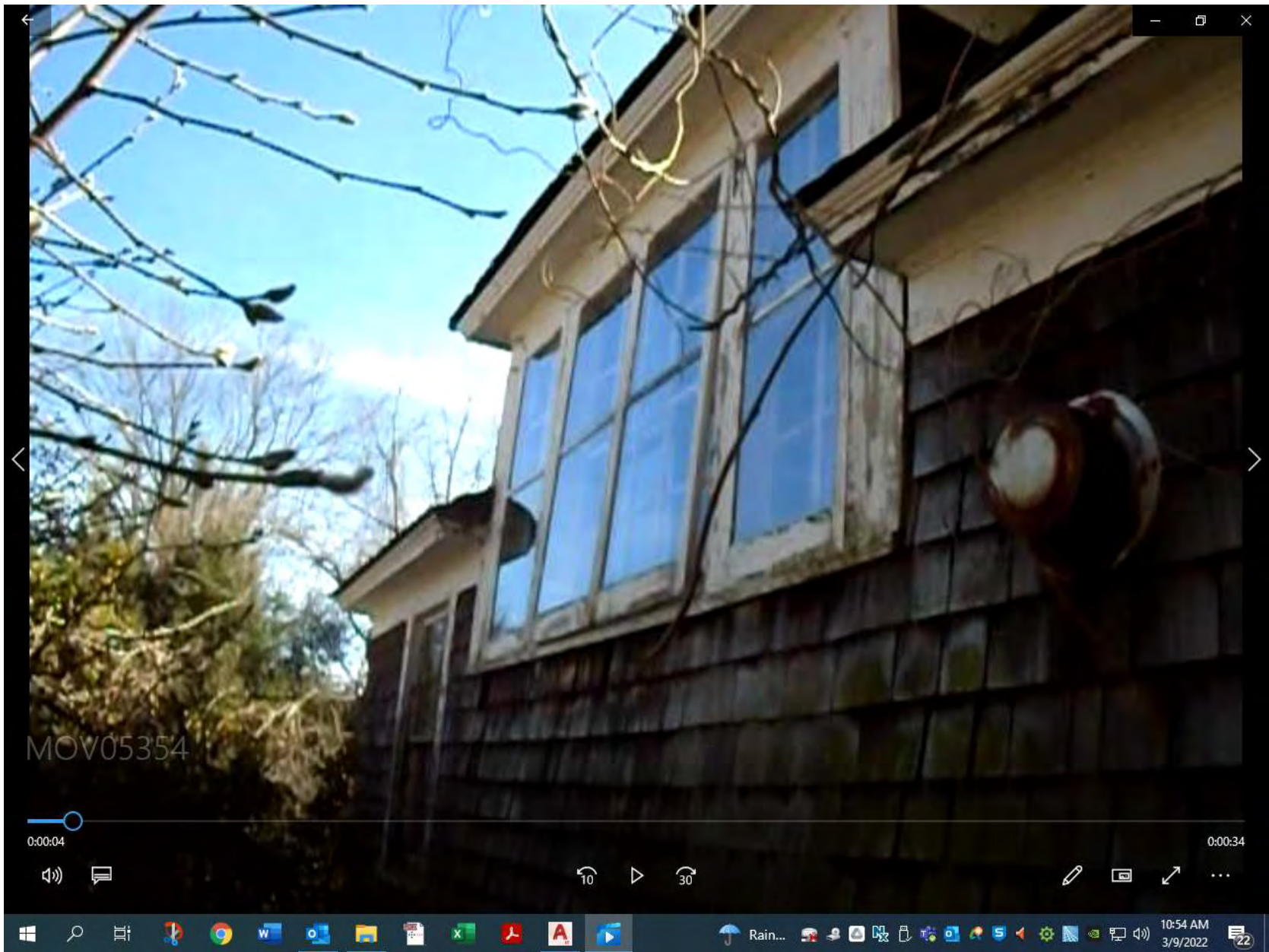
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APRIL 12, 2022

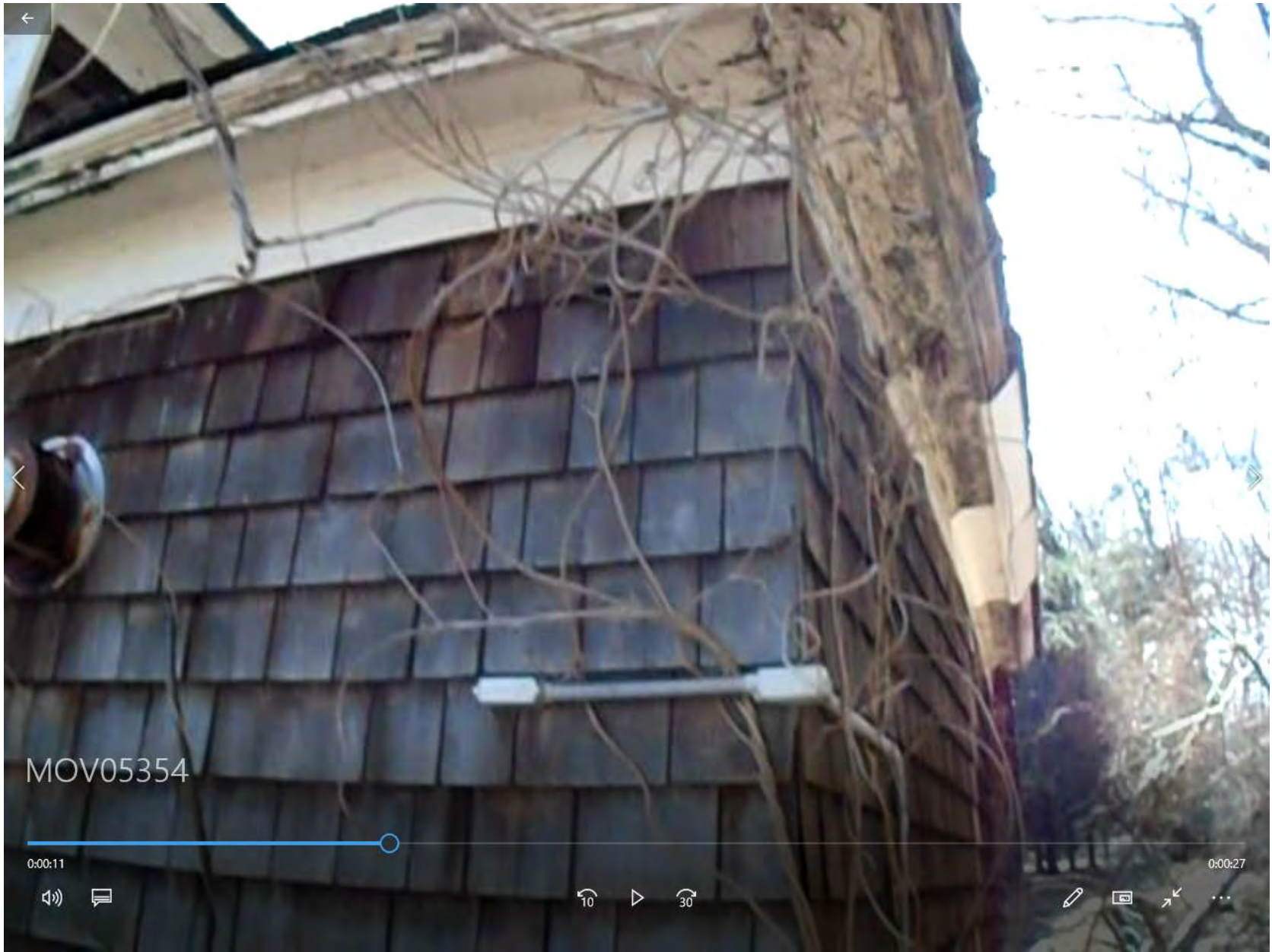
J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C.  
TIDE MILL BUILDING  
95 HARBOR ROAD  
SOUTHPORT, CT 06890  
TEL: 003 259-0529  
WWW.FRANZENARCHITECTS.COM

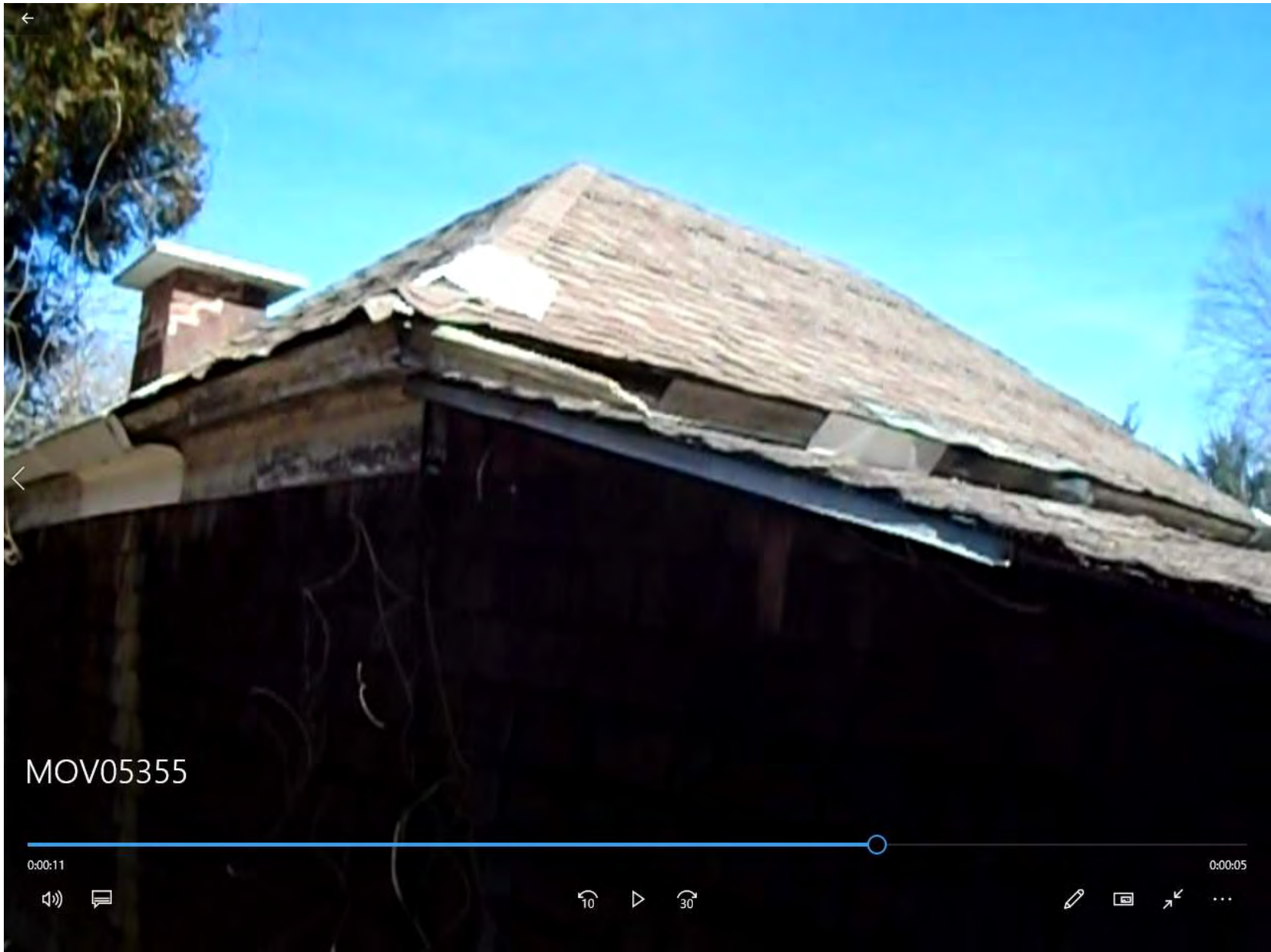


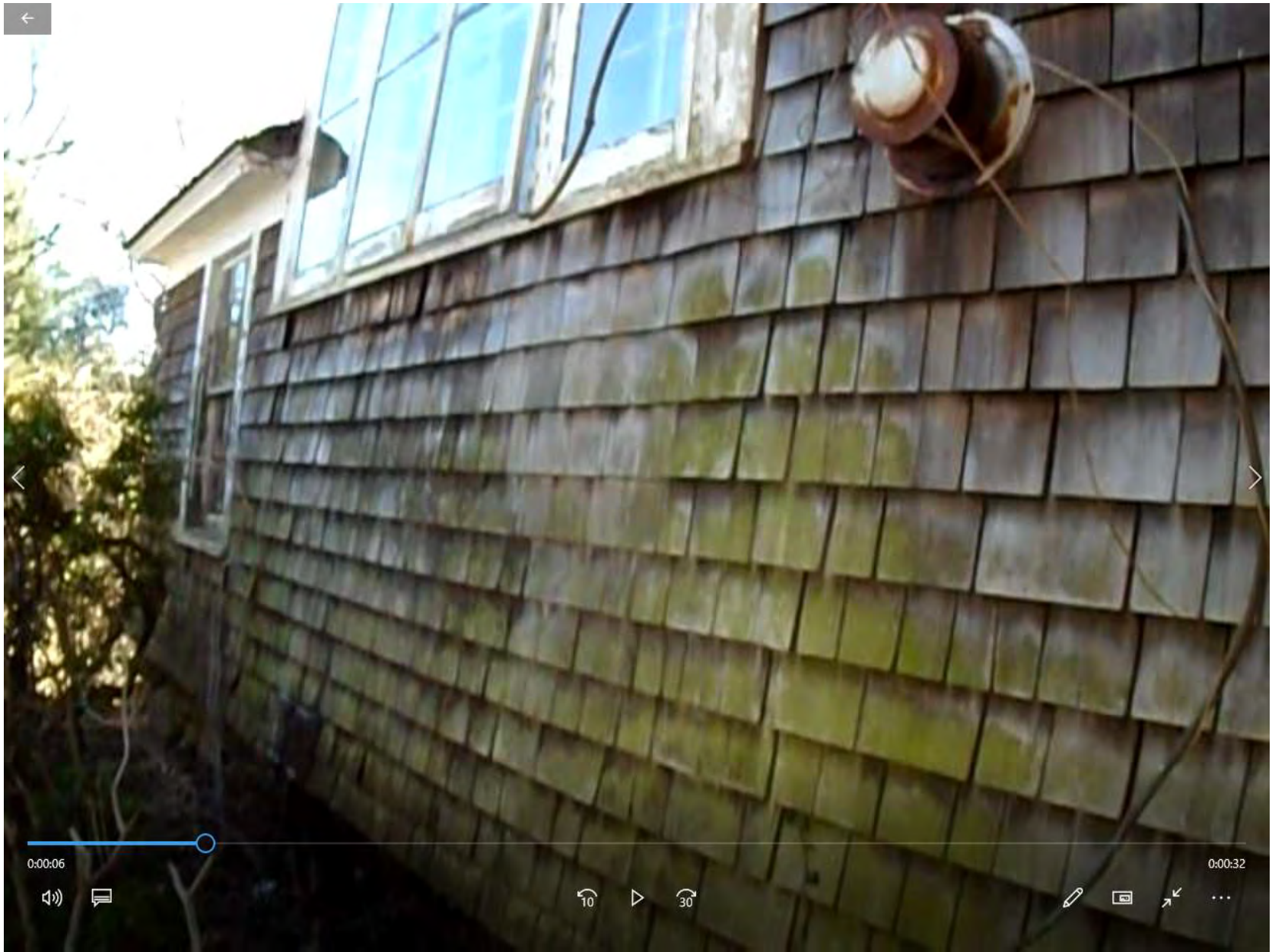
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DRAWN BY:  
RFA  
JOB NO.:  
071221  
DRAWING NO.:  
**SP1**

ISSUED FOR TOWN REVIEW 4/12/22



















# 1 foot Abutters List Report

Westport, CT  
April 14, 2022

## Subject Property:

Parcel Number: C09042000  
CAMA Number: C09042000  
Property Address: 35 WRIGHT ST

Mailing Address: ROSENBERG PETER TRUSTEE  
1650 MARKET ST STE 2600  
PHILADELPHIA, PA 19103

## Abutters:

Parcel Number: C09041000  
CAMA Number: C09041000-30009  
Property Address: 25-27 WRIGHT ST MAIN

Mailing Address: THE CHARLES WRIGHT ASSOCIATION  
CONDO MAIN  
WESTPORT, CT 0

Parcel Number: C09041000  
CAMA Number: C09041000-5891  
Property Address: 27 WRIGHT ST

Mailing Address: ERICKSON CARA A & MARK W  
27 WRIGHT ST UNIT B  
WESTPORT, CT 6880

Parcel Number: C09041000  
CAMA Number: C09041000-9986  
Property Address: 25 WRIGHT ST

Mailing Address: FELDMAN LEE C  
25 WRIGHT ST  
WESTPORT, CT 6880

Parcel Number: C09043000  
CAMA Number: C09043000  
Property Address: 41 WRIGHT ST

Mailing Address: CLARK PATRICIA L EST  
55 GREENS PARMS RD 2ND FLR  
WESTPORT, CT 6880

Parcel Number: C09045000  
CAMA Number: C09045000  
Property Address: 3 ORCHARD LN

Mailing Address: LEONARD RICHARD C JR & AMY K  
3 ORCHARD LN  
WESTPORT, CT 6880

Parcel Number: C09046000  
CAMA Number: C09046000  
Property Address: 5 ORCHARD LN

Mailing Address: TOROK DIANA L  
5 ORCHARD LN  
WESTPORT, CT 6880

Parcel Number: C09060000  
CAMA Number: C09060000  
Property Address: 24 LUDLOW RD

Mailing Address: BEIT CHAVERIM SYNAGOGUE OF  
85 POST RD W  
WESTPORT, CT 6880

Parcel Number: C09062000  
CAMA Number: C09062000  
Property Address: 88 POST RD W

Mailing Address: 88-90 POST RD WEST ASSOC LLC  
48 CAVALRY RD  
WESTPORT, CT 6880

Parcel Number: C09063000  
CAMA Number: C09063000-100120  
Property Address: 56-64 POST RD W MAIN

Mailing Address: 56-64 POST ROAD WEST  
CONDO MAIN  
WESTPORT, CT 6880

Parcel Number: C09063000  
CAMA Number: C09063000-572  
Property Address: 64 POST RD W

Mailing Address: 64 POST ROAD WEST LLC  
64 POST RD W  
WESTPORT, CT 6880



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 1 foot Abutters List Report

Westport, CT  
April 14, 2022

Parcel Number: C09063000  
CAMA Number: C09063000-9536  
Property Address: 56 POST RD W

Mailing Address: FUSCALDO ALANA M  
95 OLD SAUGATUCK RD  
NORWALK, CT 6855

Parcel Number: C09063000  
CAMA Number: C09063000-9823  
Property Address: 60 POST RD W

Mailing Address: 60 POST ROAD WEST LLC  
218 RIDERS LANE  
FAIRFIELD, CT 6824

Parcel Number: C09063000  
CAMA Number: C09063000-9824  
Property Address: 62 POST RD W

Mailing Address: 62 PRW LLC  
62 POST RD W  
WESTPORT, CT 6880

Parcel Number: C09064000  
CAMA Number: C09064000  
Property Address: 50 POST RD W

Mailing Address: POLLACK WESTFAIR ASSOC LTD  
PTNRS  
123 INWOOD RD  
FAIRFIELD, CT 6432

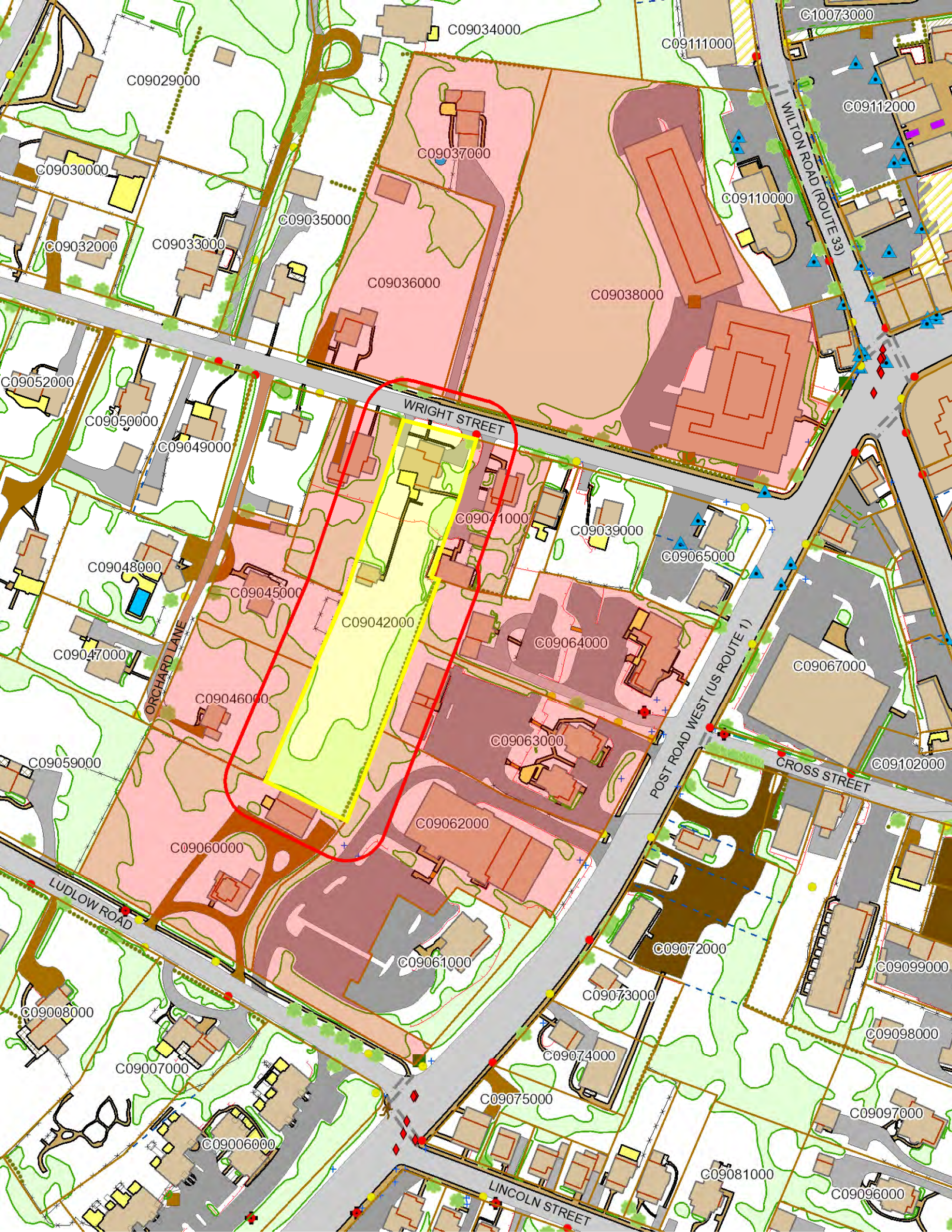


[www.cai-tech.com](http://www.cai-tech.com)

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4/14/2022

Page 2 of 2



C09029000

C09034000

C09111000

C10073000

C09112000

C09030000

C09037000

C09110000

C09032000

C09033000

C09035000

C09036000

C09038000

WILTON ROAD (ROUTE 33)

C09052000

C09050000

C09049000

WRIGHT STREET

C09041000

C09039000

C09065000

C09048000

C09045000

C09042000

C09064000

C09067000

C09047000

ORCHARD LANE

C09046000

C09063000

POST ROAD WEST (US ROUTE 1)

C09059000

C09060000

C09062000

CROSS STREET

C09102000

LUDLOW ROAD

C09061000

C09072000

C09099000

C09008000

C09007000

C09075000

C09073000

C09098000

C09097000

C09006000

C09074000

C09081000

C09096000

LINCOLN STREET



## 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) \_\_\_\_\_  
 Building Name (Historic) Zalman Sanford House No. 1  
 Street Address or Location 35 Wright Street  
 Town/City Westport Village \_\_\_\_\_ County Fairfield  
 Owner(s) Cynthia M. Muller  Public  Private

### PROPERTY INFORMATION

Present Use: Residential  
 Historic Use: Residential  
 Accessibility to public: Exterior visible from public road?  Yes  No  
 Interior accessible?  Yes  No If yes, explain \_\_\_\_\_  
 Style of building Greek Revival Date of Construction 1845

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 \_\_\_\_\_

#### 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: Side and rear ell, enclosed front ent., att. bay window, att. garage

**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 Inc. \_\_\_\_\_ Date 10/4/2011

View \_\_\_\_\_ Negative on File \_\_\_\_\_

Name \_\_\_\_\_ Date 10/4/2011

Organization PAL Inc. \_\_\_\_\_

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

HISTORIC RESOURCE INVENTORY FORM

For Buildings and Structures

FOR OFFICE USE ONLY

TOWN NO.:            SITE NO.:  
UTM: 18/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_  
QUAD:  
DISTRICT:            NR: Actual  
                              Potential

CONTINUATION SHEET

Item Number: \_\_\_\_\_ Date: October 2011

PAL, Pawtucket, RI 02860

35 Wright Street, Westport, CT

**Interrelationship of building and surroundings:**

The house occupies a level grass lawn and faces north towards Wright Street. The lot is raised about a foot above street level and supported by a low fieldstone retaining wall. Evergreen shrubs and tall trees line the east and west sides of the property. Several smaller shrubs are along the foundation of the house. A gravel driveway runs along the west side of the lot.

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

The building is a two-story, three-bay-by-two-bay, Greek Revival style residence. The asphalt shingle-clad, front-gable roof has a wide rake boards and shallow gable returns and a brick chimney at the center of the roof ridge. The walls are clad in clapboard and rest on a stone block foundation. The main entrance is recessed within a pedimented addition attached to the west bay of the north (facade) elevation which contains a panel door with full-height sidelights and a four-light transom. The entry is framed by fluted columns in the annex. Windows primarily consist of six-over-six double-hung sash with narrow wood trim and lintels. A rectangular louvered opening is located in the gable on the facade. A two-story ell and a one-story attached garage built in the 1960s extends from the east elevation of the house. The garage features a row of single pane windows in the entablature on the north elevation. The additions alter the original plan of the house; however the original block is visible. Minor alterations include the replacement of some materials, like the windows.

**Historical or Architectural importance:**

The house was constructed ca. 1845 by Zalman Sanford, who is labeled as the owner on the 1855 map of Westport. It was sold to Francis Bennett, a river boat captain, in 1854. It also appears on the 1867 map of Westport, where it is listed as the house of Capt. E.F. Bennett. Bennett sold the property to Capt. Peter Buckley, also a riverboat captain, the same year. Due to a lack of documentation, ownership information at the turn of the twentieth century is unknown. By 1923, the property is occupied by a teacher Robert W. and his wife Emily B. Fuller. The Fullers continued to occupy the property until 1950. By 1955, the house was occupied by Theodore C. Muller. Muller remained on the property until 1991. Cynthia M. Muller is the current owner of the property.

**Sources:**

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Cunningham, Jan. Kings Highway North HD NR. Hartford: Connecticut Historical Commission, 1997; Hopkins, G.M. Atlas of the County of Fairfield. 1879; 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. WHD files.

**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

**35 Wright Street, Westport, CT**

**PHOTOGRAPHS**



View of the north elevation.

*FOR OFFICE USE ONLY*

TOWN NO.: \_\_\_\_\_ SITE NO.: \_\_\_\_\_

UTM: 18/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_

QUAD: \_\_\_\_\_

DISTRICT: \_\_\_\_\_ NR: Actual  
Potential

