

Historic Residential Structures Special Permit §32-18

The purpose of this regulation is to further the preservation, rehabilitation, restoration, reconstruction and/or adaptive re-use of historic residential structures and associated historic accessory structures in Westport residential districts. The Planning and Zoning Commission may, by grant of a Special Permit/HRS, authorize the use, setback, height and coverage incentives of this section in those circumstances where applicable zoning regulations have the practical effect of discouraging the preservation historic buildings and historic accessory structures.

JOINT COMMITTEE - ARB/HDC

Historic Residential Structures Special Permit §32-18

REVIEW AND RECOMMENDATION

Date: 08.09.2022

PROPERTY ADDRESS: 1 ELMSTEAD LANE

OWNER OF RECORD: ELMSTEAD PARTNERS, LLC

Daytime Tel: C/O 203-454-8008

OWNER'S ADDRESS: 369 HICKORY GROVE DRIVE, THOUSAND OAKS, CA 91320

Email: C/O GLORIA@LANDUSE-CT.COM

APPLICANT'S NAME (if different): GLORIA GOUVEIA, LAND USE CONSULTANTS


Daytime Tel: 203-454-8008

If the applicant is unable to obtain property owner's signature, please submit a letter of authorization signed by the property owner with this application, as per §43-3.3.

APPLICANT'S ADDRESS: 131 KINGS HIGHWAY N. WESTPORT, 06880

Email: GLORIA@LANDUSE-CT.COM

Property Owner's Signature


Legal Representative's Signature (As authorized by owner)

PLANNING & ZONING STAFF NOTIFICATION OF SPECIAL PERMIT APPLICATION

- Appears to comply
- Appears not to comply
- Need more information

P&Z Staff Name _____

Date of P&Z Review _____

SUBMIT this completed form and seven (7) folded sets of the following materials to the Historic District Commission

(HDC) Office, Room 108, 10 days prior to scheduled meeting. (Meetings are held the first Tuesday of the month).

- Site Plans (11" x 17")
- Narratives describing the project, including construction details and proposed materials
- Existing plans drawn to scale, size (11" x 17")
- Proposed building plans drawn to scale, size (11" x 17")
- An electronic copy of entire set of submission materials and application form sent to HDC staff administrator

BRING the following materials with you to the meeting:

- Contextual photos of the site and existing conditions
- Other such materials as the applicant may deem appropriate to enable the Joint Committee to evaluate the design of the proposed project

Joint Committee Recommendation to Planning and Zoning Commission:

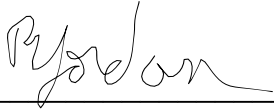
Chair's Signature: _____

Date: _____

OWNER'S AUTHORIZATION

To Whom It May Concern:

On behalf of Elmstead Partners, LLC, record owner of 1 Elmstead Lane, Westport, CT 06880, I hereby authorize Gloria Gouveia d/b/a Land Use Consultants, to represent my interests in the matter of applications to and permissions from the Town of Westport.



June 24, 2022 _

Ray Jordan
o/b/o Elmstead Partners, LLC

Date

A BRIEF HISTORY OF ONE ELMSTEAD PLACE

The story of the single-family residence and barns on this property goes back to a time before the Revolutionary War when this area of Greens Farms was still part of what is now Fairfield.

The original dwelling and a major portion of the barn were burned during British General Tryon's infamous raid in 1779.

According to historic records, the nucleus of the existing residence was constructed around 1781 by Abraham Andrews to replace the decimated dwelling. During the post-Revolutionary War period, many houses in the surrounding area filed claims with the State for war damages. Andrews' claim was notorious for being the highest in the area.

Successive owners made changes to the house in the later part of the 19th Century, consistent with the architectural style of the period. The residence has changed little in the intervening years. The barns which we believe were also re-built at least in part by Abraham Andrews, are unexpectedly, in reasonably good shape despite their advanced age.

According to Project Architect Duncan Milne, a portion of one of the barns dates to the original structure constructed prior to the Revolutionary War.

Our proposal involves dividing the property into two lots of at least one acre each (in a two acre zone), renovating and converting the barns into a single family residence on one of the new lots, and eventually restoring the existing residence on the other.

To do so, we are seeking approval of a Special Permit and subdivision approval from the Planning & Zoning Commission under Section 32-18 of the Westport Zoning Regulations.

Respectfully submitted by,

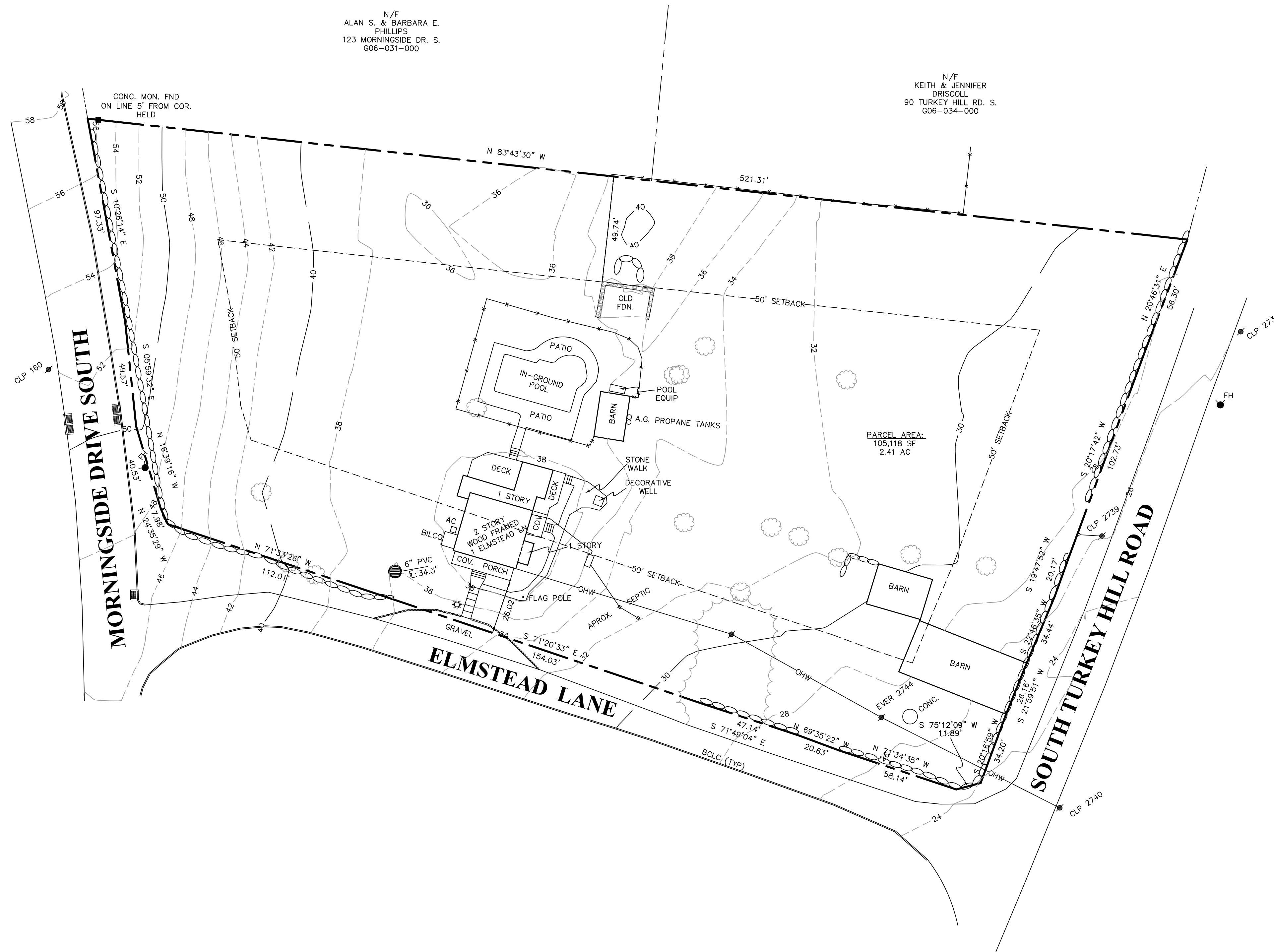
Gloria Gouveia, Land Use Consultants
Authorized Agent

August, 2022

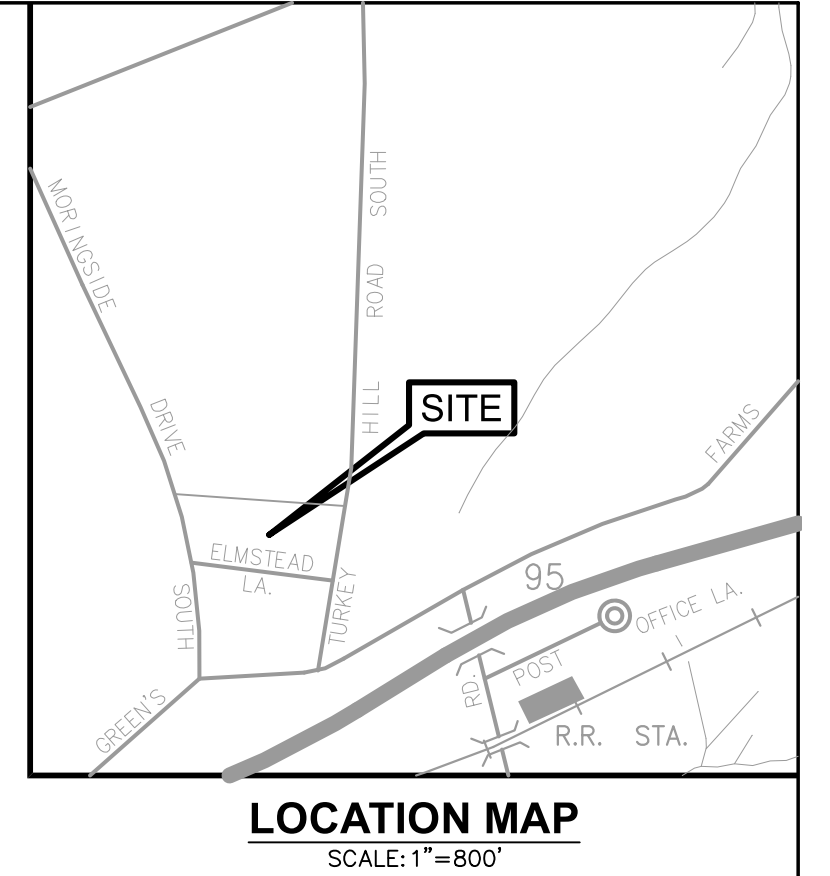
REF. MAP # 1

N/F
ALAN S. & BARBARA E.
PHILLIPS
123 MORNINGSIDE DR. S.
G06-031-000

N/F
KEITH & JENNIFER
DRISCOLL
90 TURKEY HILL RD. S.
G06-034-000



- NOTES:
1. THIS SURVEY 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 ADMENDED.
 2. THE TYPE OF SURVEY PERFORMED IS LIMITED PROPERTY/BOUNDARY, ZONING LOCATION SURVEY.
 3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY OF REF. MAP # 1 BELOW.
 4. THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 5. THIS MAP WAS PREPARED FOR THE PURPOSE OF ZONING COMPLIANCE DETERMINATION.
 6. BEARINGS ON THIS MAP ARE BASED ON REFERENCE MAP # 1.
 7. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES, THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
 8. THIS PARCEL IS DEPICTED AS LOT 032 ON ASSESSOR'S MAP # G06.
 9. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM.
 10. PER CONNECTICUT GENERAL STATUTE 8-13g, IT IS MY OPINION THAT THERE ARE NO BUILDINGS THAT HAVE BEEN SITUATED ON THIS PARCEL WITH ANY ENFORCEMENT ACTION WITHIN THE PAST THREE YEARS.

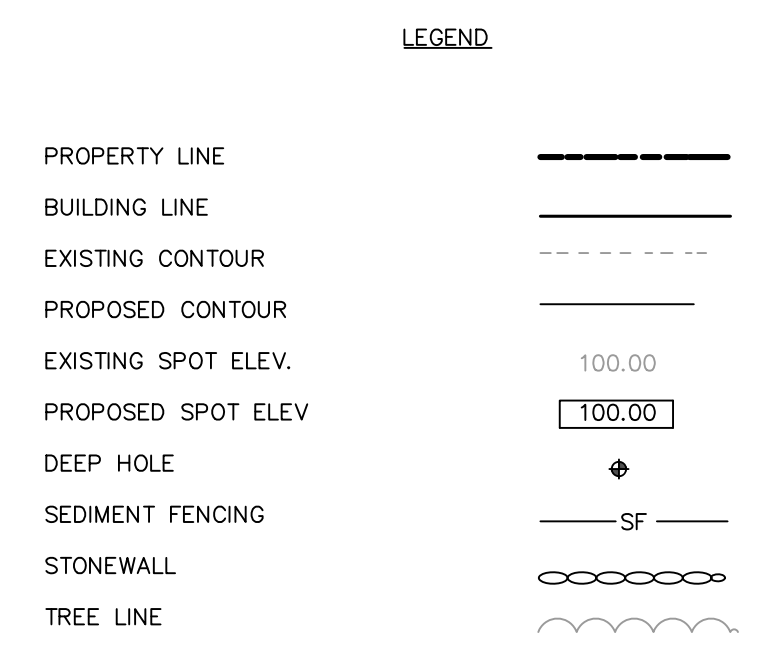


- MAP REFERENCES:
1. "MAP OF PROPERTY PREPARED FOR RAYMOND & KAREN JORDAN" SCALE: 1"=20', 4-4-95, BY LEONARD SURVEYORS
 2. WLR #'s 1657, 3671, 3783, 5744 & 8292.

WESTPORT ZONE TABLE (RESIDENCE AAA DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MAXIMUM HEIGHT	3 STORIES OR 40 FT	2 STORIES
MINIMUM LOT SIZE	87,120 SF	105,118 SF
FRONTAGE	100'	873.25'
LOT SHAPE	200 FT SQUARE	> 200' SQUARE
SETBACKS:		
FRONT	50'	26.02'
SIDE	50'	> 50'
REAR	50'	> 50'

LOT AREA COVERAGE WORKSHEET		
BASE LOT CALCULATION		
1.	GROSS LOT AREA	105,118 SF
2.	Above Ground Utility Easements	
3.	Streets and Roads	
4.	Other Exclusive Surface Easements	
5.	TOTAL EASEMENTS AND ROADS	0
6.	Wetland Area	
7.	Slope Slopes of 25% or greater	
8.	TOTAL WETLAND AND STEEP SLOPES	0
9.	Wetlands/Slopes reduction (0.80 x line 8)	0
10.	BASE LOT AREA	105,118 SF
MAXIMUM LOT AREA COVERAGE CALCULATION		
11.	BASE LOT AREA (from line 10)	105,118 SF
12.	Square Feet of Total Coverage	5,190 SF
13.	% Total Coverage (Res A: 25% max)	4.94 %
14.	Square Feet of Building Coverage	4,375 SF
15.	% Building Coverage (Res A: 15% max)	4.16 %

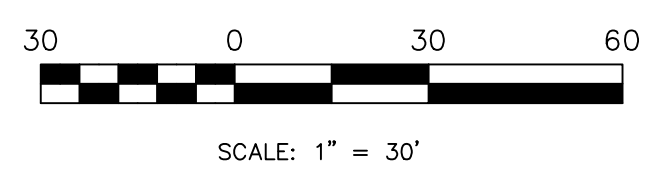
THE PROPOSED COVERAGE CALCULATIONS ARE BASED ON PRELIMINARY HOUSE DESIGN AND FOOTPRINT AS PROVIDED BY THE ARCHITECT AND CURRENTLY MEETS THE COVERAGE REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO RECOMPUTE THE COVERAGE CALCULATIONS USING THE FINAL BUILDING PLANS IN ORDER TO CONFIRM THAT THE ACTUAL BUILDING COVERAGE DOES NOT EXCEED THE MAXIMUM ALLOWABLE AND TO OBTAIN A ZONING PERMIT.



**LIMITED PROPERTY / BOUNDARY
ZONING LOCATION
PROPERTY SURVEY**
OF PROPERTY LOCATED AT
**1 ELMSTEAD LANE
WESTPORT, CT.**
PREPARED FOR
ELMSTEAD PARTNERS, LLC
COPYRIGHT © 2021

SILVA LAND SURVEYING, LLC
Land Surveying-Land Planning
43 WOODBURY HILL
WOODBURY, CT., 06798
Phone: (203) 263-6776
davethesurveyor@yahoo.com

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.



SCALE: 1" = 30' DECEMBER 14, 2021

REF. MAP # 1

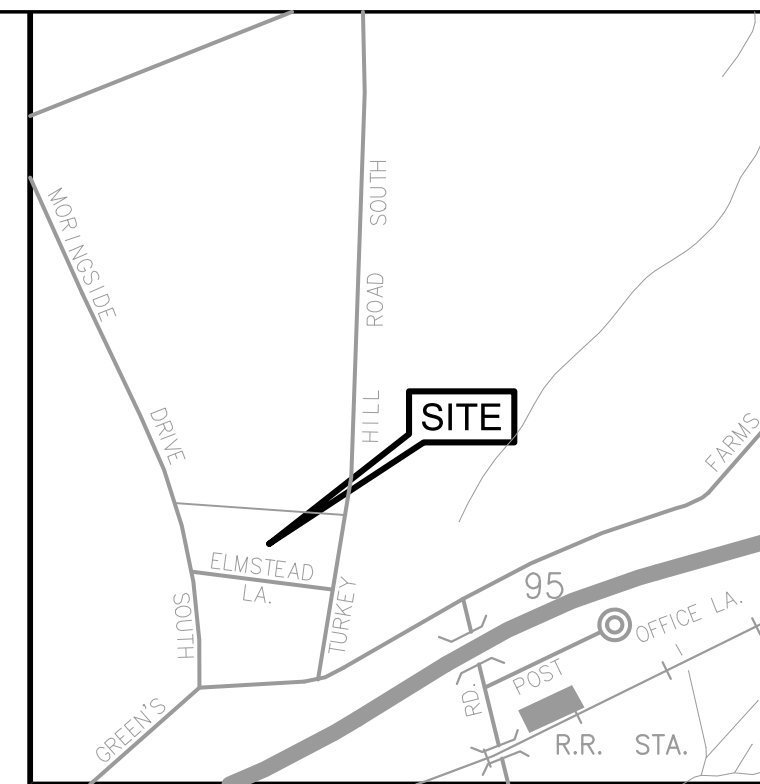
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LOCATION MAP
SCALE: 1"=800'

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LEGEND:

- PROPERTY LINE
- BUILDING LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- PROPOSED SPOT ELEV.
- DEEP HOLE
- SEDIMENT FENCING
- STONEWALL
- TREE LINE

LIMITED PROPERTY / BOUNDARY
ZONING LOCATION
PROPERTY SURVEY

OF PROPERTY LOCATED AT
1 ELMSTEAD LANE
WESTPORT, CT.

PREPARED FOR
ELMSTEAD PARTNERS, LLC
COPYRIGHT © 2021

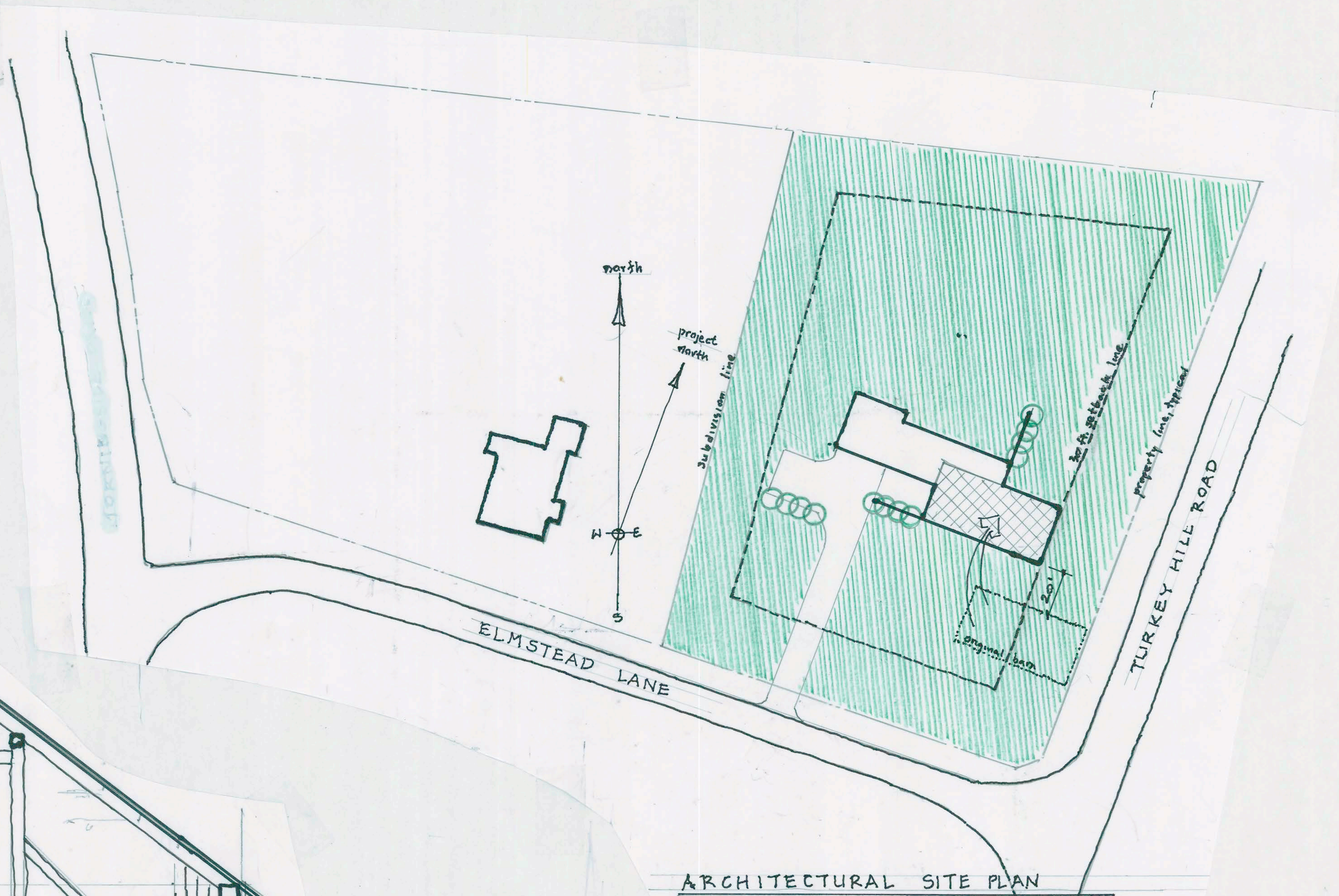
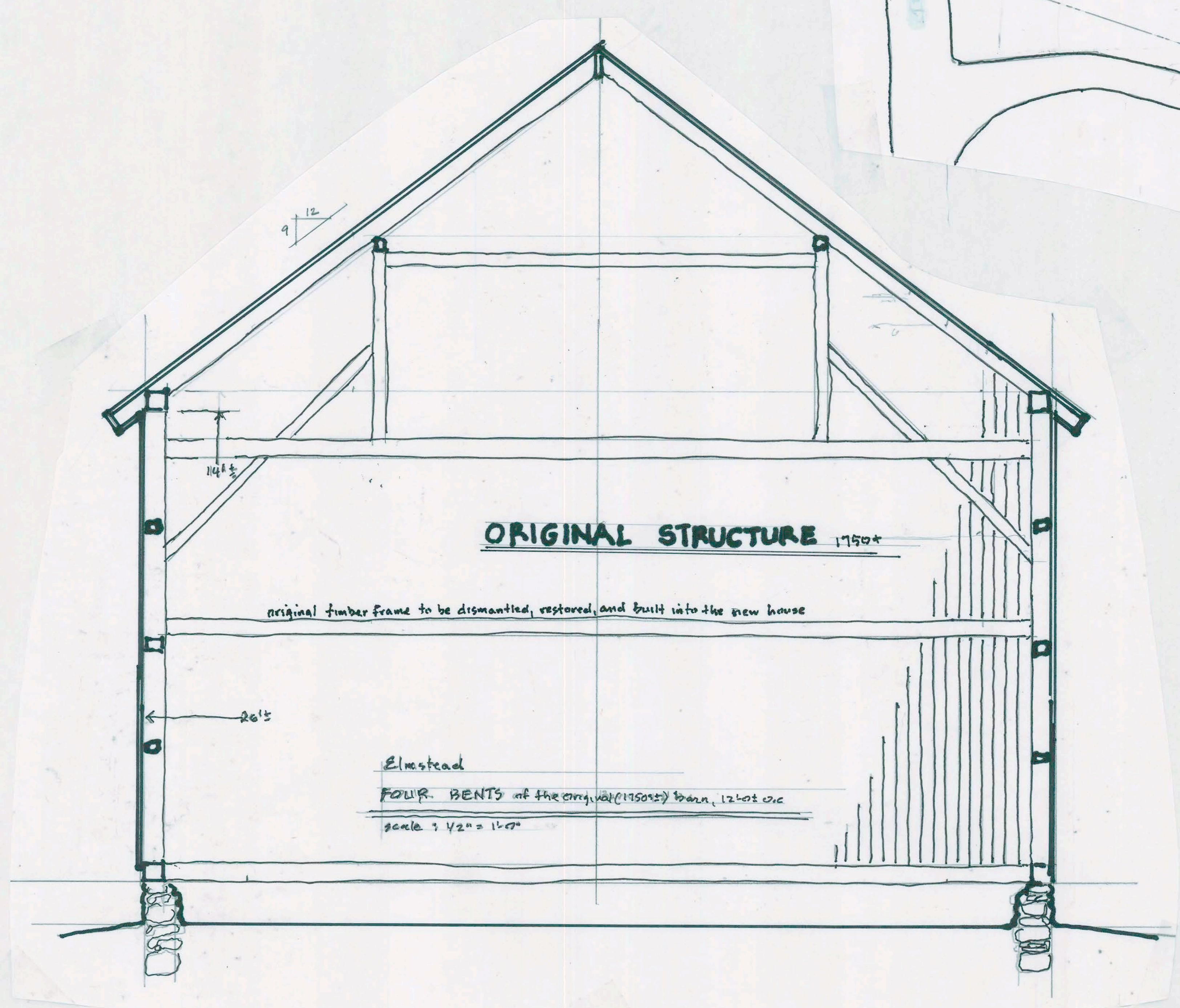
SILVA LAND SURVEYING, LLC
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WOODBURY, CT., 06798 davethesurveyor@yahoo.com

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DAWD L. LAFERRIERE, LS #70072





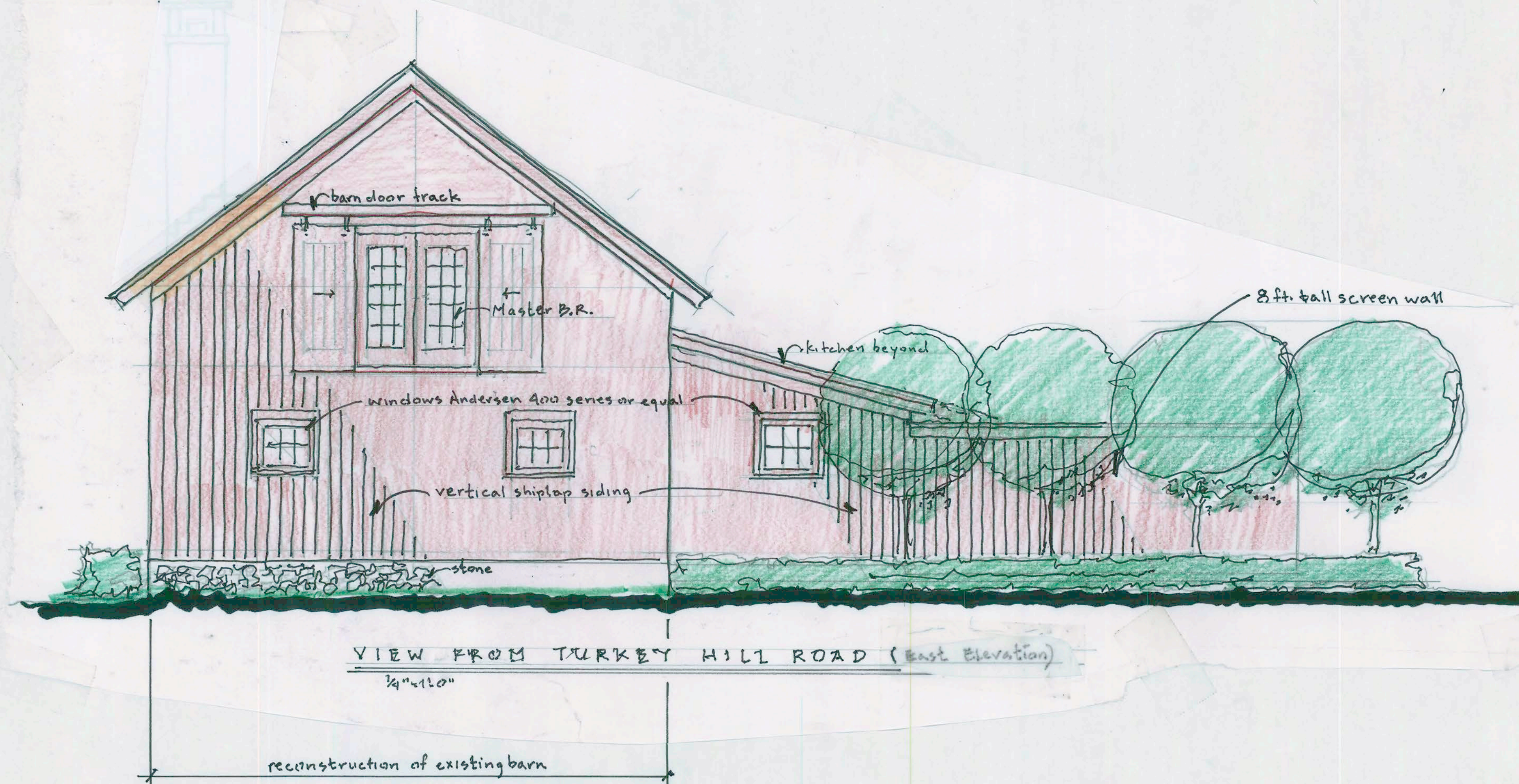
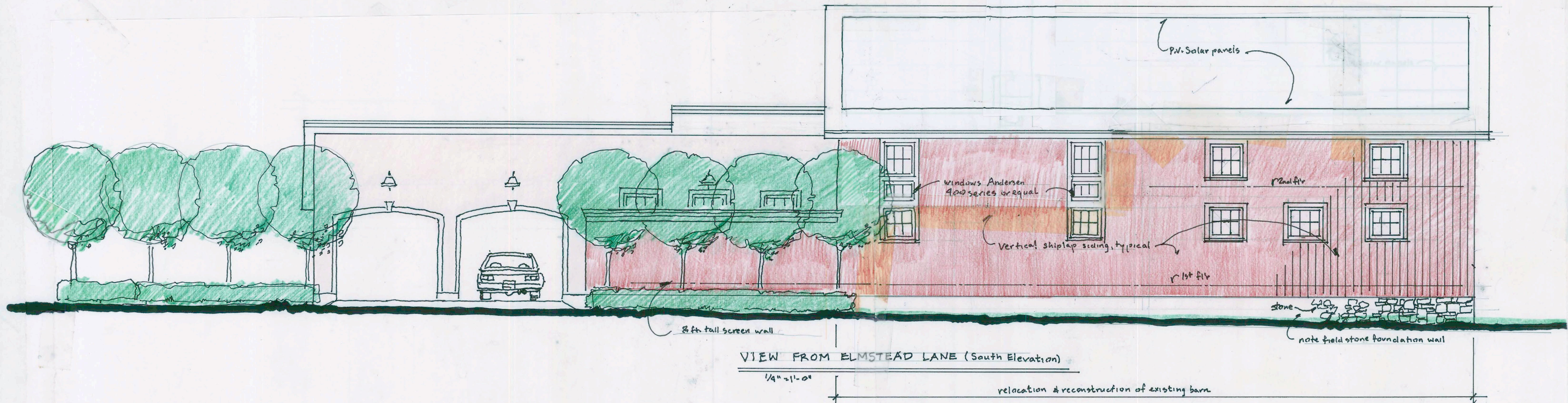
1 Elmstead

203-640-1955 • duncan.s.milne@gmail.com

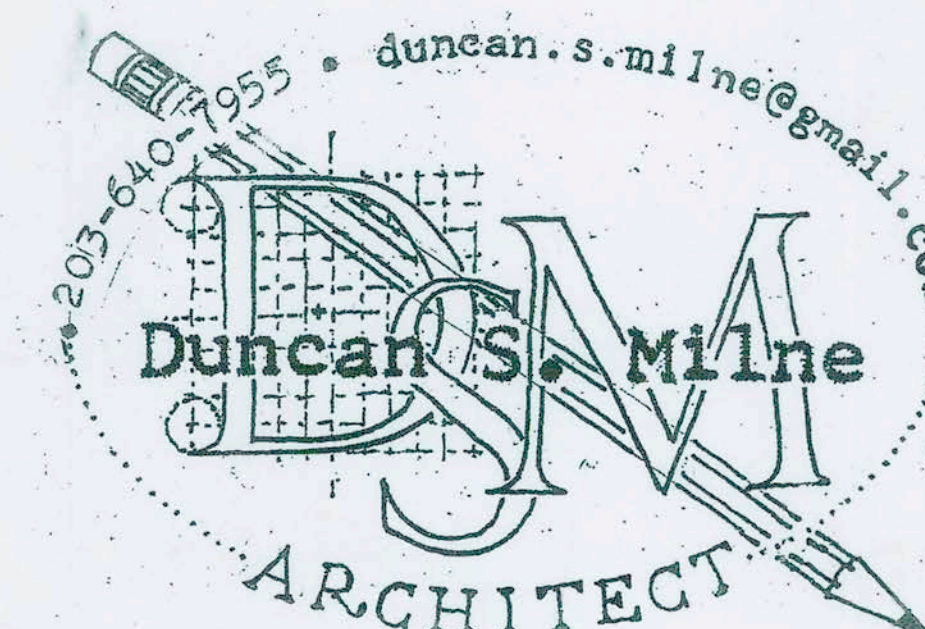
Duncan S. Milne

ARCHITECT

253 Main Street, Durham, Ct. 06422
 www.DSMarchitect.com

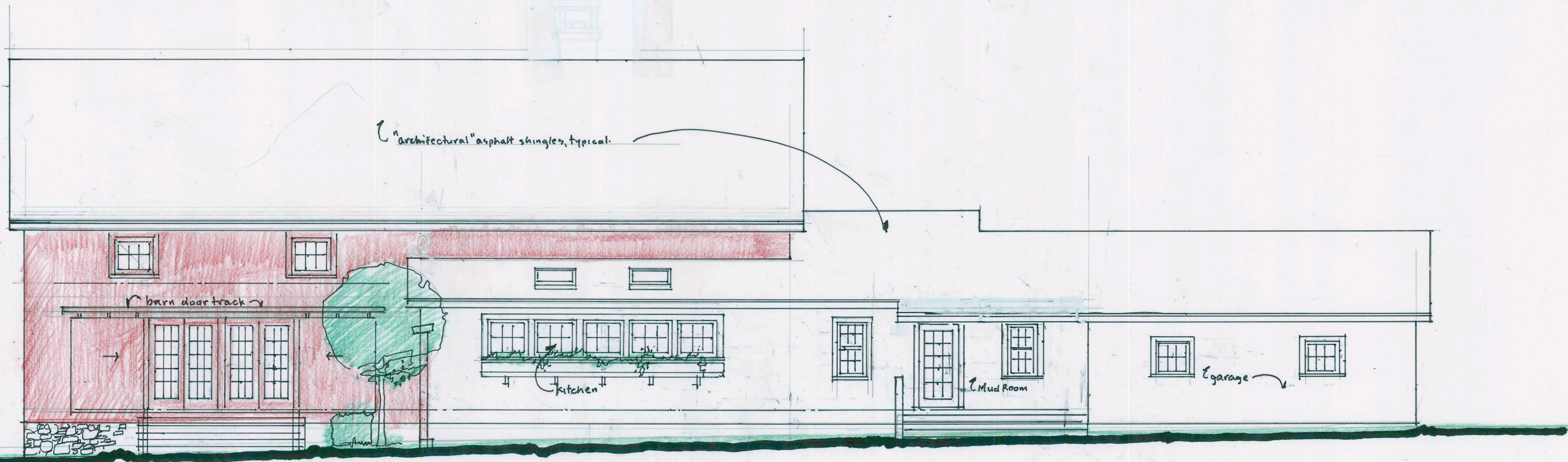


1 Elmstead

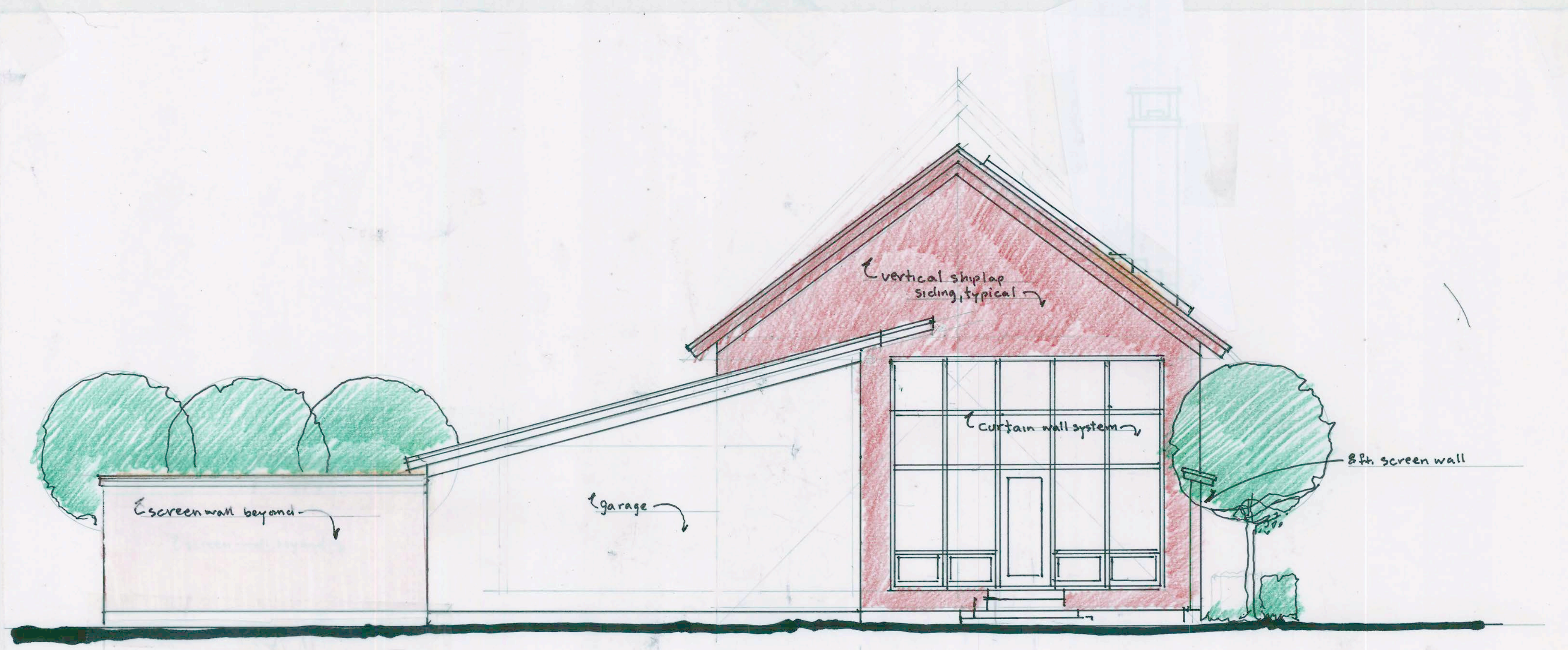


253 Main Street, Durham, Ct. 06422
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HDC & ARS Review — 15 June '22

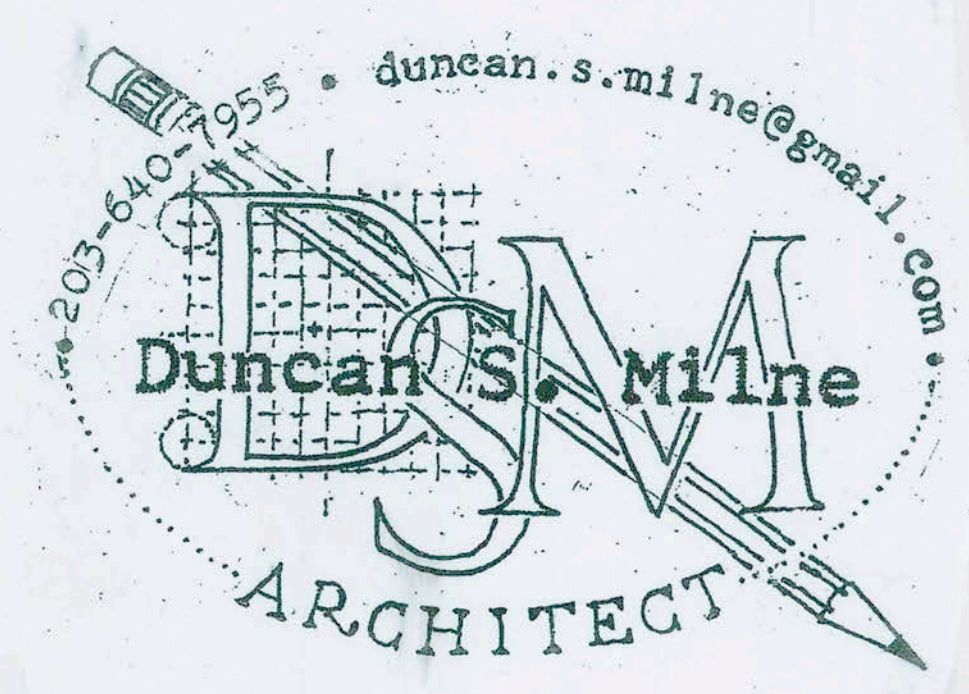


NORTH ELEVATION
1/4" = 1'-0"



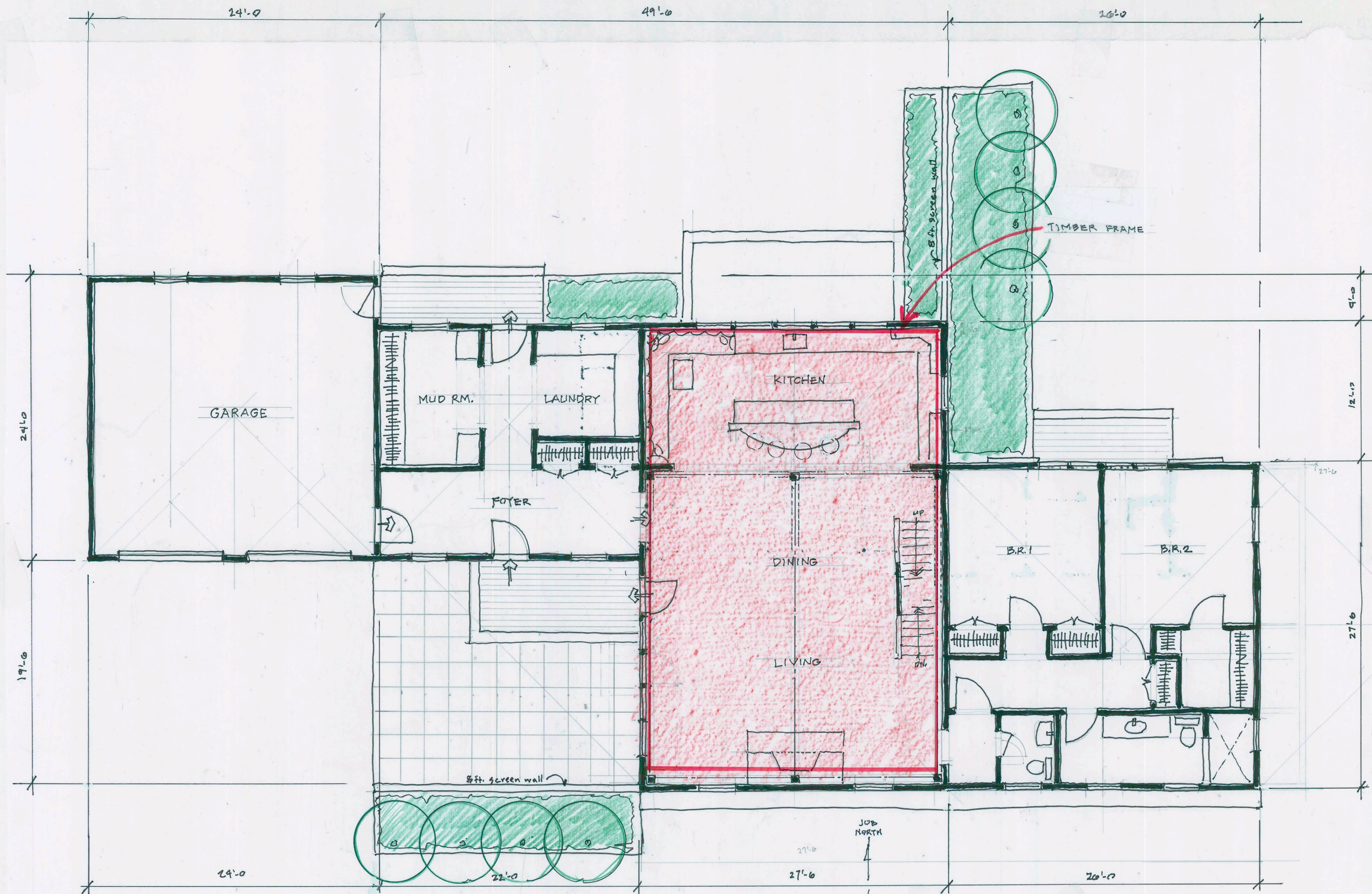
WEST ELEVATION
1/4" = 1'-0"

1 Elmstead



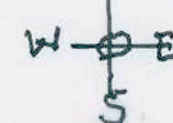
253 Main Street, Durham, Ct. 06422
www.DSMarchitect.com

HDC & ARS Review — 15 June '22



FIRST FLOOR PLAN (2291 s.f. finished space)

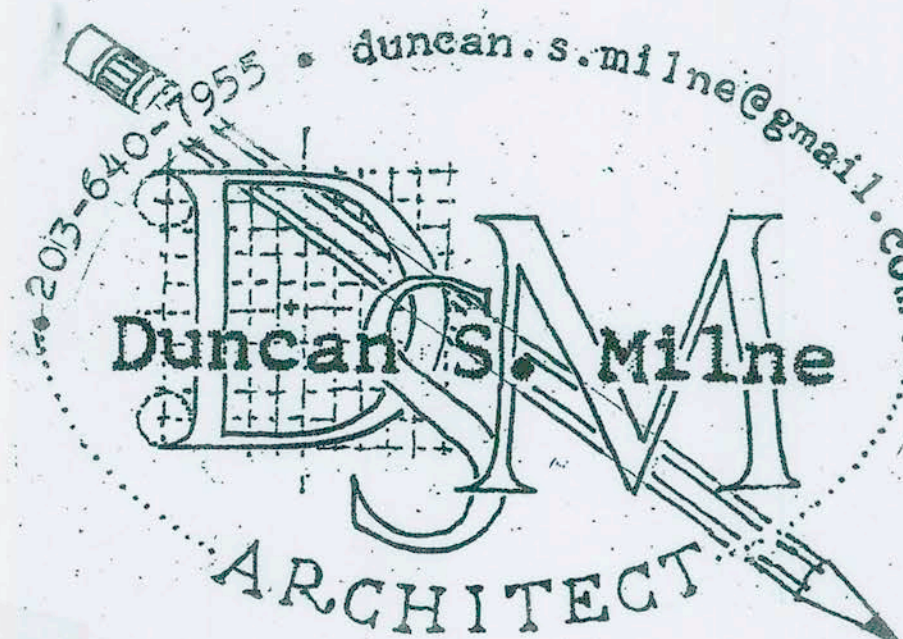
1/4" = 1'-0"



Finished s.f.

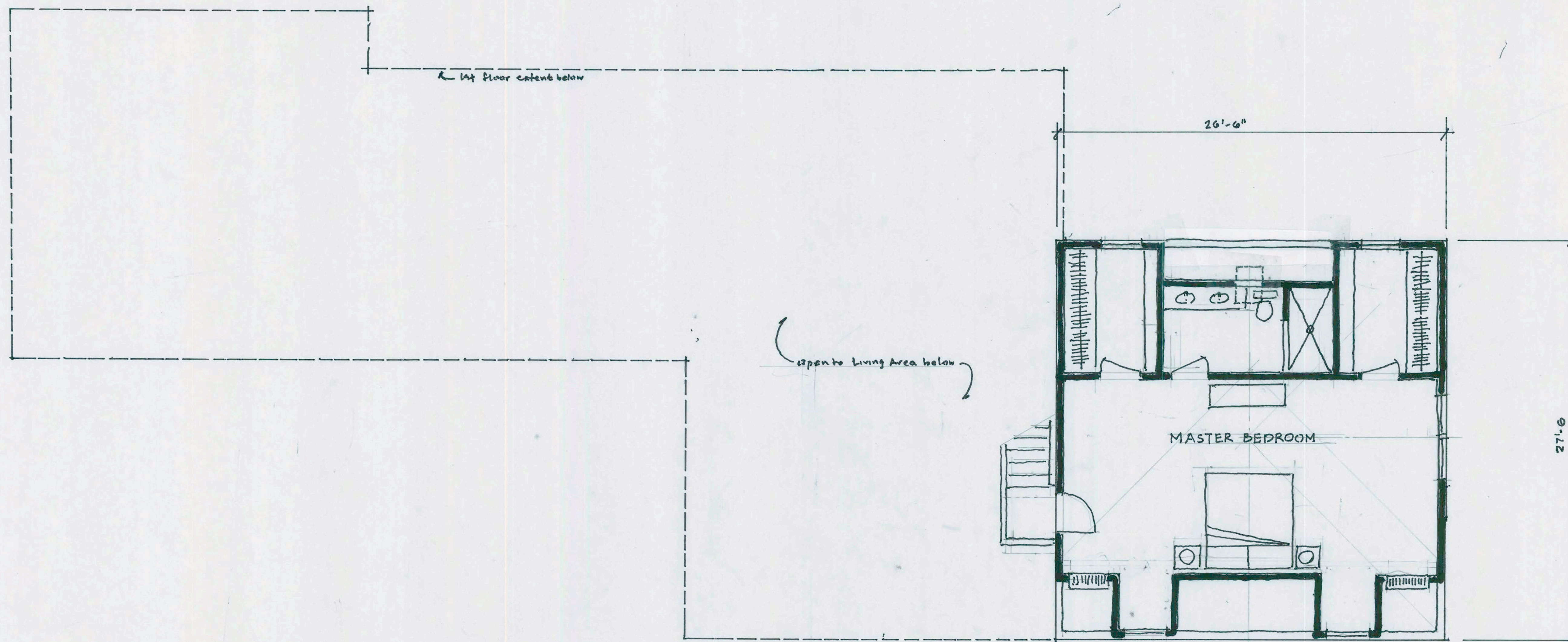
Basement	516
1st floor	2241
2nd floor	659
Total	3,416
	216
	3,632 s.f.

1 Elmstead



253 Main Street, Durham, Ct. 06422
www.DSMarchitect.com

WDC & ARS Review — 15 June '22

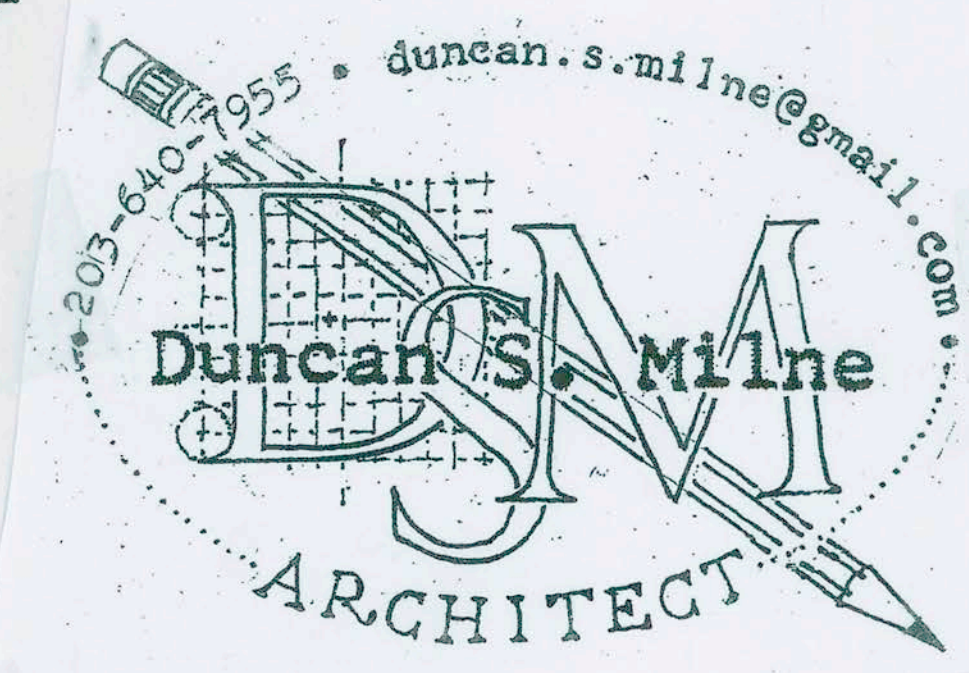


SECOND FLOOR PLAN (653 finished s.f.)

1/4" = 1'-0"

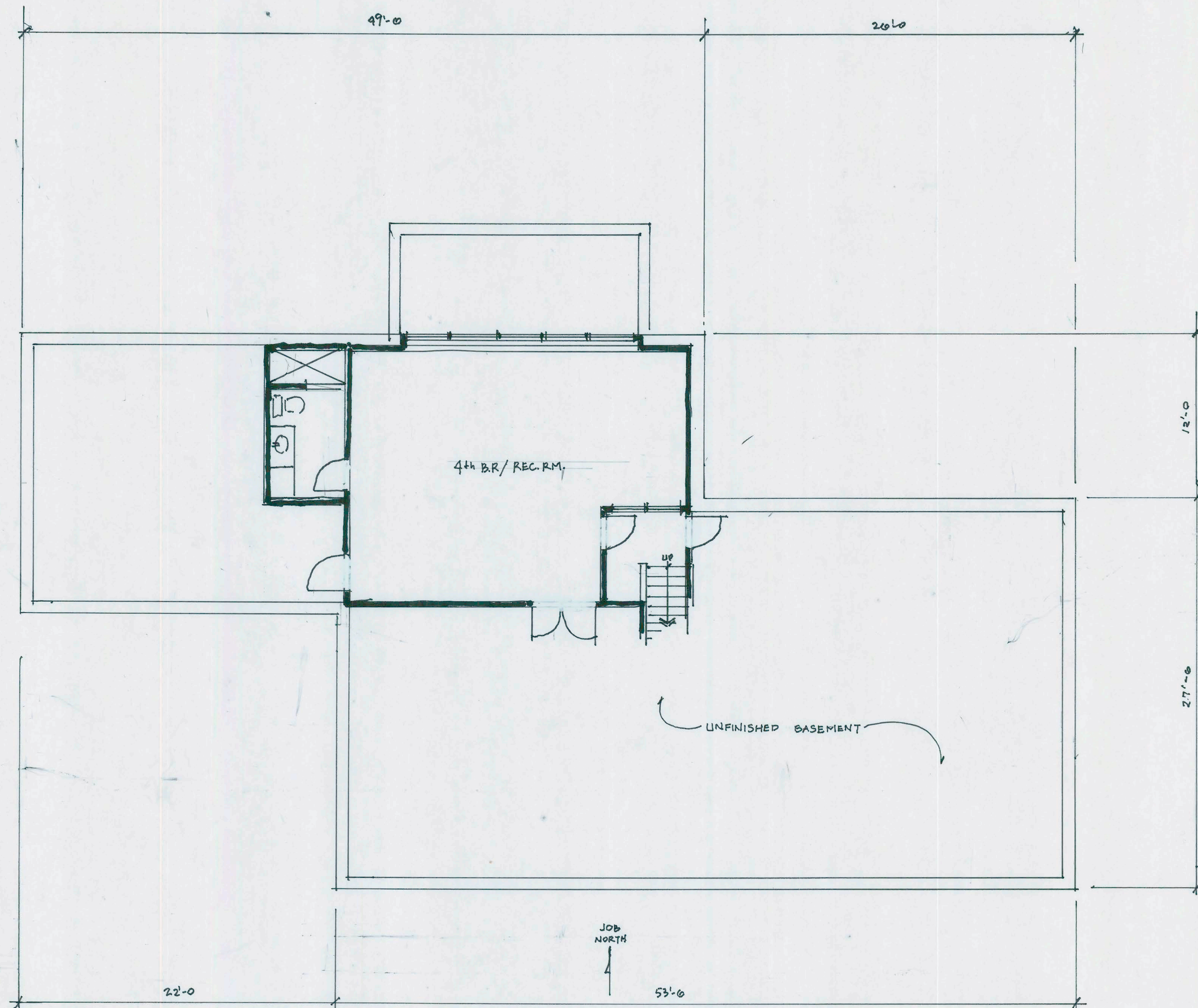


1 Elmstead



253 Main Street, Durham, Ct. 06422
www.DSMarchitect.com

HDC & ARS Review — 15 June '22



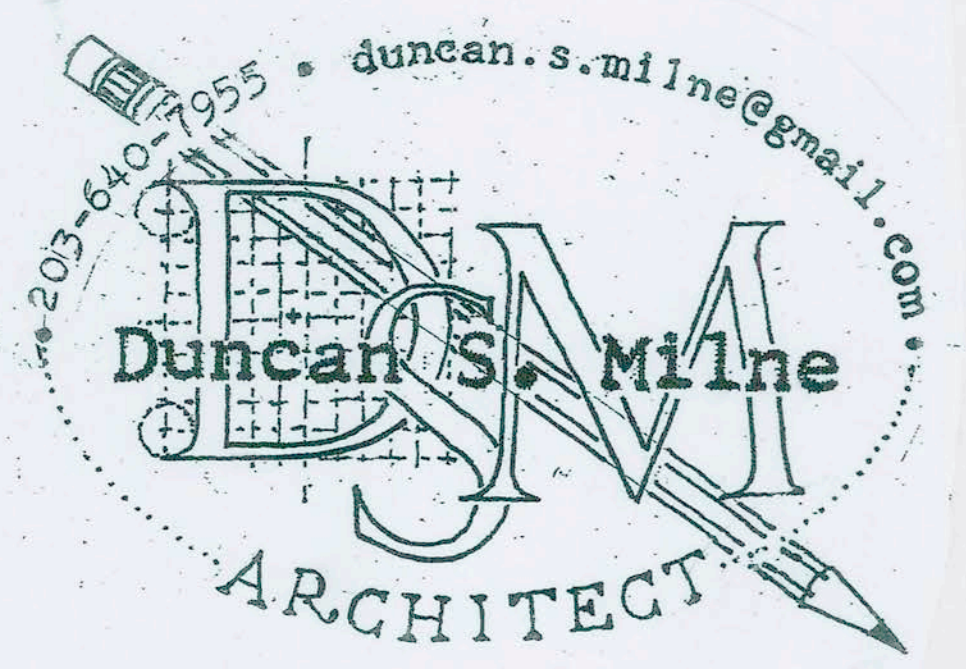
BASEMENT PLAN (516sq. finished)

1/4" = 1'-0"

JOB NORTH



1 Elmstead



253 Main Street, Durham, Ct. 06422
 www.DSMArchitect.com

WDC & ARS Review — 15 June '22

HISTORIC RESOURCES INVENTORY BUILDING AND STRUCTURES

HIST-6 REV 6-83

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

FOR OFFICE USE ONLY	
Town No.:	Site No.: 248
UTM	
QUAD:	
DISTRICT	IF NR, SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION

1. BUILDING NAME (Common) **Jennings House** (Historic) **Elmstead**

2. TOWN CITY **Westport** VILLAGE COUNTY **Fairfield**

3. STREET AND NUMBER (and/or location) **129 Morningside Drive South 5447/7**

4. OWNER(S) **Keehan, Edward J. & Pearl** Public Private

5. USE (Present) **Residence** (Historic) **Residence**

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

DESCRIPTION

7. STYLE OF BUILDING **Picturesque Vernacular** DATE OF CONSTRUCTION **ca. 1781, 1884**

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

<input checked="" type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding	<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & Batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Concrete Type:	<input type="checkbox"/> Cut stone Type:	

9. STRUCTURAL SYSTEM

<input type="checkbox"/> Wood frame	<input checked="" type="checkbox"/> Post and beam	<input type="checkbox"/> balloon
<input type="checkbox"/> Load bearing masonry		<input type="checkbox"/> Structural iron or steel
<input type="checkbox"/> Other (Specify)		

10. ROOF (Type)

<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor	<input type="checkbox"/> sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round	<input type="checkbox"/> Other (Specify)

(Material)

<input checked="" type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify)

11. NUMBER OF STORIES **2** APPROXIMATE DIMENSIONS **30x27 + bays & ells**

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

13. INTEGRITY (Location) On original site Moved WHEN? (Alterations) Yes No IF YES, EXPLAIN **rehabed, 1987**

14. RELATED BUILDINGS OR LANDSCAPE FEATURES

<input checked="" type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify)
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	

15. SURROUNDING ENVIRONMENT

<input type="checkbox"/> Open land	<input type="checkbox"/> Wood-land	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

Located on north side of short lane between Morningside Dr. & Turkey Hill Road South.

(OVER)

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

DESCRIPTION (Continued)

The picturesque vernacular dwelling has as its nucleus a 1781 house that was remodeled several times during the late-19th century. The 3-bay facade is dominated by a broad, cross gable set with a circular-headed window and an Italianate verandah with chamfered posts on pedestals with heavy moldings and a bracketed cornice. Full-length, 4-over-4 windows flank the central entrance bay set with double-leaf doors with hexagonal bottom panels. A handsome, 3-window wide, flat-roofed, square bay window on the east elevation has the same bracketed cornice as the verandah. Two side porches were (see continuation sheet)

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

Once one of the most charming and complete picturesque farmhouses in Westport, the nucleus was built about 1781 by Abraham Andrews to replace a dwelling destroyed during Tryon's raid on Danbury in 1779. Although many houses in the Compo Road-Greens Farms area claimed damage, Andrew's claim to the state for war damages were the highest in the area. John Hyde acquired the house, and in 1835 he sold to Burr Whitehead. Williams Jennings, who lived in Minnesota from 1864-77, bought it in 1877. Both Whitehead and Jennings made changes to the house, which for all practical consideration is stylistically a late-19th century structure. Whitehead added the east kitchen ell, and the chimney was replaced with the present smaller one with a Victorian-era corbeled stack. Jennings added the bay window and corresponding verandahs in 1884. It survived basically unaltered (see continuation sheet)

SOURCES

Adams Manuscript.
Westport Historical Society: House File.

PHOTO	PHOTOGRAPHER	DATE
	Mary E. McCahon	May, 1988
VIEW	VIEW	NEGATIVE ON FILE
	northeast	CHC3:40
COMPILED BY	NAME	DATE
	Mary E. McCahon, Architectural Historian	June, 1988
	ORGANIZATION	
	Westport Historic District Commission	
ADDRESS		
Town Hall Westport, Conn. 06880		



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None known. Highways Vandalism Developers Other _____

Renewal Private Deterioration Zoning Explanation _____

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY

TOWN NO.:

SITE NO.:

UTM: 18 / - / - / - / - / -

QUAD:

DISTRICT: S NR: ACTUAL
POTENTIAL

CONTINUATION SHEET

Item number: _____ Date: _____

Item 17

129 Morningside Drive South

originally set against the east elevation. The northernmost was removed, and the southern porch was rebuilt with new materials in 1987. While the house was painted dark, Victorian hues about the turn-of-the-century, it is remembered as being white since at least the first world war. Once one of the best detailed and most complete picturesque vernacular houses in town, much of its historic fabric was removed or altered, especially on the interior, during a ca. 1987 rehabilitation. Three vertical-sided barns in fair condition are still standing to the east of the southerly oriented house.

Item 19

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248

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

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

CONTINUATION SHEET

Item number: _____ Date: _____

Item 17

129 Morningside Drive South

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Item 19

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STATE OF CONNECTICUT

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

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item number: _____

PAL, Pawtucket, RI 02860
June 2000

Address: 129 Morningside Drive South

Name: Abraham Andrews/ Wm
Jennings Hse (Elmstead Place)

NR District:

Local District:

Neg No.: 25:26

HRS ID No.: 0556



RECEIVED

AUG 15 2022

HISTORIC DISTRICT COMMISSION

Historic Residential Structures Special Permit §32-18

The purpose of this regulation is to further the preservation, rehabilitation, restoration, reconstruction and/or adaptive re-use of historic residential structures and associated historic accessory structures in Westport residential districts. The Planning and Zoning Commission may, by grant of a Special Permit/HRS, authorize the use, setback, height and coverage incentives of this section in those circumstances where applicable zoning regulations have the practical effect of discouraging the preservation historic buildings and historic accessory structures.

JOINT COMMITTEE - ARB/HDC

Historic Residential Structures Special Permit §32-18

REVIEW AND RECOMMENDATION

Date: 08.09.2022

PROPERTY ADDRESS: 35 WRIGHT STREET

OWNER OF RECORD: Cynthia Leidner Muller, Revocable Trust Daytime Tel: c/o 203-454-8008

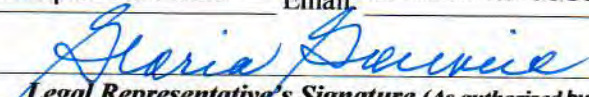
OWNER'S ADDRESS: 35 Wright Street Email: c/o Gloria@landuse-ct.com

APPLICANT'S NAME (if different): Gloria Gouveia, Land Use Consultants Daytime Tel: 203-454-8008

If the applicant is unable to obtain property owner's signature, please submit a letter of authorization signed by the property owner with this application, as per §43-3.3.

APPLICANT'S ADDRESS: 131 Kings Hwy. N. Westport 06880 Email: Gloria@landuse-ct.com

Property Owner's Signature


Legal Representative's Signature (As authorized by owner)

PLANNING & ZONING STAFF NOTIFICATION OF SPECIAL PERMIT APPLICATION

- Appears to comply
- Appears not to comply
- Need more information

P&Z Staff Name _____

Date of P&Z Review _____

SUBMIT this completed form and seven (7) folded sets of the following materials to the Historic District Commission

(HDC) Office, Room 108, 10 days prior to scheduled meeting. (Meetings are held the first Tuesday of the month).

- Site Plans (11" x 17")
- Narratives describing the project, including construction details and proposed materials
- Existing plans drawn to scale, size (11" x 17")
- Proposed building plans drawn to scale, size (11" x 17")
- An electronic copy of entire set of submission materials and application form sent to HDC staff administrator

BRING the following materials with you to the meeting:

- Contextual photos of the site and existing conditions
- Other such materials as the applicant may deem appropriate to enable the Joint Committee to evaluate the design of the proposed project

Joint Committee Recommendation to Planning and Zoning Commission:

Chair's Signature: _____

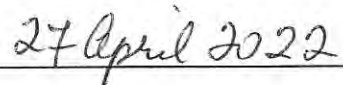
Date: _____

OWNER'S AUTHORIZATION

To Whom It May Concern:

As Delegated Agent for The Cynthia Leidner Muller Revocable Trust Agreement #1, the 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 the Trust's 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

DATE

Delegated Agent

The Cynthia Leidner Muller Revocable Trust #1

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 Date

35 WRIGHT ST – ACCESSORY STRUCTURE

History & Existing Conditions

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.¹

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. An accessory structure 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 from the main house.

A Certificate of Approval from the Historic District Commission and variances from the Zoning Board of Appeals have been obtained for renovations and additions to the Main House. As the renovations and additions did not require approvals under Section 18-32 of the Westport Zoning Regulations, the building is not protected by a Preservation Easement.

The Proposal

The proposed replacement of the accessory structure will require a Special Permit approval from the Planning & Zoning Commission under Section 32-18 of the Westport Zoning Regulations.

A Certificate of Approval has been obtained to demolish the accessory structure and replace it with a cottage reflective of the style of the Main House. Solar panels will be placed on the roof as an alternative source of energy.

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

Approval by the combined Architectural Review Board/Historic District Commission is the next step in the Section 32-18 process. Upon approval by the Planning & Zoning Commission a Preservation Easement will be recorded for the Main House and the Cottage.

Respectfully submitted by:

Gloria Gouveia, Land Use Consultants

August 2022

PROPOSED COTTAGE TO MULLER RESIDENCE

35 WRIGHT STREET WESTPORT, CT 06880

DRAWING LIST

General

G1 COVER SHEET

Site

EPP1 EXISTING PLOT PLAN

PS1 PROPOSED SITE PLAN AND STONE WALLS


Architectural

CA1 PROPOSED COTTAGE CRAWL, FIRST AND
ROOF PLANS

CA2 PROPOSED COTTAGE EXTERIOR ELEVATIONS

5 TOTAL DRAWINGS

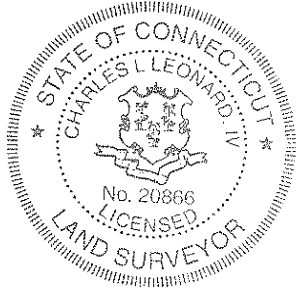
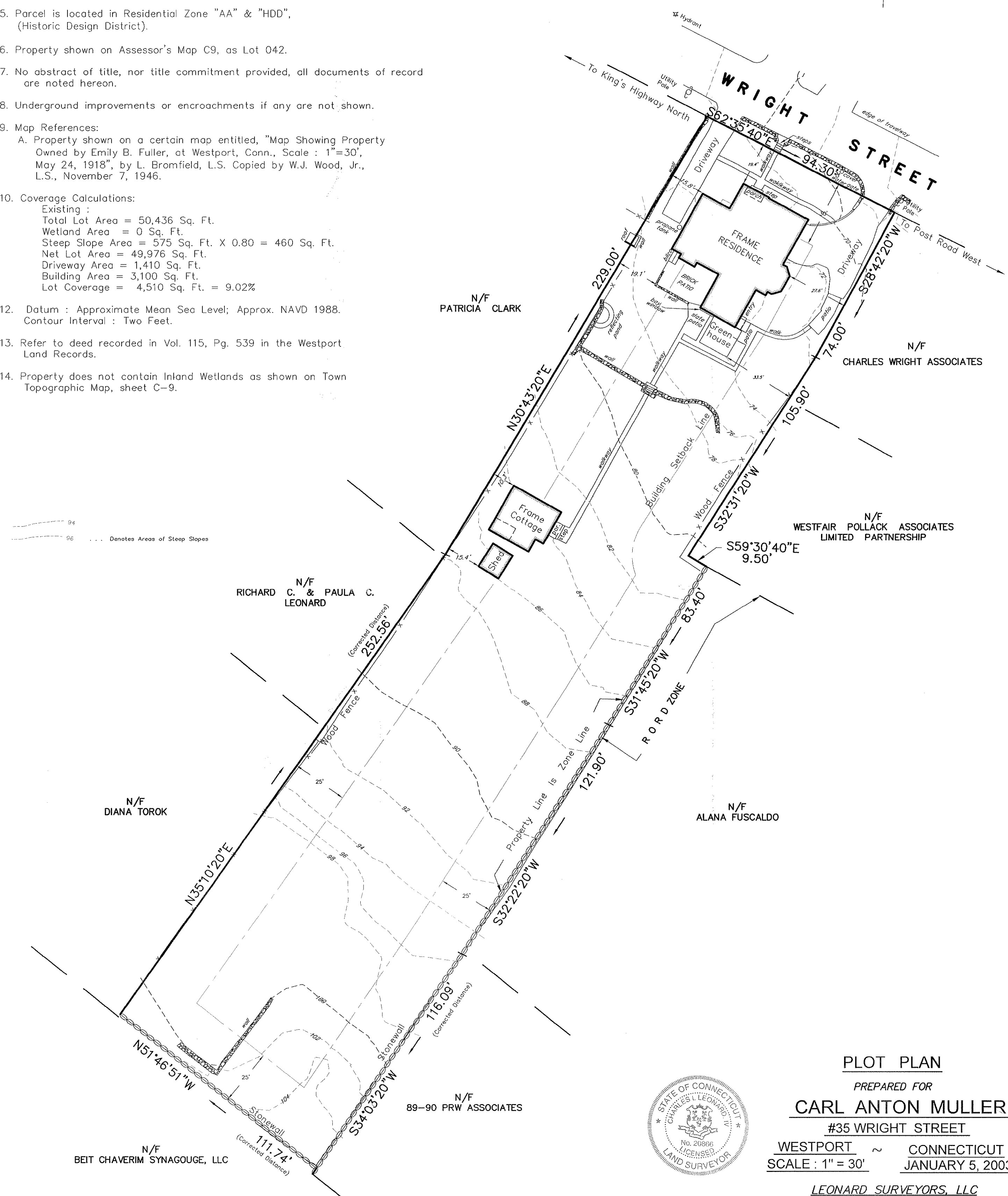
ISSUED FOR TOWN REVIEW 5/16/22

PROJECT: PROPOSED COTTAGE TO MULLER RESIDENCE 35 WRIGHT STREET WESTPORT, CT 06880	DATE: MAY 16, 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.
DRAWING TITLE: COVER SHEET		G1		

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.

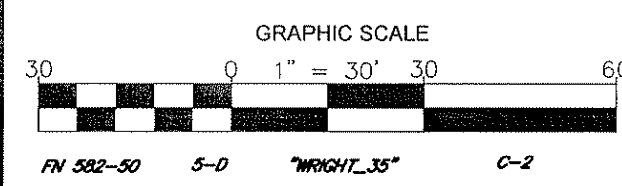
94 Denotes Areas of Steep Slopes
96 Denotes Areas of Steep Slopes



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



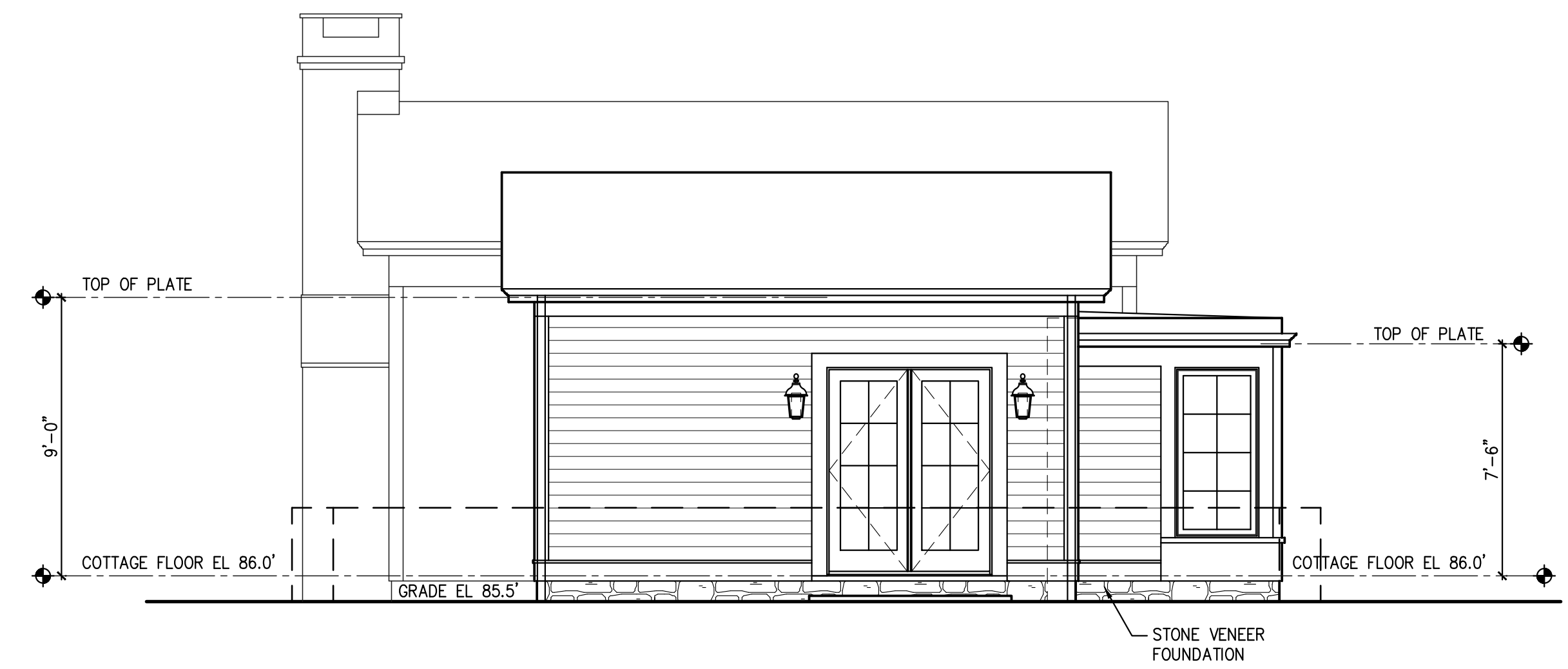
LEONARD SURVEYORS, LLC
 830 POST ROAD EAST
 WESTPORT, CONNECTICUT 06890
 PHONE: (203) 226-7761
 FAX: (203) 454-1652

ISSUED FOR TOWN REVIEW 5/16/22

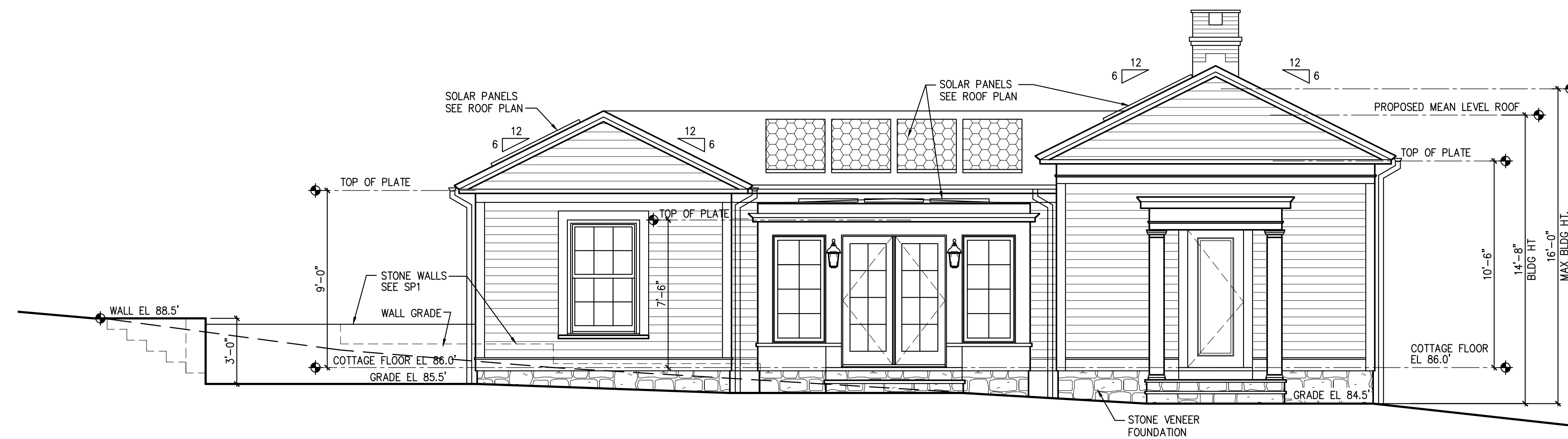
PROJECT: PROPOSED COTTAGE TO MULLER RESIDENCE 35 WRIGHT STREET WESTPORT, CT 06880	DATE: MAY 16, 2022	J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C. TIDE MILL BUILDING 95 HARBOR ROAD SOUTHPORT, CT 06890 TEL: (203) 259-0529 WWW.FRANZENARCHITECTS.COM	SCALE: 1"=30'-0" DRAWN BY: DRW JOB NO. 071221 DRAWING NO. EPP1
DRAWING TITLE: EXISTING PLOT PLAN			



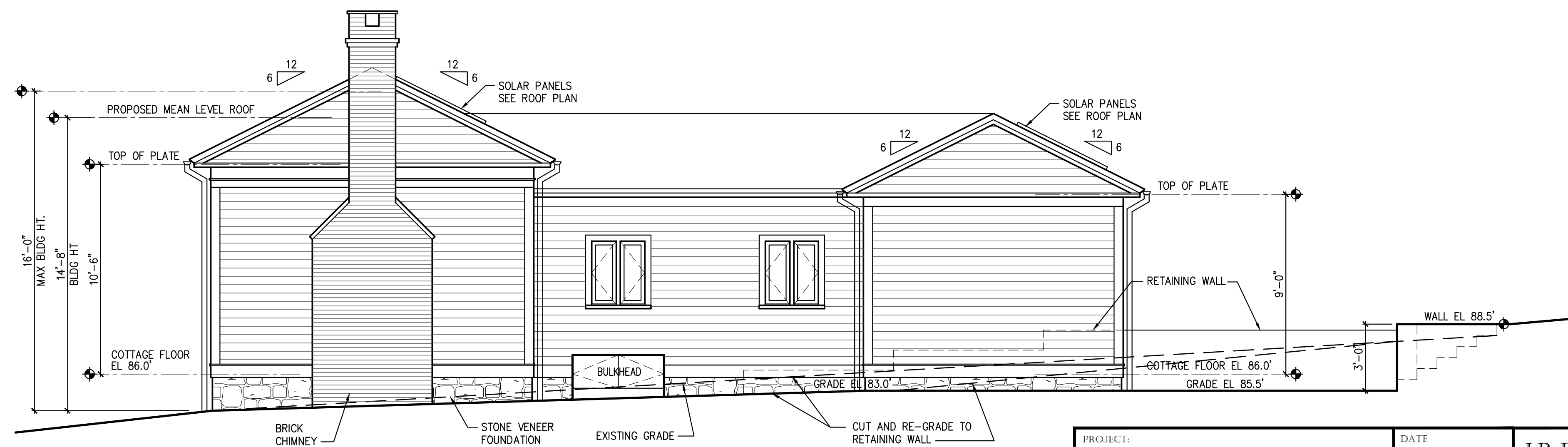
**PROPOSED COTTAGE
SIDE ELEVATION (NORTH)**
SCALE: 1/4"=1'-0"



**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

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

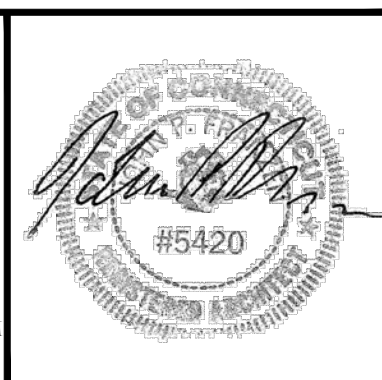
ISSUED FOR TOWN REVIEW 5/16/22

PROJECT:
PROPOSED COTTAGE TO MULLER RESIDENCE
35 WRIGHT STREET
WESTPORT, CT 06880

DRAWING TITLE
PROPOSED COTTAGE EXTERIOR ELEVATIONS

DATE
MAY. 16, 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
1/4"=1'-0"
DRAWN BY
DRW
JOB NO.
071221
DRAWING NO.
CA2



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

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



View of the north elevation.

