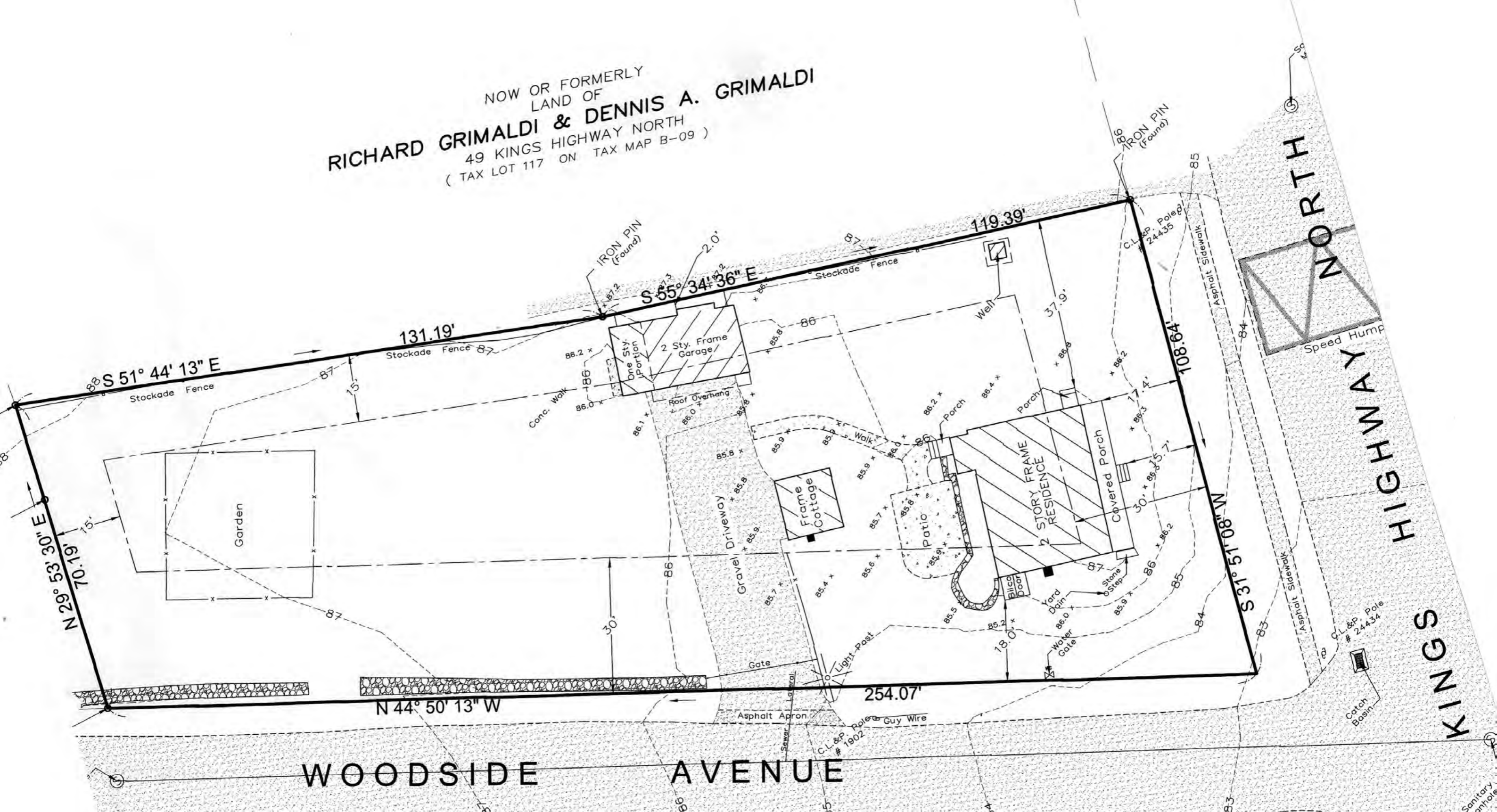


NOW OR FORMERLY
LAND OF
RICHARD GRIMALDI & DENNIS A. GRIMALDI
49 KINGS HIGHWAY NORTH
(TAX LOT 117 ON TAX MAP B-09)



WOODSIDE AVENUE

KINGS HIGHWAY NORTH

Speed Hump

Catch Basin

Stockade Fence

Stockade Fence

Asphalt Apron

Asphalt Sidewalk

Asphalt Sidewalk

Garden

2 Sty. Frame Garage

2 STORY FRAME RESIDENCE

Frame Cottage

Gravel Driveway

Patio

Bilco Door

Ford Dam

Water Gate

Stone Step

Light Post

Gate

Well

C.L. & P. Pole # 24435

C.L. & P. Pole # 24434

IRON PIN (Found)

IRON PIN (Found)

N 29° 53' 30" E
70.19'

S 51° 44' 13" E
131.19'

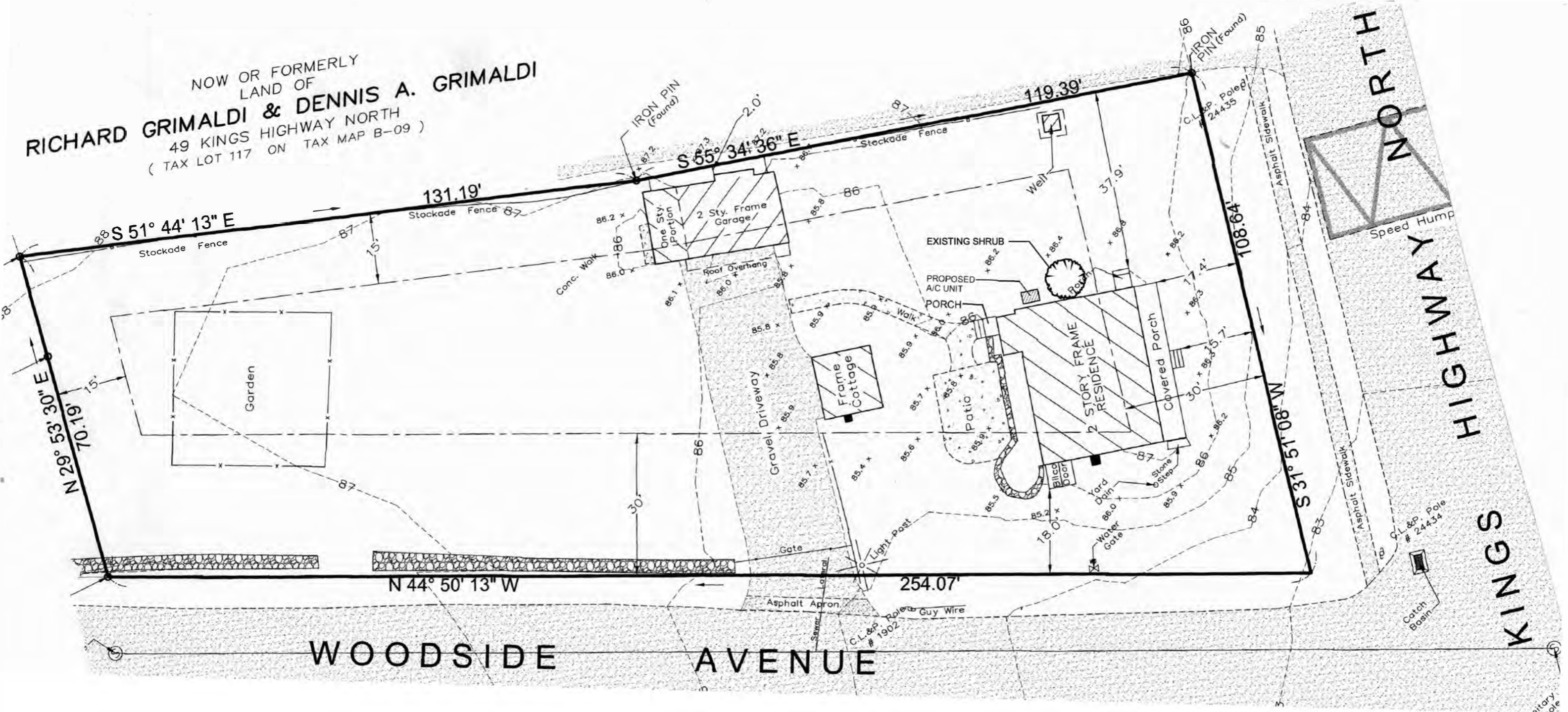
S 55° 34' 36" E
119.39'

N 44° 50' 13" W
254.07'

108.64'

S 31° 51' 08" W

NOW OR FORMERLY
LAND OF
RICHARD GRIMALDI & DENNIS A. GRIMALDI
49 KINGS HIGHWAY NORTH
(TAX LOT 117 ON TAX MAP B-09)



PLAN TAKEN FROM: ZONING /LOCATION SURVEY MAP OF PROPERTY, PREPARED FOR MARK HANRAHAN, et al, 45 KINGS HIGHWAY NORTH, WESTPORT CONNECTICUT MAY 9, 2022 BY WALTER H. SKIDD, LS CT REG. # 14663, 1992 STRATFIELD ROAD FAIRFIELD CT 203-373-0401; NO UNDERGROUND IMPROVEMENTS ARE SHOWN.



NORTH

PROPOSED A/C LOCATION PLAN

NO.	Revision or Issue	Date

HANRAHAN RESIDENCE
45 KINGS HIGHWAY NORTH WESTPORT CONNECTICUT

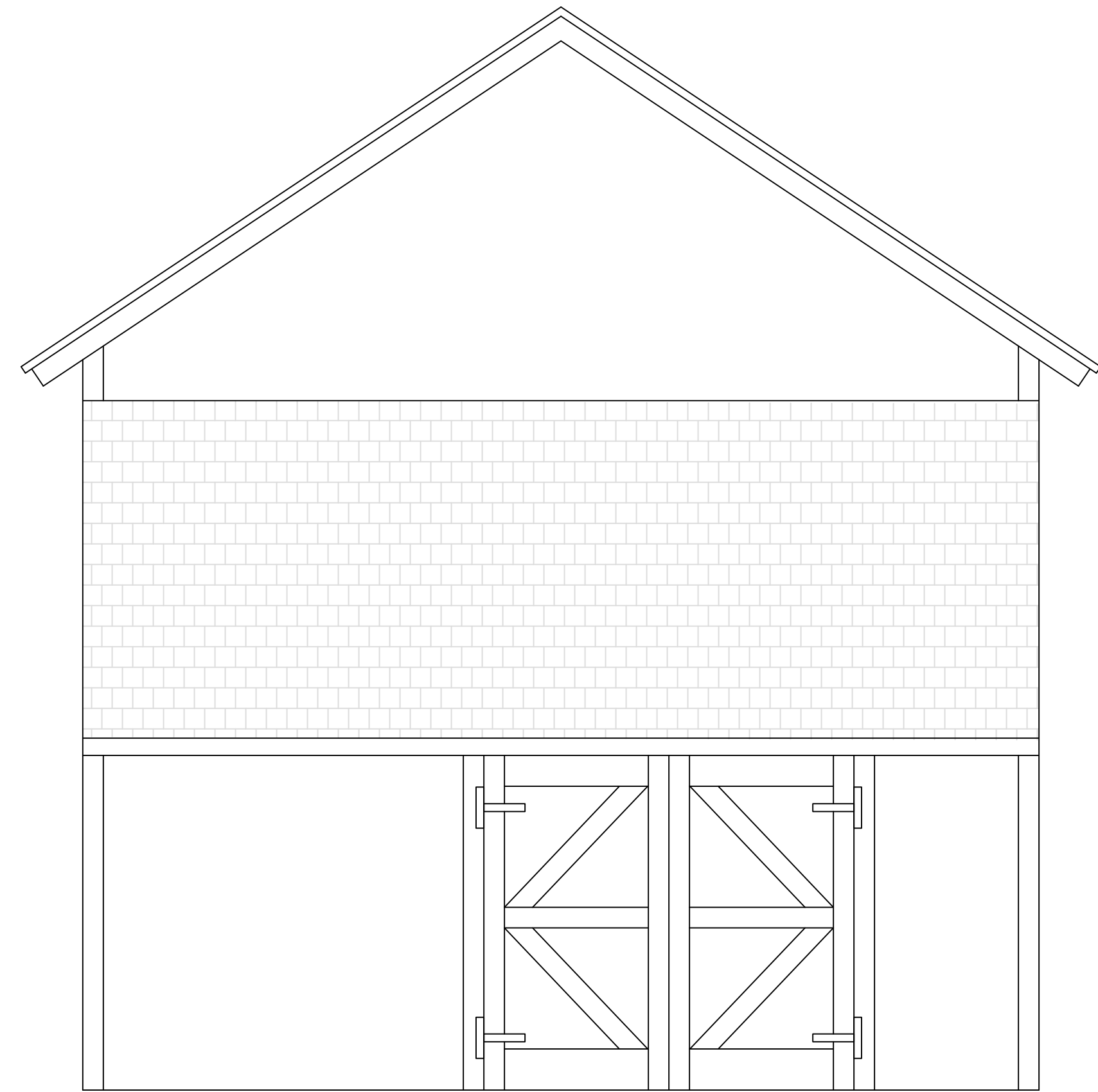
PRE/view Landscape Architects
120 Guinlan Avenue Bridgeport CT 06605 203 685-4178

SCALE	ISSUED FOR	DRAWN BY	DATE	DRAWING
AS SHOWN	PERMITTING	S. SACHS	24 MAY 22	1 of 1



Proposed - Front & Left Side Elevations

1/2" = 1'-0"

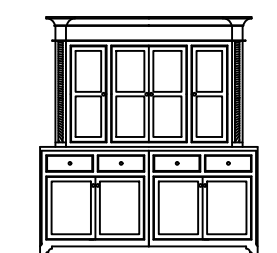


Existing - Front & Left Side Elevations

1/2" = 1'-0"



REVISIONS	BY



ROSE ADAMS
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PO Box 2331
Westport, Connecticut 06880
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Fax: 203.226.4967
rose@rosadamshome.com

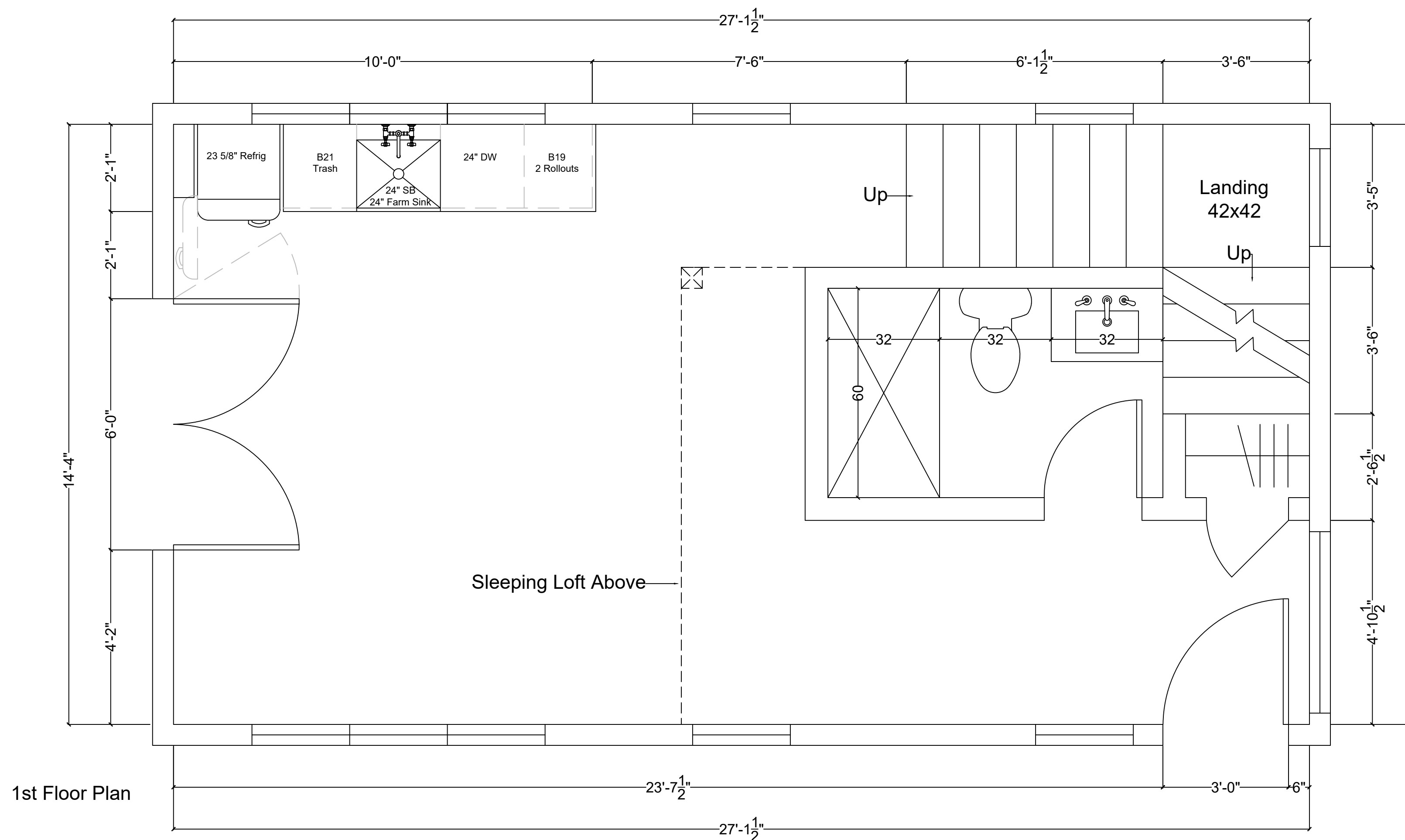
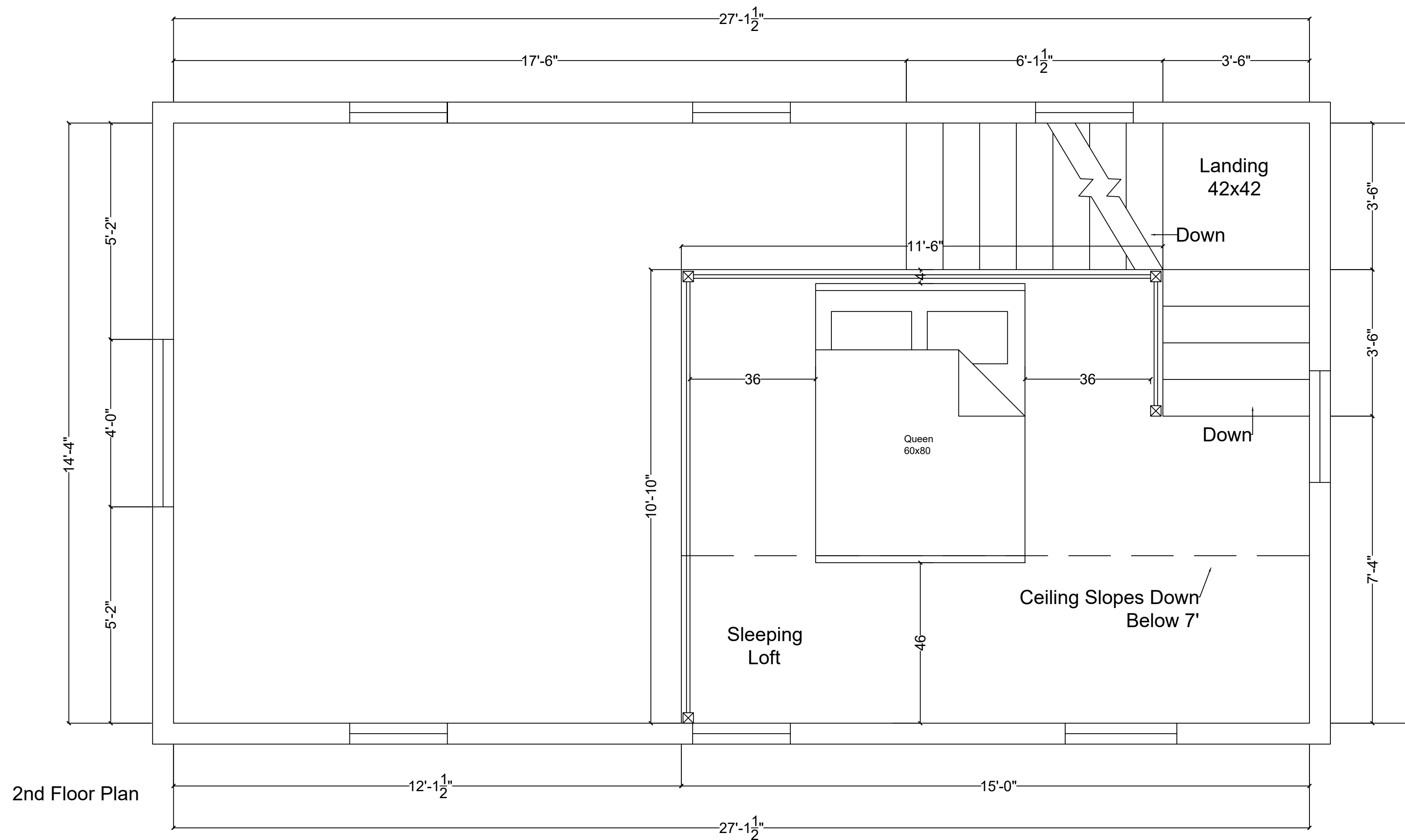
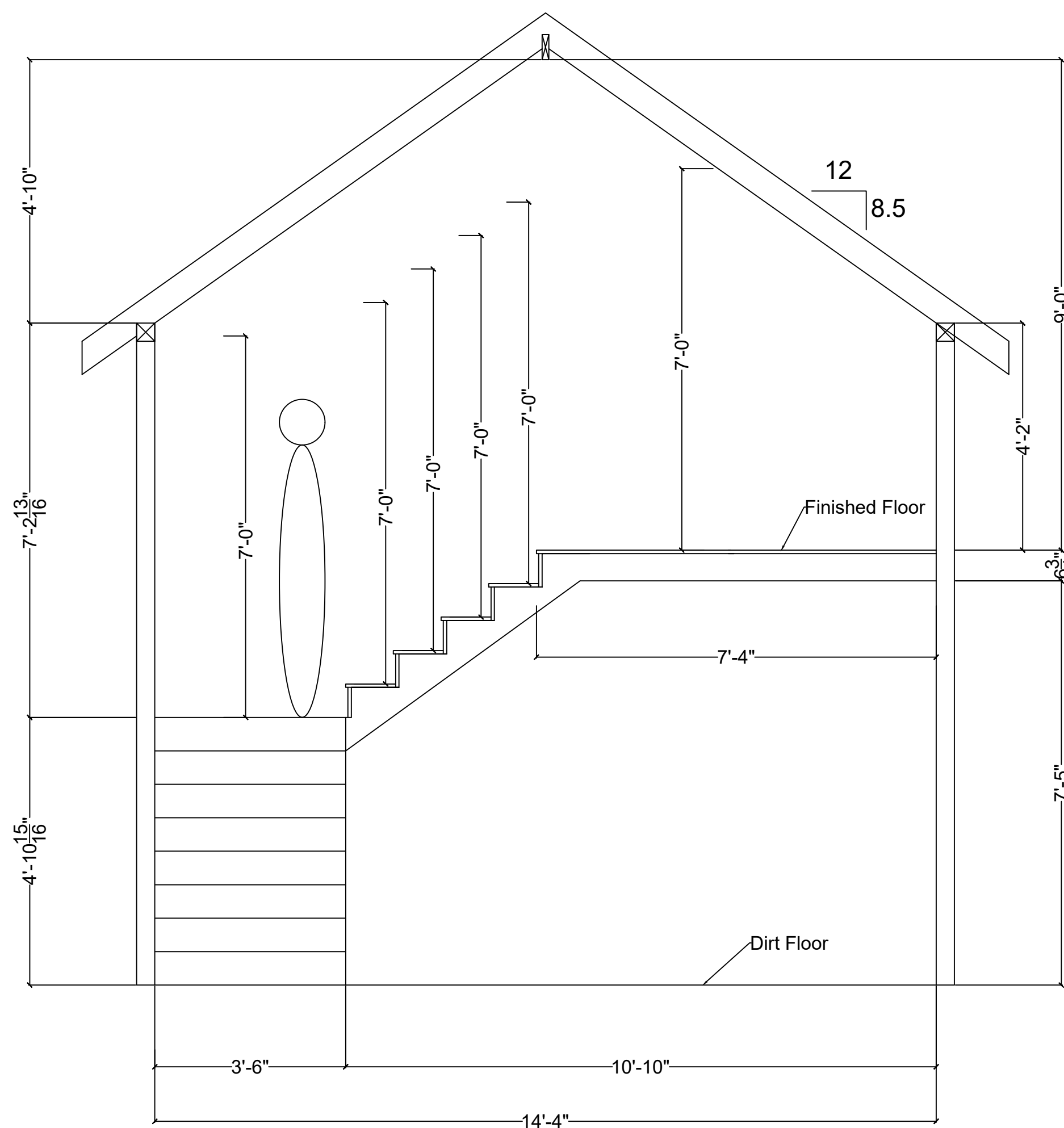
ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS

Project
Hanrahan Residence
45 Kings Highway North
Westport, Ct 06880

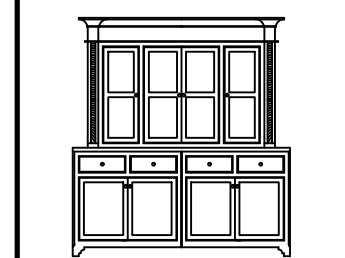
Drawing Title
Exterior Elevations
Existing & Proposed

Scale 1/2" = 1'-0"
Drawn AA
Date 06/28/22

Drawing No.
1
Of 2 Sheets



REVISIONS	BY



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ALL DIMENSIONS AND SIZE
DESIGNATIONS GIVEN ARE
SUBJECT TO VERIFICATION
ON JOB SITE AND ADJUST-
MENT TO FIT JOB CONDITIONS

Project
Hanrahan Residence
45 Kings Highway North
Westport, CT 06880

Drawing Title
1st & 2nd Flr
Proposed

Scale 1/2" = 1'-0"

Drawn AA

Date 06/28/22

Drawing No.

2

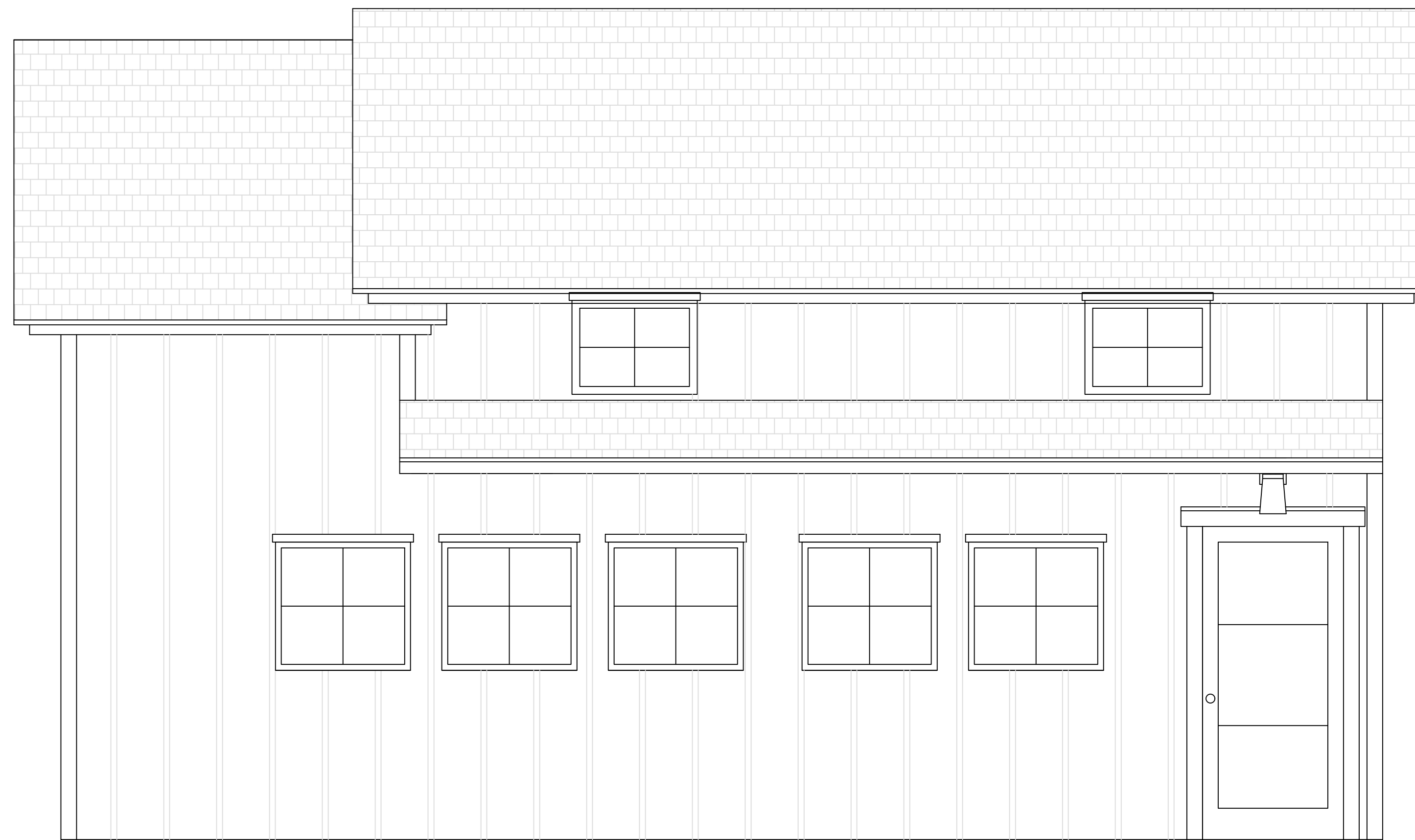
Of 2 Sheets

REVISIONS	BY



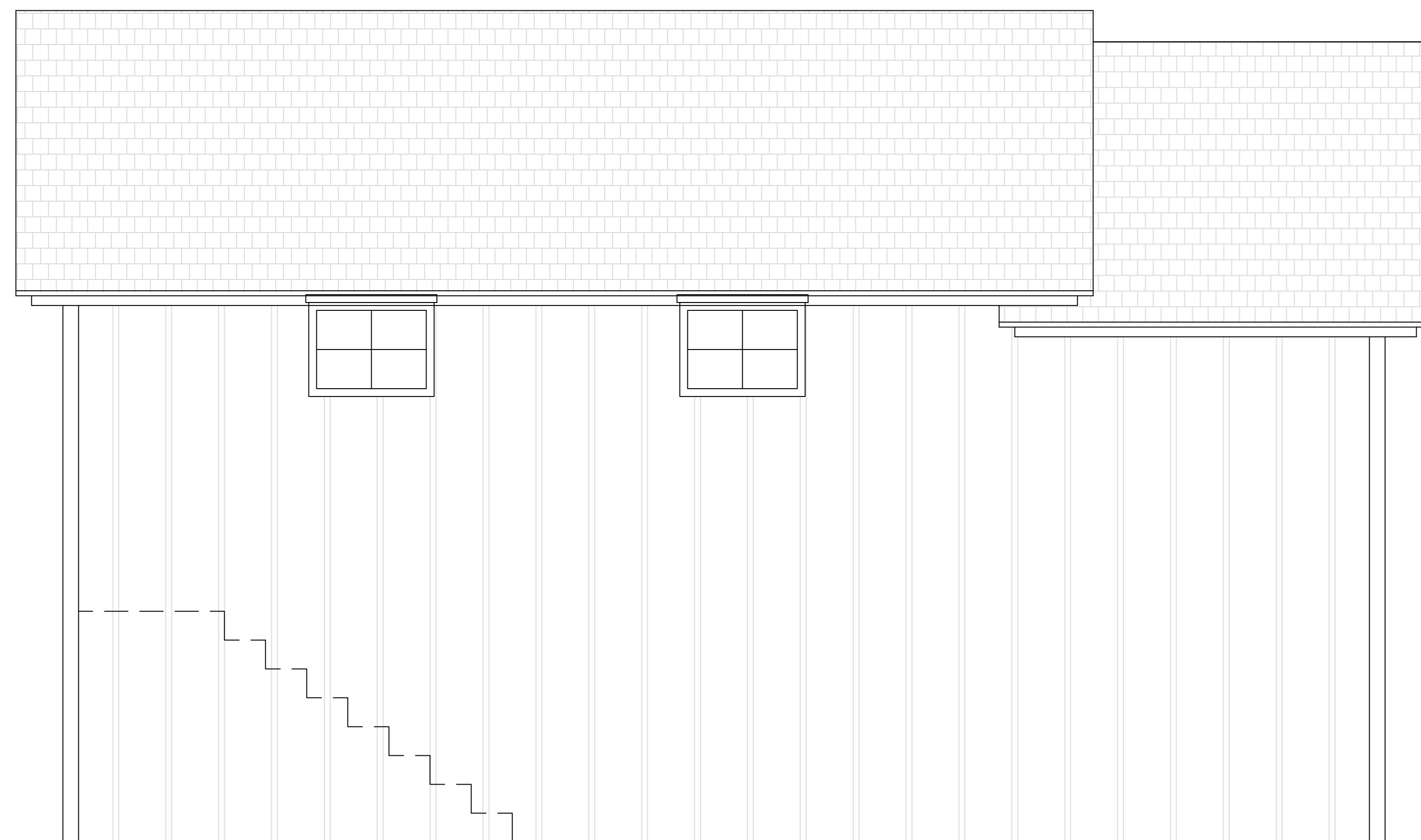
Side Elevation - Facing Garden

1/2" = 1'-0"



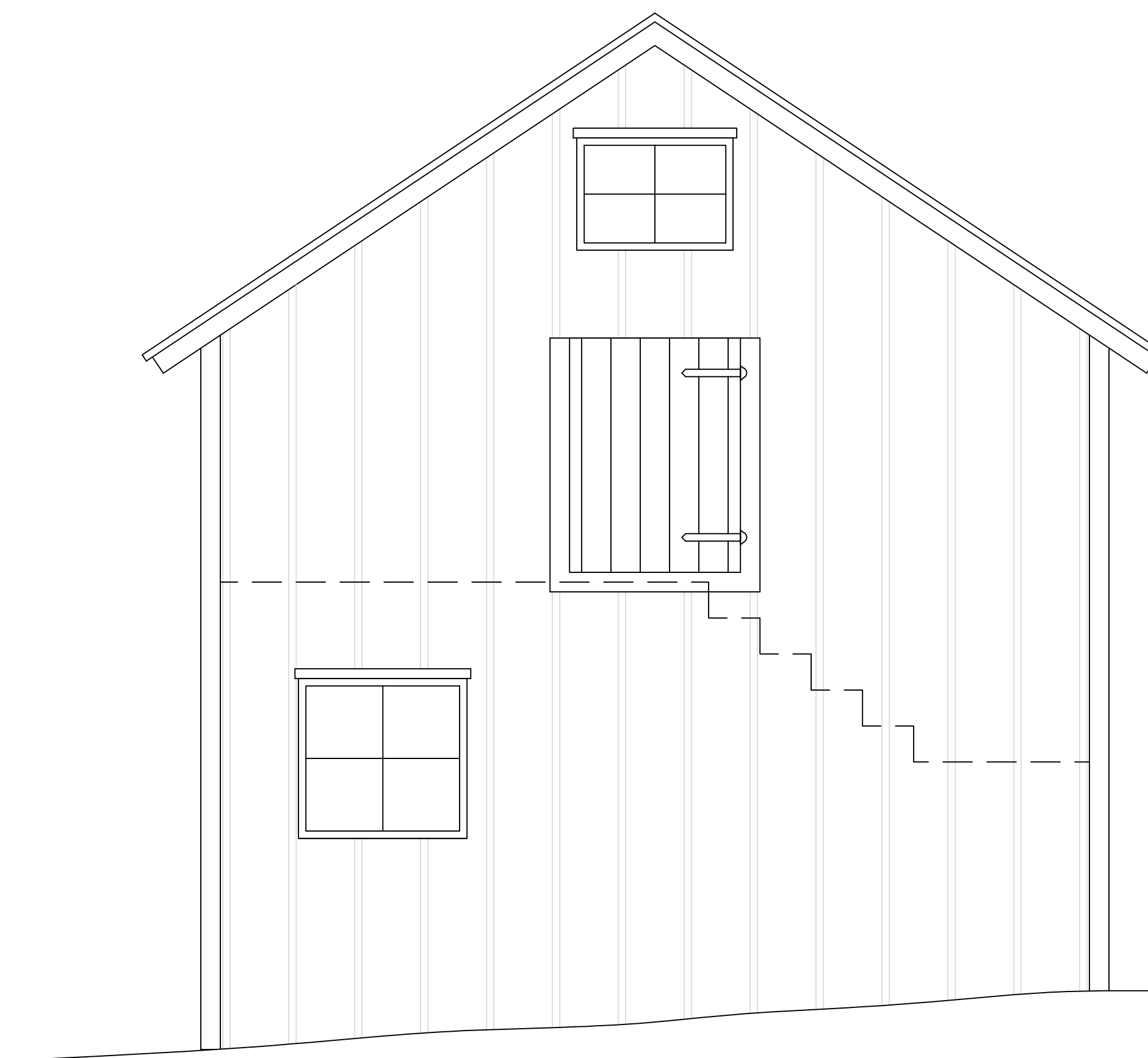
Front Elevation - Facing Driveway

1/2" = 1'-0"



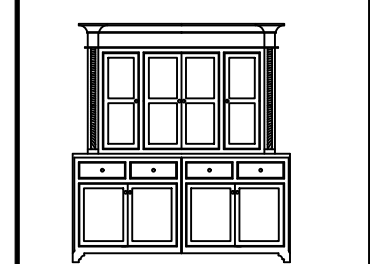
Rear Elevation - Facing Neighbor

1/2" = 1'-0"



Side Elevation - Facing Main House

1/2" = 1'-0"



ROSE ADAMS
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17 Kings Highway North
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Fax: 203.226.4967
e-mail: roseadams2000@aol.com

ALL DIMENSIONS AND SIZE
DESIGNATIONS GIVEN ARE
SUBJECT TO VERIFICATION
ON JOB SITE AND ADJUST-
MENT TO FIT JOB CONDITIONS

Project

Hanrahan Residence
45 Kings Highway North
Westport, CT 06880

Drawing Title

Proposed
Exterior Elevations

Scale 1/2" = 1'-0"

Drawn AA

Date 08/29/22

Drawing No.

3

Of 4 Sheets

Views of 45 KHN

From Woodside looking to the barn



From corner of Woodside and KHN



From KHN



Barn(aka Garage) Views

From Woodside



View from KHN









In December 2021, we became the owners of 45 Kings Highway North. It is a simple vernacular style home with sturdy original craftsmanship. With approval, we would like to update the garage/barn with that same quality and simplicity.



Our intention is that the garage/barn will become a space for our visiting family with a lofted bedroom, first floor kitchen, living area and full bath. The footprint will remain the same. For ease of use, we would like to move the garden tools to a 12x4 shed on the back wall of the large garden and the trash containers to a wooden bin next to our back door. (See the product pamphlets for dimensions and footprint of both products.)

SpaceSaver 12×4 with Sliding Doors

outdoorlivingtoday.com/product/slider-lean-to-storage-shed-12x4/



Trustpilot

Slide the 12ft. x 4ft. SpaceSaver with Sliding Doors Lean-To Storage Shed up against your house and utilize your space to the max! Barn-style doors slide on tracks and open up to provide a 60 inch opening!

* Featured picture shows Architect Knotty® Siding with Western Red Cedar Shingle Roofing Options.

Features

- Assembled dimensions: 147 1/2 in. W x 55 in. D x 96 in. H (Rear), 84 in. H (Front)
- Floor Footprint = 141 1/2 in. W x 45.5 in. D
- Western Red Cedar construction for natural strength and beauty
- Sliding Doors on aluminum tracks allow for a 60" wide opening

Oscar Waste Management | 6×3

outdoorlivingtoday.com/product/oscar-waste-management-6x3/



Features

- Assembled dimensions: 72.5 in. W x 34 in. D x 55 in. H in the front and 58 in. H in the back
- Floor Footprint: 70.75 in. W x 34 in. D
- Interior dimensions: 66.75 in. W x 32 in. D x 50 in. H in the front and 53 in. H in the back
- Western Red Cedar floor, door, lid and trim construction for natural strength and beauty
- Holds two large 58 Gal. garbage/recycling containers

REVISIONS	BY



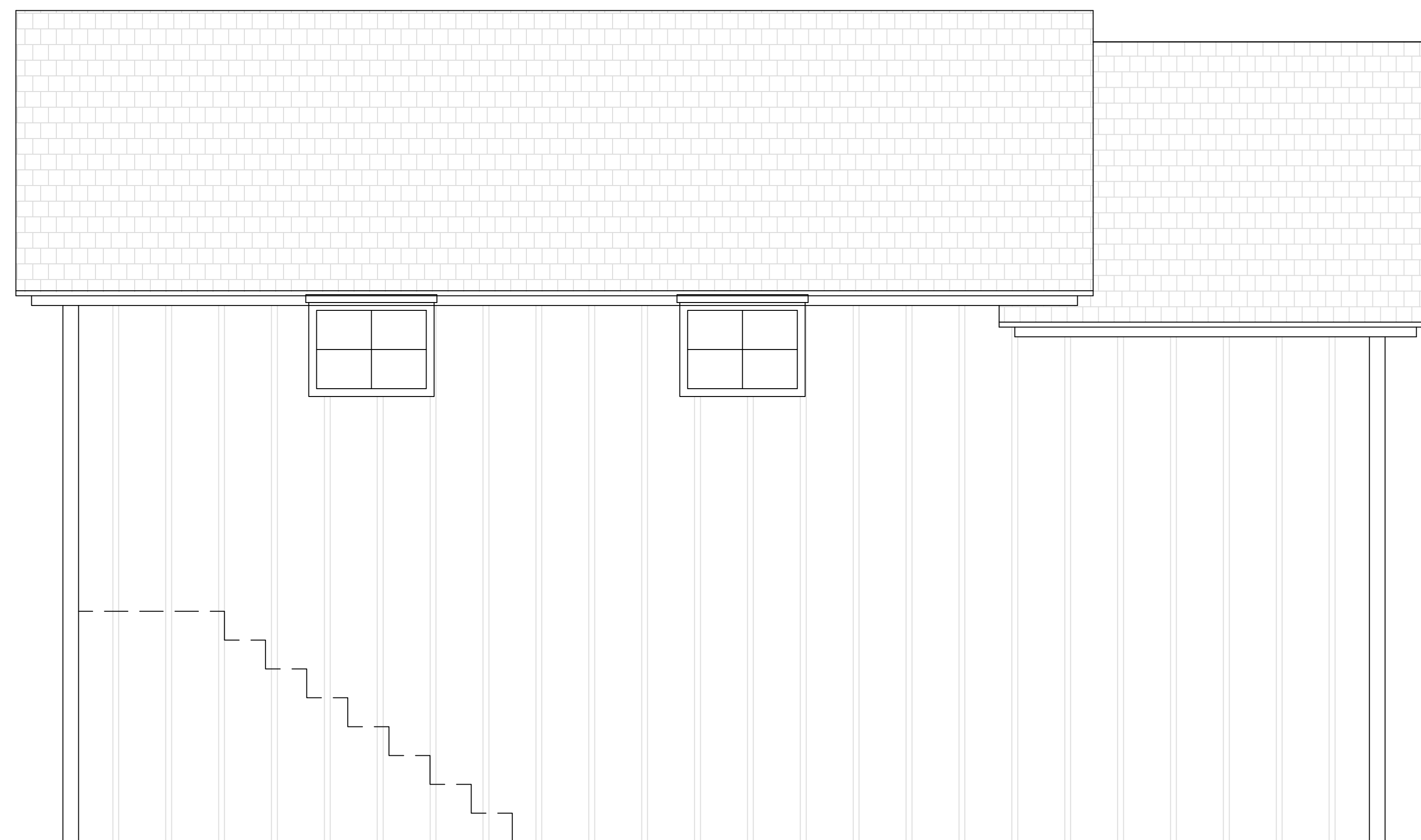
Side Elevation - Facing Garden

1/2" = 1'-0"



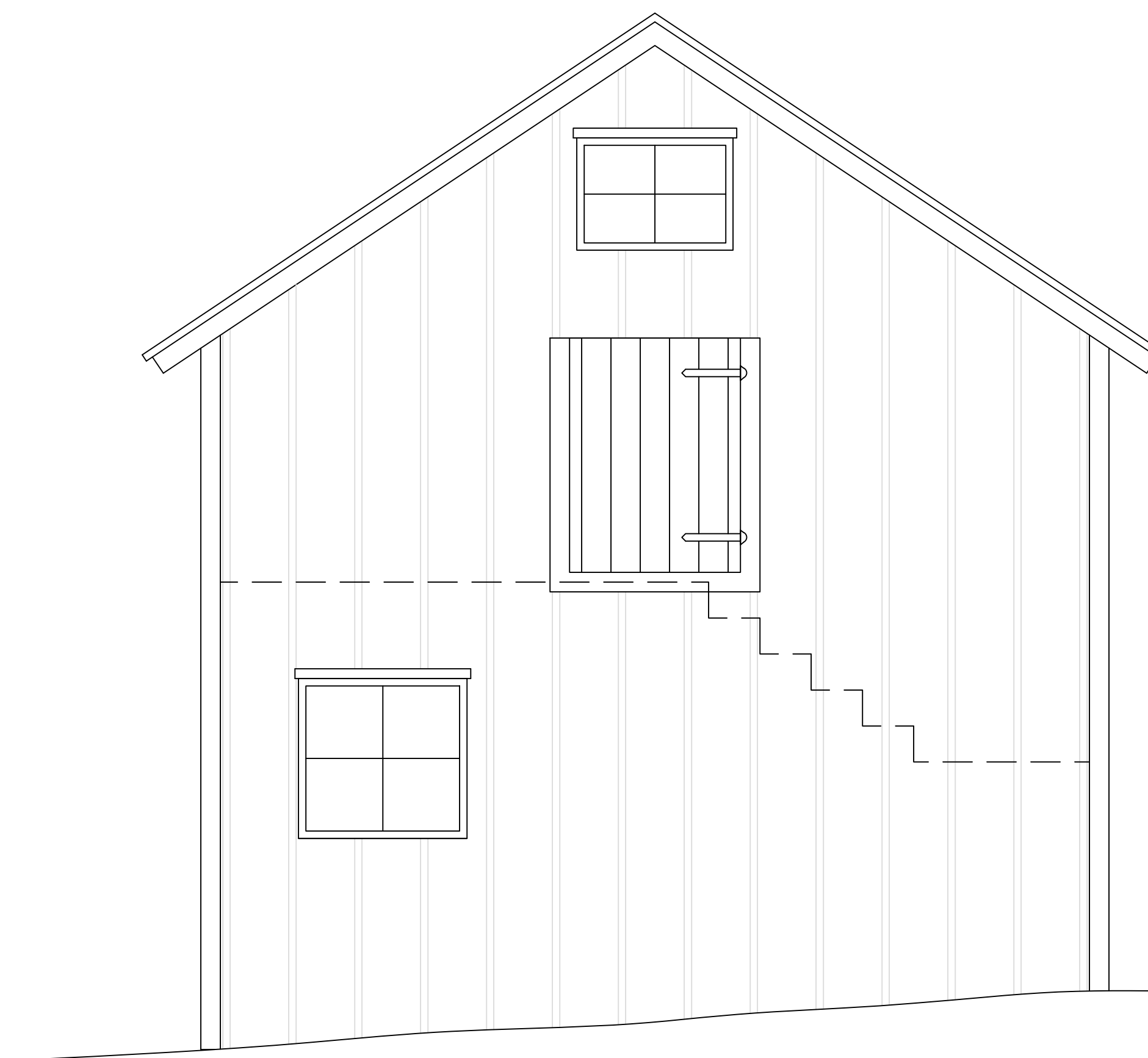
Front Elevation - Facing Driveway

1/2" = 1'-0"



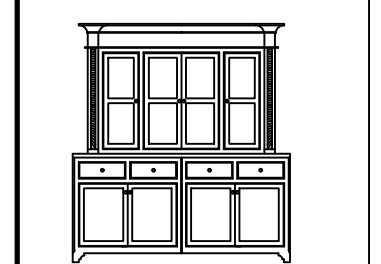
Rear Elevation - Facing Neighbor

1/2" = 1'-0"



Side Elevation - Facing Main House

1/2" = 1'-0"



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ALL DIMENSIONS AND SIZE
DESIGNATIONS GIVEN ARE
SUBJECT TO VERIFICATION
ON JOB SITE AND ADJUST-
MENT TO FIT JOB CONDITIONS

Project

Hanrahan Residence
45 Kings Highway North
Westport, CT 06880

Drawing Title

Proposed
Exterior Elevations

Scale 1/2" = 1'-0"

Drawn AA

Date 09/14/22

Drawing No.

3

Of 4 Sheets



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) _____
 Street Address or Location 45 King's Highway North
 Town/City Westport Village _____ County Fairfield
 Owner(s) Jay J. & Janet M. Ostreicher 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 Vernacular Date of Construction ca. 1780

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: 1.5 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: _____

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

District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

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

Surrounding Environment:

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

• Interrelationship of building and surroundings:

See Continuation Sheet

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

See Continuation Sheet

Architect _____ Builder _____

• Historical or Architectural importance:

See Continuation Sheet

• Sources:

See Continuation Sheet

Photographer PAL _____ Date 10/4/2011 _____

View _____ Negative on File _____

Name _____ Date _____

Organization PAL _____

Address 210 Lonsdale Avenue, Pawtucket, RI 02860 _____

• Subsequent field evaluations:

Threats to the building or site:

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

STATE OF CONNECTICUT

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

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

45 King's Highway North, Westport, CT

Interrelationship of building and surroundings:

The building is sited on a relatively level lot on the west side of Kings Highway North. It is set back from the road and faces east. Vegetation consists of scattered bushes, evergreens, and deciduous trees with plantings across the facade of the house. The gravel driveway located west of the house is accessed from Woodside Avenue and leads to a detached garage and a small shed.

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

The building is a one-and-one-half-story, five-bay-by-two-bay, vernacular residence. The asphalt shingle-clad, side-gable roof has brick chimneys in the center of the ridge and attached to the south elevation. The walls are clad in wood shingle with simple wood corner boards and entablature. A shed roof porch extends across the east (facade) elevation supported by chamfered wood posts. The primary entrance is located in the center of the facade and contains a wood panel door with a window in the top half and a four-light transom covered by a twelve-light storm door. Windows consist primarily of two-over-two, wood, double-hung, early twentieth-century replacement sash. Three small rectangular, fixed sash horizontal windows sit just below the entablature on the facade. A small enclosed porch built in the 1920s is attached to the north end of the west (rear) elevation. The detached, one-and-one-half-story, three-bay-by-one-bay garage, constructed before 1923, is located northwest of the house. The rectangular building has an asphalt shingle, side-gable roof, wood shingle and plywood siding, and a lean-to attached to the west elevation. A small one-bay shed, originally a garage built in the 1920s, sits just west of the house. The house is relatively intact on the exterior. It was originally a two-family residence and converted into a single family house in the late nineteenth or early twentieth century. Minor alterations include the replacement of windows in the early twentieth century and some exterior materials.

Historical or Architectural importance:

The National Register Nomination and previous surveys date the construction of the house to ca. 1750, but it is not visible on the 1867 map of Westport. Originally built as a two-family residence, it is depicted on the 1878 aerial of Westport almost identical to the current building. Due to a lack of documentation in the late nineteenth and early twentieth century, the ownership is unknown. The address appears in the 1927 directory, where it is listed as the residence of Mary E. Driscoll, widow of Charles H. Driscoll. Driscoll continued to live in the house until the late 1940s, at which point it was transferred to Eugene M. White, who was previously a second resident. Eugene White lived in the house until the 1990s and in 1996 the property was sold to its current residents, Janet M. and Jay Ostreicher. The building was converted into a single-family residence sometime in the twentieth century.

Sources:

Bailey, O.H. View of Westport, Conn. 1878; Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Cunningham, Jan. Kings Highway North HD NR. Hartford: CT 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; Westport Assessor's Online Database, 2011.

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
45 King's Highway North, Westport, CT

PHOTOGRAPHS



View of the east elevation.



View of the garage and studio on west side of house.

FOR OFFICE USE ONLY

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

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: 45 Kings Highway North

Name: Eugene White House

NR District: Kings Highway North Historic District

Local District: Kings Highway North Historic District

Neg No.: 15:5

HRS ID No.: 0424

