

Historic District Commission

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

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, SEPTEMBER 13, 2022, 7:00 PM SPECIAL PRE-APPLICATION DRAFT MINUTES

Members Present:

Scott Springer, Acting Chair Wendy Van Wie, Acting Clerk Elizabeth Bolognino, Alternate Martha Eidman, Alternate

Staff Present:

Donna Douglass, HDC Administrator

The Westport Historic District Commission held a special pre-application public meeting at 7:00 p.m. on **Tuesday, September 13, 2022,** for the following purposes:

- 1. To discuss and review potential plans at **45 Kings Highway North**. **Discussion held. No action taken.**
- To adjourn the meeting.
 MOTION (made Springer): Meeting adjourned 7:30

Scott Springer, Acting Chair Historic District Commission September 14, 2022



Historic District Commission

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

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, SEPTEMBER 13, 2022, 7:30 PM DRAFT MINUTES

Members Present:

Scott Springer, Acting Chair Wendy Van Wie, Acting Clerk Elizabeth Bolognino, Alternate Martha Eidman, Alternate

Staff Present:

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic public meeting at **7:30 p.m.** on **Tuesday**, **September 13, 2022**, for the following purposes:

To approve the minutes of the August 9, 2022, public meeting.

MOTION (made by Van Wie): To approve the minutes of the August 9, 2022, public meeting.

SECOND: Springer

SEATED: Eidman, Springer, Van Wie

VOTE: Unanimously approved.

2. To approve the minutes of the August 11, 2022, special work session meeting.

MOTION (made by Van Wie): To approve the minutes of the August 11, 2022, special work session meeting.

SECOND: Springer

SEATED: Eidman, Springer, Van Wie

VOTE: Unanimously approved.

3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **6 Bedford 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 6 Bedford Drive.

SECOND: Springer

SEATED: Eidman, Springer, Van Wie

VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **296 Compo Road South** 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 296 Compo Road South.

SECOND: Eidman

SEATED: Eidman, Springer, Van Wie

VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

Page 2
 September 14, 2022

5. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **330 Compo Road South** 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 330 Compo Road South.

SECOND: Eidman

SEATED: Eidman, Springer, Van Wie

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 **10 Greenwood Lane** 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 10 Greenwood Lane.

SECOND: Springer

SEATED: Eidman, Springer, Van Wie

VOTE: Aye 2 (Springer, Van Wie), Nay 1 (Eidman). The remainder of the 180-day delay is

WAIVED.

7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **153 Compo Road North** 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 153 Compo Road North.

SECOND: Springer

SEATED: Eidman, Springer, Van Wie

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 **162 Compo Road South** 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 162 Compo Road South.

SECOND: Eidman

SEATED: Eidman, Springer, Van Wie

VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

To take such action as the meeting may determine to approve a Certificate of Appropriateness
application dated August 16, 2022, for proposed addition of a new one story, one car garage,
widen driveway, also replace remaining single-pane windows and doors on main house at 1
Evergreen Parkway (PID # D10//049/000) which is located in the Evergreen Avenue Local
Historic District.

MOTION (made by Van Wie): To approve a *Certificate of Appropriateness* application dated August 16, 2022, for proposed addition of a new one story, one car garage, widen driveway, also replace remaining single-pane windows and doors on main house at 1 Evergreen Parkway (PID # D10//049/000) which is located in the Evergreen Avenue Local Historic District with the following conditions: that the applicant supply the HDC Administrator with 1. Photos indicating which windows to be replaced; 2. A cut sheet of the new front door; and 3. A cut sheet of the new garage doors.

SECOND: Springer

SEATED: Eidman, Springer, Van Wie

VOTE: Unanimously approved.

10. To discuss **48 Treadwell Avenue** for possible recommendation to Planning & Zoning for 32-18 Preservation Easement.

Discussion held.

- 11. To hear the Chairman's update.
- 12. To adjourn the meeting.

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MOTION (made Springer): Meeting adjourned 8:27

Scott Springer, Acting Chair Historic District Commission September 14, 2022



Historic District Commission

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

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, SEPTEMBER 20, 2022, 7:00 PM SPECIAL PRE-APPLICATION DRAFT MINUTES

Members Present:

Scott Springer, Acting Chair Wendy Van Wie, Acting Clerk Martha Eidman, Alternate

Staff Present:

Donna Douglass, HDC Administrator

The Westport Historic District Commission held a special pre-application public meeting at 7:00 p.m. on **Tuesday, September 20, 2022,** for the following purposes:

- 1. To discuss and review potential plans at **45 Kings Highway North**. **Discussion held. No action taken.**
- To adjourn the meeting.
 MOTION (made Springer): Meeting adjourned 7:26

Scott Springer, Acting Chair Historic District Commission September 21, 2022

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

RECEIVED SEP 26 2022 HISTORIC DISTRICT COMMISSION

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 Applica		
Address of proposed work: 45 Kings Highway North, Wes	sipori, Ct	
Owner: Mark Hanrahan and Mary Sachs-Hanrahan		
Phone: 203-856-74378	Email: mhsquare	@gmail.com
Agent/Contractor: Rose Adams		
Address: PO Box 2331, Westport, Ct 06880		
Phone: 203-222-4944	Email: rose@ro	seadamshome,com
Anticipated date of completion: mid2023		
That & Hout Mush	all/he 9/25/20	022
Owner's Signature (Application must be signed)	Date	
 □ Appears to comply with regulations □ Appears not to comply with regulations □ More information needed 		
Signature of Zoning Enforcement Officer indica	ating preliminary review of compliance with zon	ning regulations.
SECTION 3 (To be completed by the Historic		
Date of Public Hearing:		
Certificate of Appropriateness APPROV List any conditions or modifications:	ED	
☐ Certificate of Appropriateness DENIED List reasons for denial:		
	Signature/Chair, WHDC	Date
After approval has been obtained from the Historic D have been obtained from the Planning and Zoning a	District Commission, work cannot commence until pa and Building Departments.	roper zoning and building permits
SECTION 4 (To be completed by the Historic FINAL APPROVAL	District Commission)	
Signature/WHDC:	Date of Site Inspection:	



Dated 9/24/2022

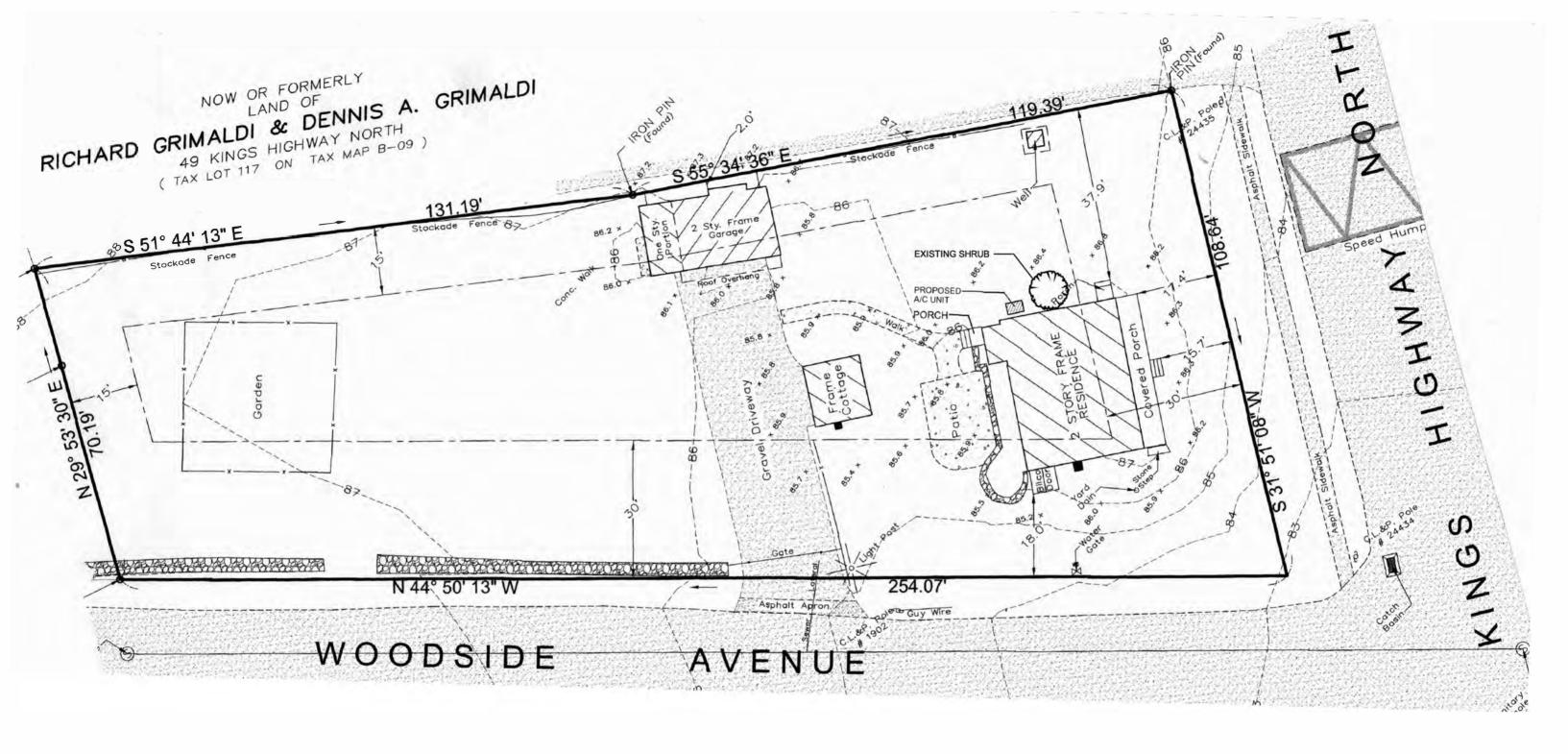
In December 2021, we became the owners of 45 Kings Highway North. With approval, we would like to update the garage/barn in the same quality and simplicity of our house and create a living space with a lofted sleeping area, first floor kitchen, living area and full bath. We both come from large families and hope this will become a space for many of them to visit.



For ease of use, we would like to move the garden tools to a 12x4 shed on the west wall of the large vegetable garden. This is outside of the setback. The trash and recycling containers will move next to our back door and be held inside the Oscar Waste Management. (See the product pamphlets for dimensions and footprint of both products.)

For background, on the HRI application, the barn is listed as a one-and-one-half-story, three-bay-by-one-bay structure. It currently has an asphalt shingle roof and wood shingle and vertical wood siding. It has a lean-to shed on the west elevation. We are maintaining the current footprint, incorporating the shed, adding half-round gutters, replacing the roof with new asphalt roof shingle, and creating custom non-operable doors that give the appearance of a barn. Two new doors will be added to the structure, one on the south elevation and a double on the west elevation.

Our goal is to revitalize the barn but keep its character.





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.

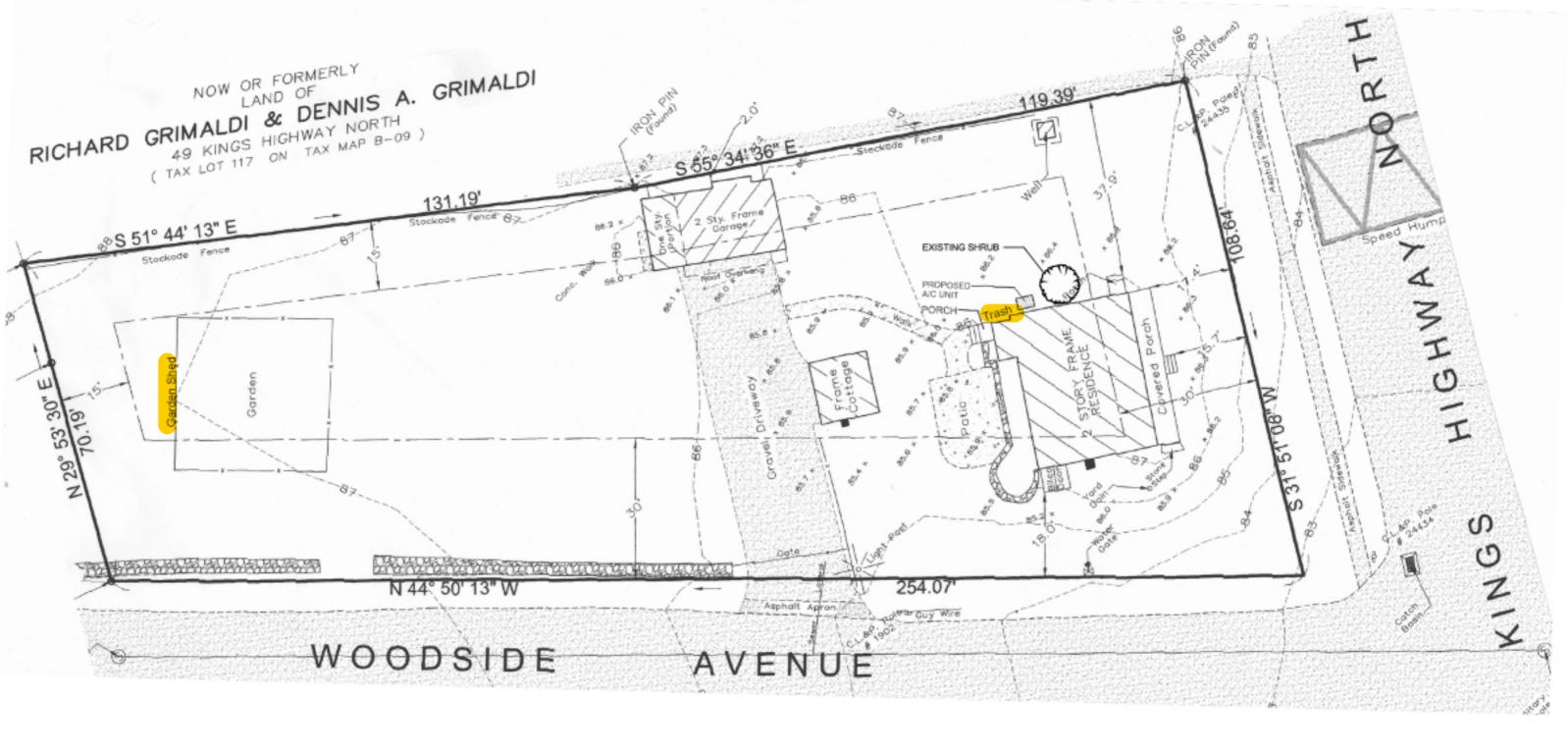


PROPOSED A/C LOCATION PLAN

			_	■ PRE/view Landscape Arc	hitects
				45 KINGS HIGHWAY NORTH WESTPORT CONN	ECTICUT
_	REVISION OF	#ANRAHAN RESIDENCE 45 KINGS HIGHWAY NORTH WESTPORT CONNECTICUT PRE/view Landscape Architects			

120 Quinlan Avenue Bridgeport CT 06605 203 685-4178

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





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 O ARE SHOWN.

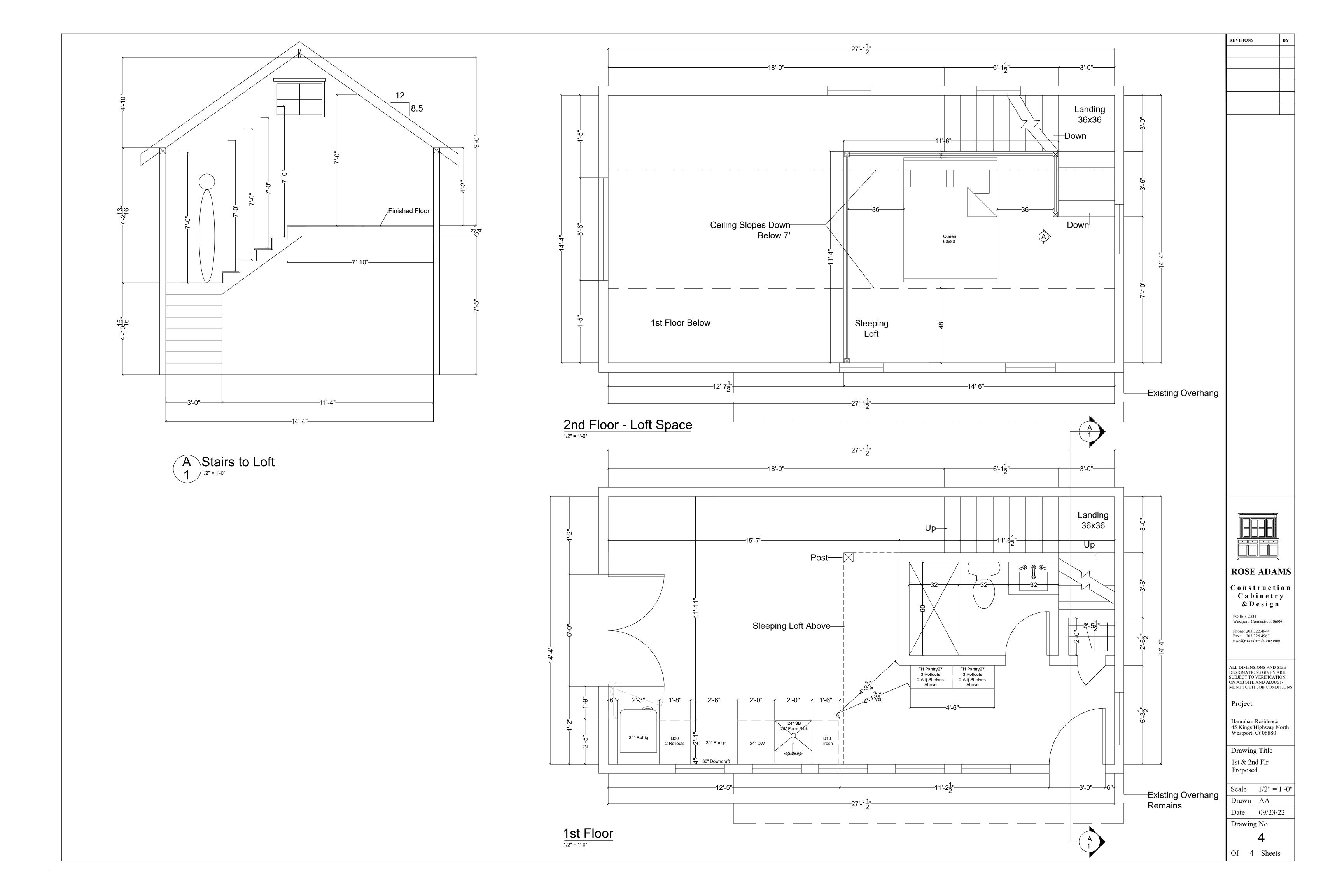


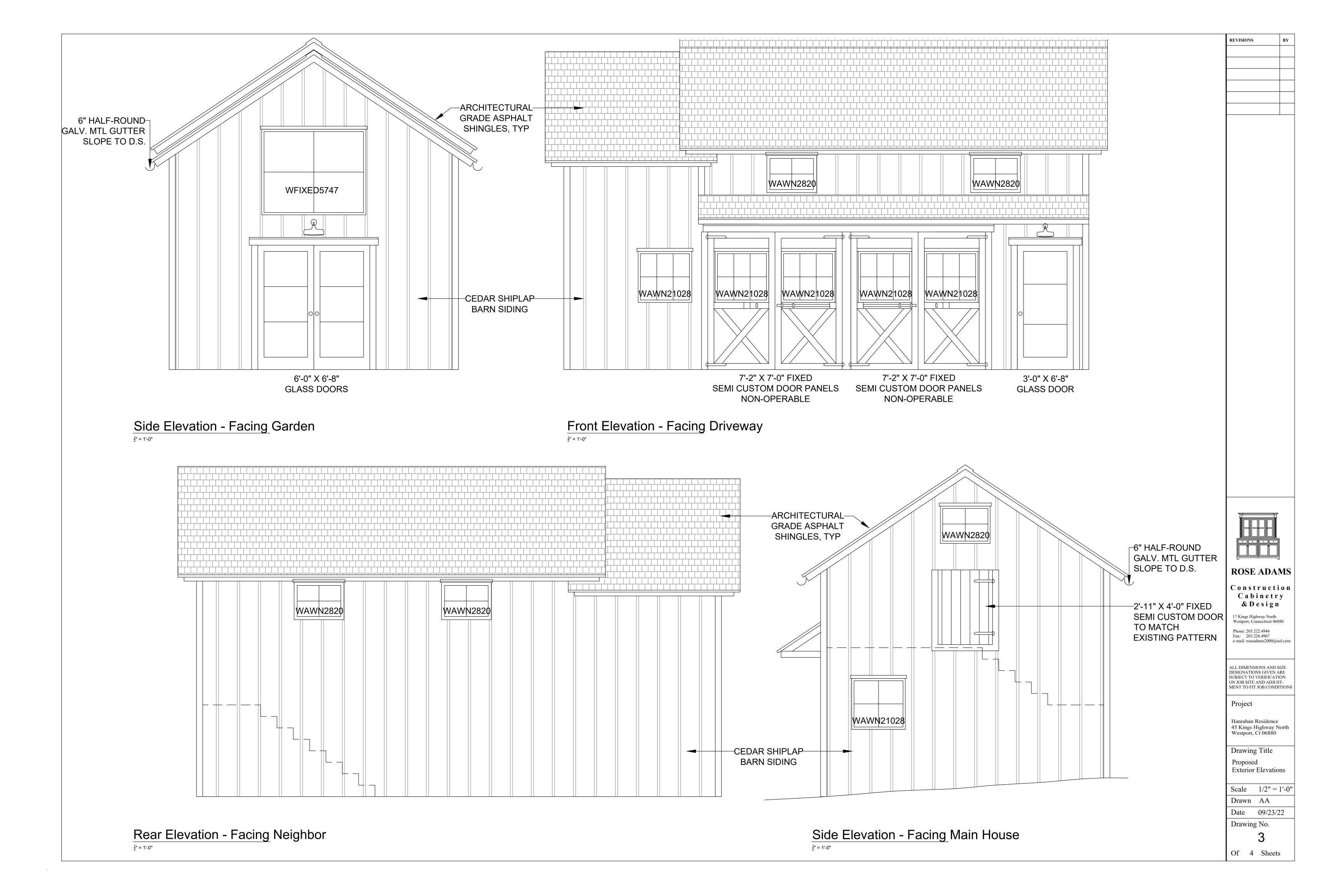
PROPOSED A/C LOCATION PLAN NO. Revision or Issue Date HANRAHAN

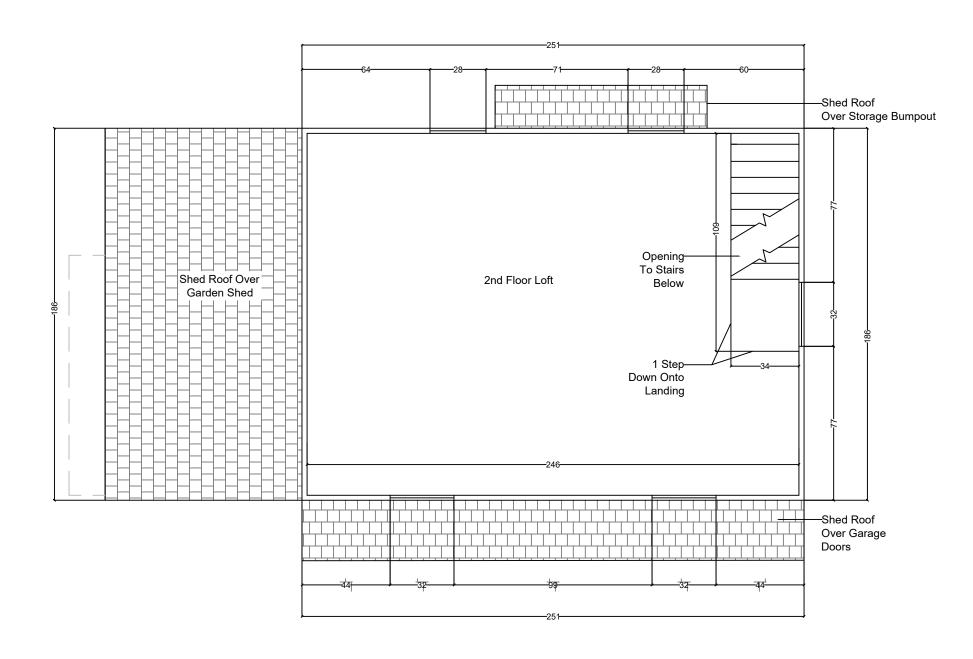
	45 KINGS HIGHWAY NORTH MESTPORT CONNECTICUT
	PRE/view Landscape Architects

120 Quinlan Avenue Bridgeport CT 06605 203 685-4178

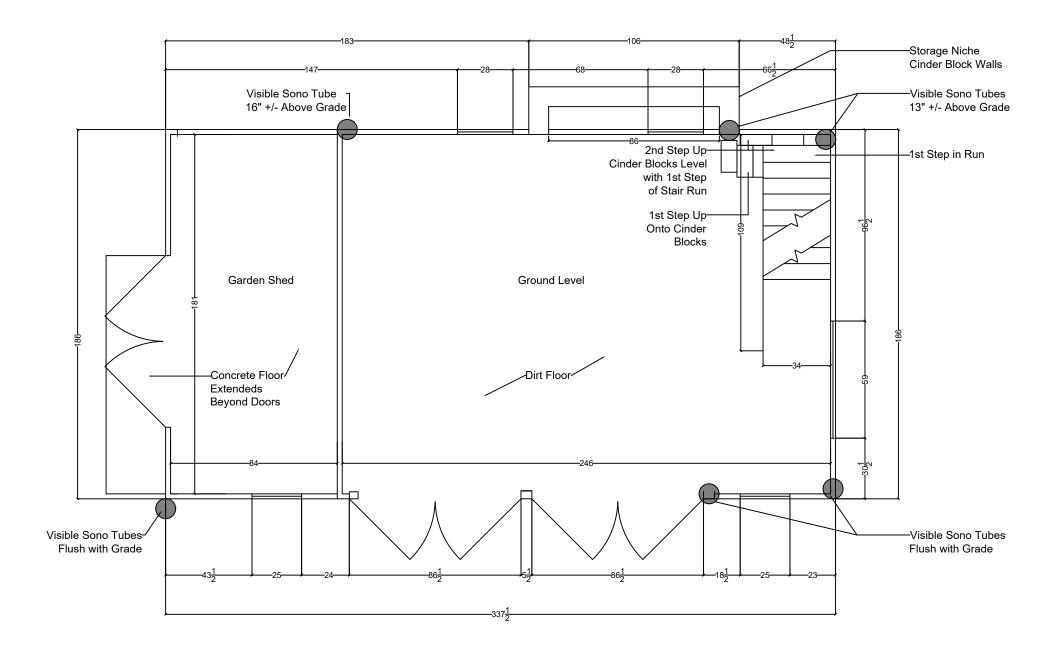
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	SCALE	ISSUED FOR	DRAWN BY	DATE	DRAWING
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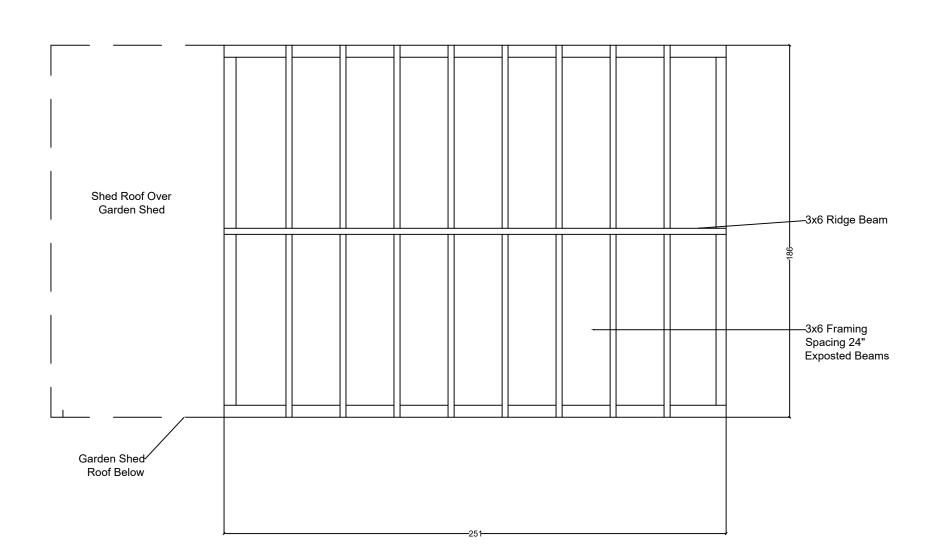




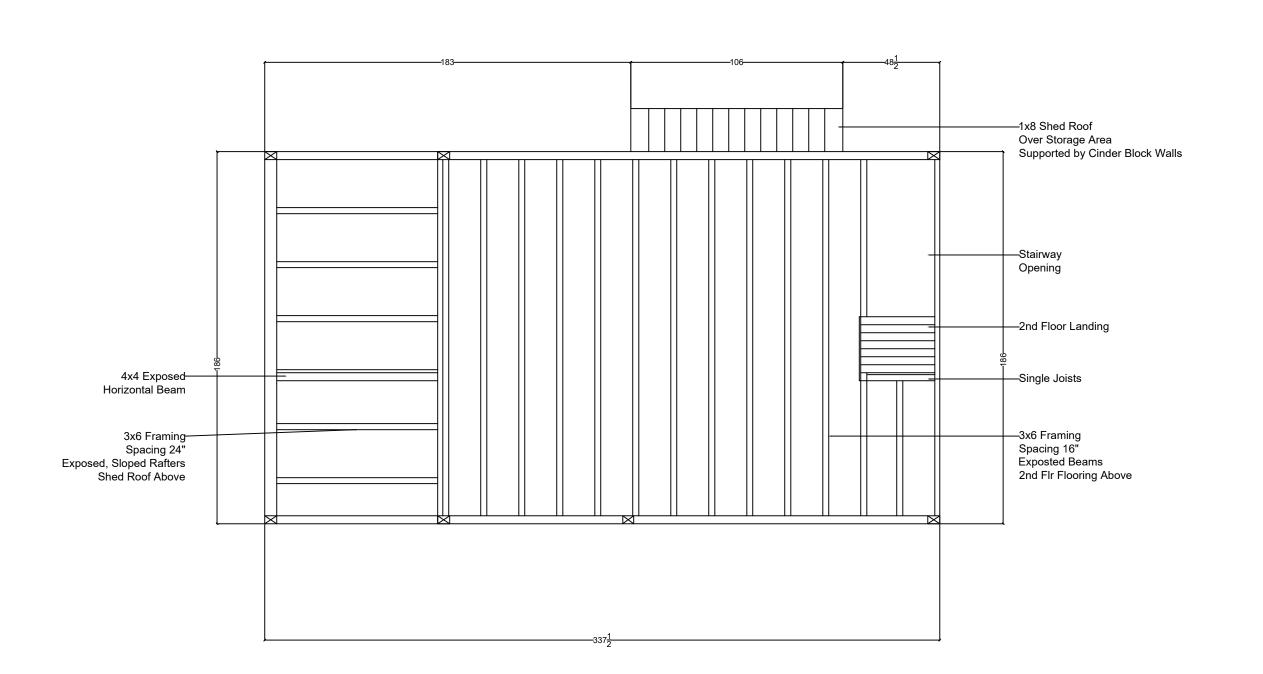
Second Floor Plan - Existing Conditions 1/4" = 1'-0"



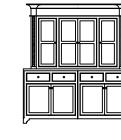
First Floor Plan - Existing Conditions



Roof Framing - Existing 1/4" = 1'-0"



2nd Floor Framing - Existing 1/4" = 1'-0"



ROSE ADAMS

Construction Cabinetry & Design

PO Box 2331 Westport, Connecticut 06880 Phone: 203.222.4944 Fax: 203.226.4967 rose@roseadamshome.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 1st & 2nd Flr Existing Floor Plans & Framing Plans

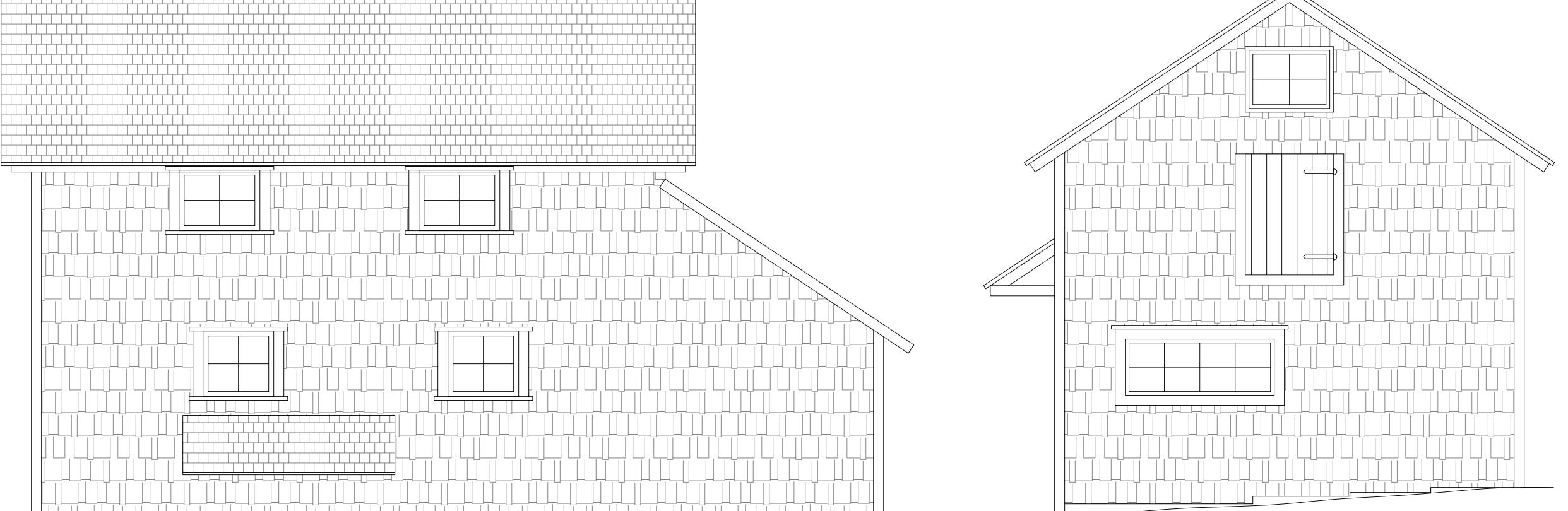
Scale 1/4" = 1'-0" Drawn AA

Date 09/23/22

Drawing No.

Of 4 Sheets





Rear Elevation - Facing Neighbor

Side Elevation - Facing Main House



ROSE ADAMS
Construction

Cabinetry
& Design

17 Kings Highway North
Westport, Connecticut 06880

Phone: 203.222.4944 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
Existing
Exterior Elevations

Scale 1/2" = 1'-0"

Drawn AA

Date 09/23/22

Drawing No.

Of 4 Sheets

From Woodside



View from KHN









Views of 45 KHN

From Woodside looking to the barn



From corner of Woodside and KHN



From KHN



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

SpaceSaver 12×4 with Sliding Doors

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



<u>Trustpilot</u>

Sidle 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



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 O Public (Private PROPERTY INFORMATION Present Use: Residential Historic Use: Residential Accessibility to public: Exterior visible from public road? • Yes • No Interior accessible? O Yes O 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 Monitor Sawtooth Gambrel Shed Hip Other _ Round (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? O Yes

No If yes, explain: FOR OFFICE USE: Town # Site # UTM District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (COI	NT'D)			112stora Resources In
Related outbuildings or landscape f Barn Shed Other landscape features or bu	✓ Garage	Carriage House	Shop	Garden
Surrounding Environment: Den land Woodland High building density	Residential Scattered by	Commercial In	dustrial 🔲 1	Rural
 Interrelationship of building and surr See Continuation Sheet 	oundings:			
 Other notable features of building or See Continuation Sheet 	site (Interior and	/or Exterior)		
Architect		Builder		
Historical or Architectural importance	:			
Sources: See Continuation Sheet				
				1044004
Photographer PAL View			Novativa on I	10/4/2011
Name			_ regative on r	ne
Address 210 Lonsdale Avenue, Pawtu	cket, RI 02860			
Subsequent field evaluations:				
Threats to the building or site: None known		Islians DIS 1		
✓ None known ☐ Highw ☐ Deterioration ☐ Zoning		lalism Developers er		Private on

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

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.

FOR OFFICE USE ONLY

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

STATE OF CONNECTICUT

COMMISSION ON CULTURE & TOURISM STATE HISTORIC PRESERVATION OFFICE

One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM

For Buildings and Structures

CONTINUATION SHEET

Item Number: Date: October 2011

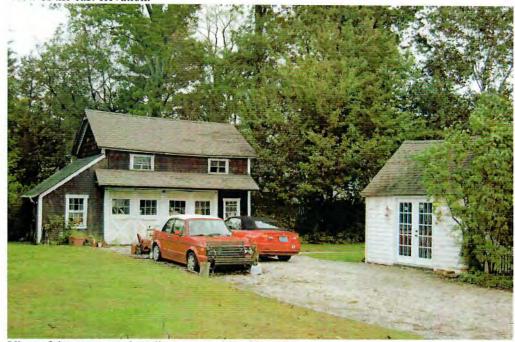
PAL, Pawtucket, RI 02860

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

