

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: 11/17/2022

PROPERTY ADDRESS: 35 WRIGHT STREET

OWNER OF RECORD: CYNTHIA LEIDNER MULLER, REV c/o Daytime Tel: 203-454-8008

OWNER'S ADDRESS: 131 KINGS HWY N. WESTPORT c/o LAND USE CONSULTANTS TRUST c/o Email: Gloria@landuse-ct.com

APPLICANT'S NAME (if different): GLORIA GOUVEIA 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. 06880 Email: Gloria@landuse-ct.com

AUTHORIZATION ATTACHED
Property Owner's Signature

Gloria Gouveia
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: _____

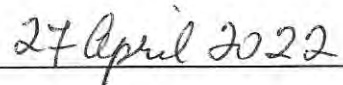
Date: _____

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

PROPOSED REHABILITATION AND ADDITION TO EXISTING ACCESSORY BUILDING MULLER RESIDENCE

35 WRIGHT STREET
WESTPORT, CT 06880

DRAWING LIST

General

G1 COVER SHEET

Site

EXS1 EXISTING A-2 SURVEY

SP1 PROPOSED SITE PLAN AND STONE WALLS

Demolition

EXR1 REHABILITATION, REMOVALS PLANS
AND EXTERIOR ELEVATIONS


Accessory Rehabilitation and Addition

CA1 PROPOSED CRAWL, FIRST FLOOR
AND ROOF PLANS

CA2 PROPOSED EXTERIOR ELEVATIONS

6 TOTAL DRAWINGS

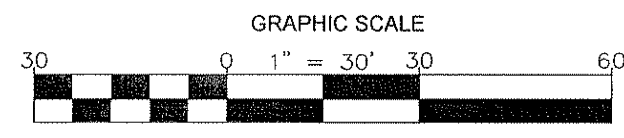
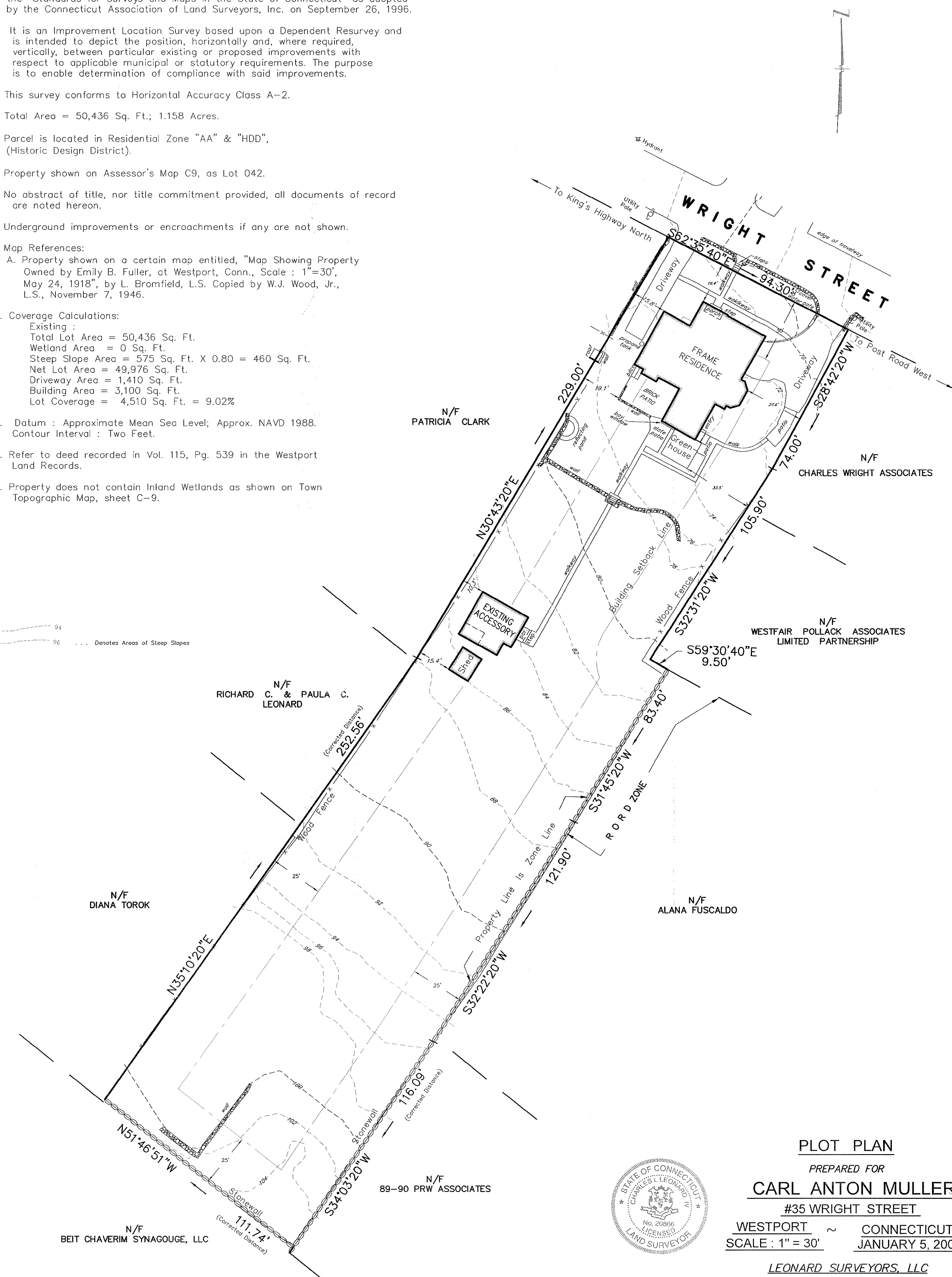
ISSUED FOR TOWN REVIEW 4/12/22 REVISED 11/16/22

PROJECT: PROPOSED REHABILITATION AND ADDITION TO EXISTING ACCESSORY BUILDING MULLER RESIDENCE 35 WRIGHT STREET WESTPORT, CT 06880 DRAWING TITLE: COVER SHEET	DATE: APRIL 12, 2022 REV 11/16/22	J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C. TIDE MILL BUILDING 95 HARBOR ROAD SOUTHPORT, CT 06890 TEL: 003 259-0529 WWW.FRANZENARCHITECTS.COM		SCALE: NONE DRAWN BY: DRW JOB NO. 071221 DRAWING NO. G1
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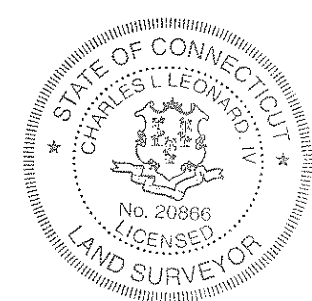
NOTES:

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 hereon.
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
96 Denotes Areas of Steep Slopes



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



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 LEONARD, P.E., L.S., 2001, REG. NO. 20698

ISSUED FOR TOWN REVIEW 4/12/22 REVISED 11/16/22

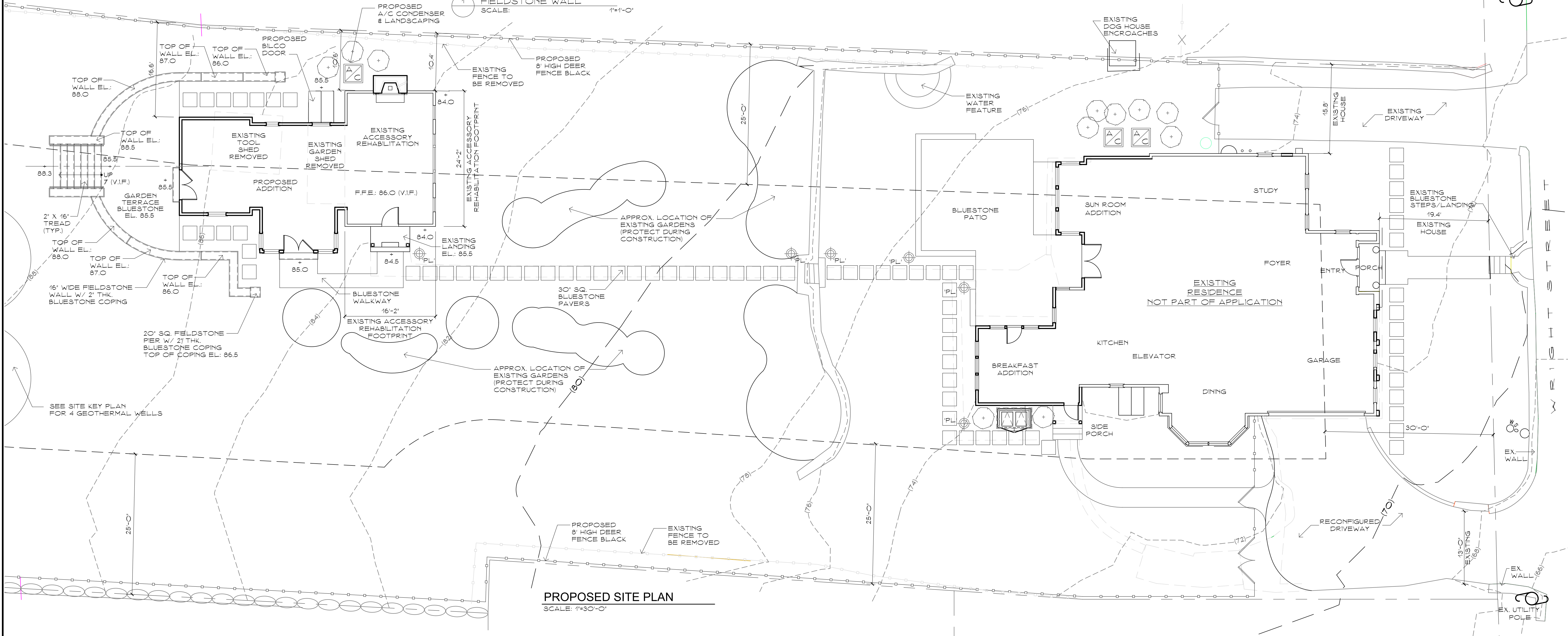
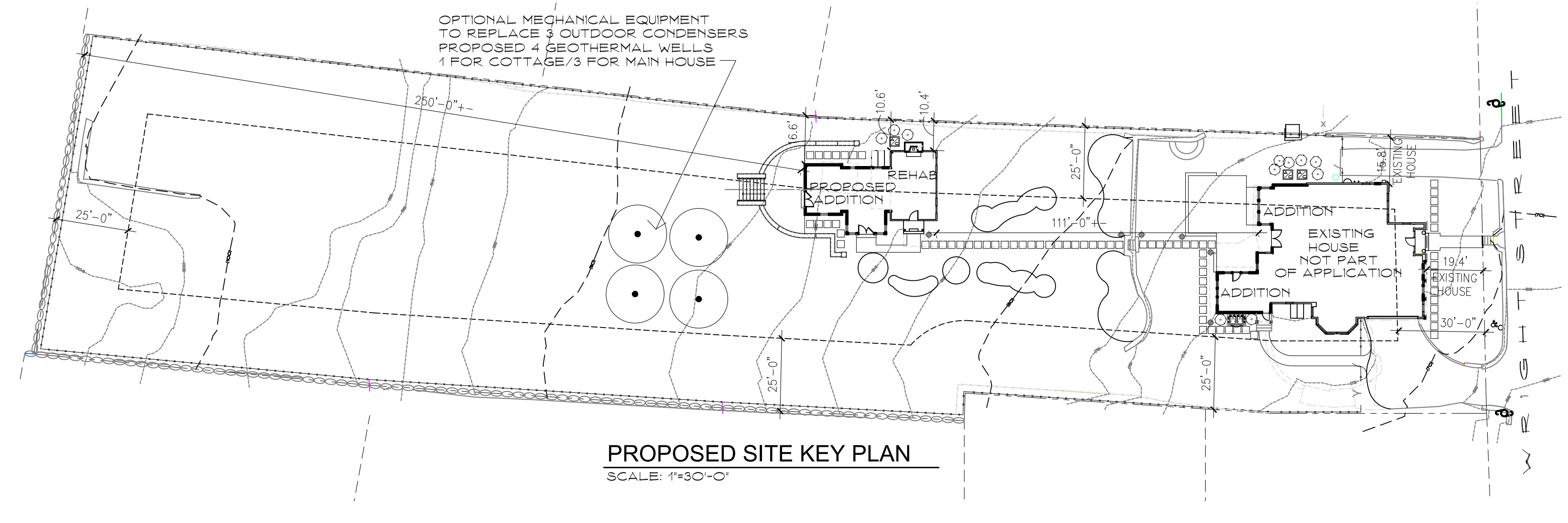
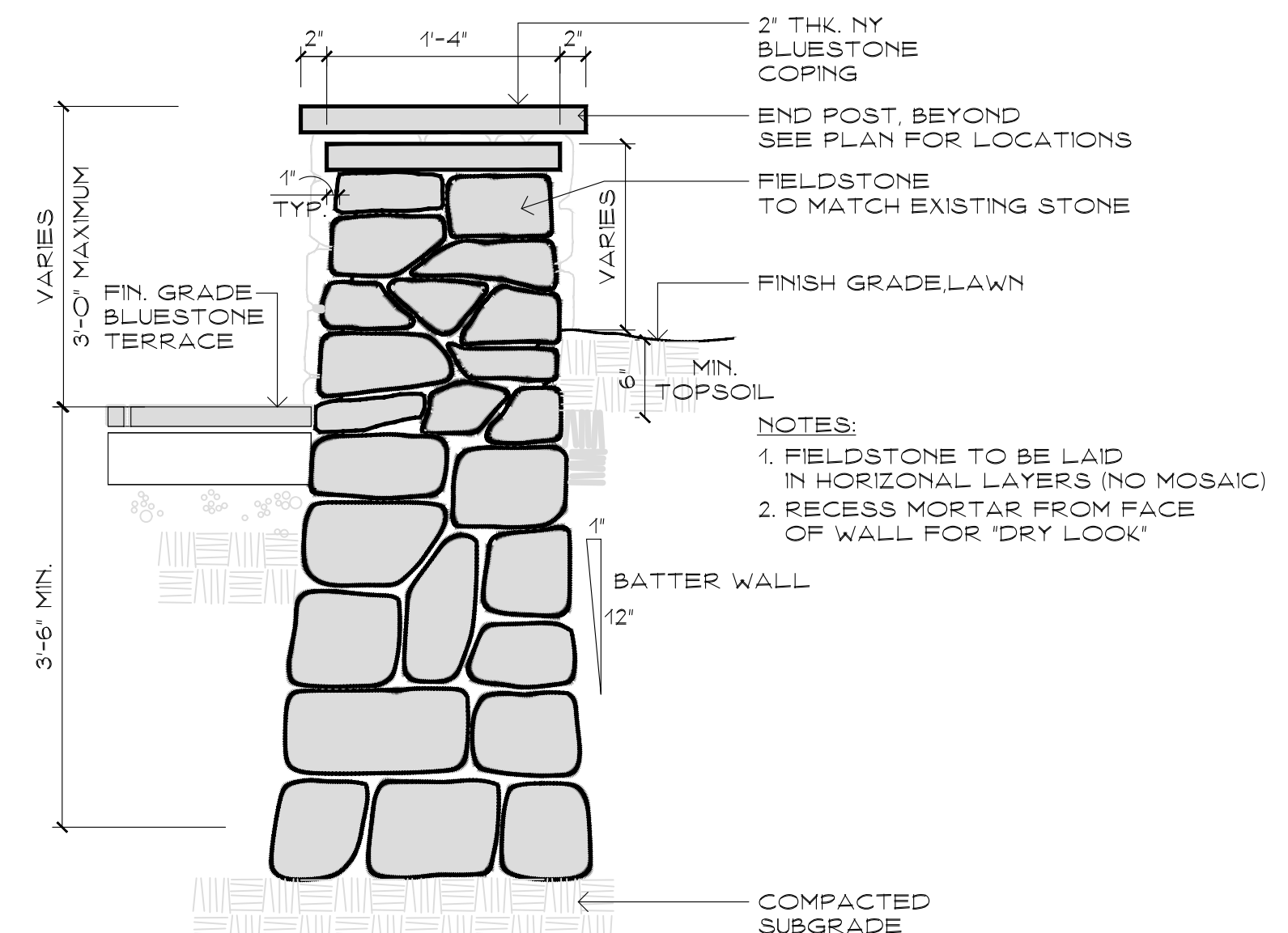
PROJECT:
PROPOSED
REHABILITATION AND ADDITION TO
EXISTING ACCESSORY BUILDING
MULLER RESIDENCE
35 WRIGHT STREET
WESTPORT, CT 06880
DRAWING TITLE
EXISTING A-2 SURVEY

DATE
APRIL 12, 2022
REV 11/16/22

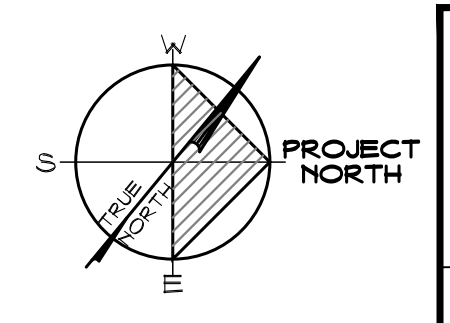
J.P. FRANZEN
ASSOCIATES
ARCHITECTS, P.C.
TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06890
TEL: (203) 259-0529
WWW.FRANZENARCHITECTS.COM



SCALE
1"=30'-0"
DRAWN BY
DRW
JOB NO.
071221
DRAWING NO.
EXS1



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
 REHABILITATION AND ADDITION TO
 EXISTING ACCESSORY BUILDING
 MULLER RESIDENCE
 35 WRIGHT STREET
 WESTPORT, CT 06880
 DRAWING TITLE:
 PROPOSED SITE PLAN
 AND STONE WALLS

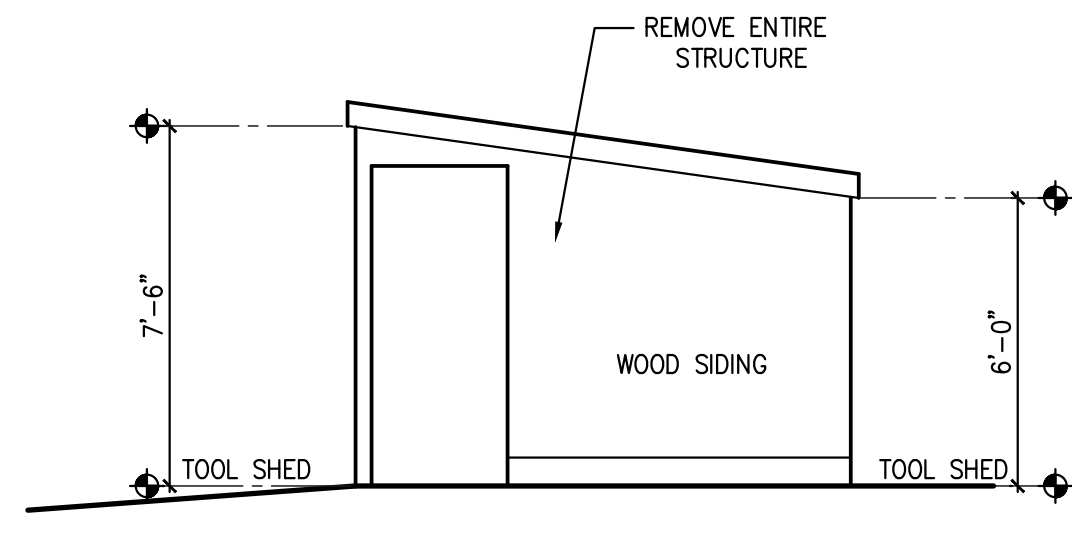
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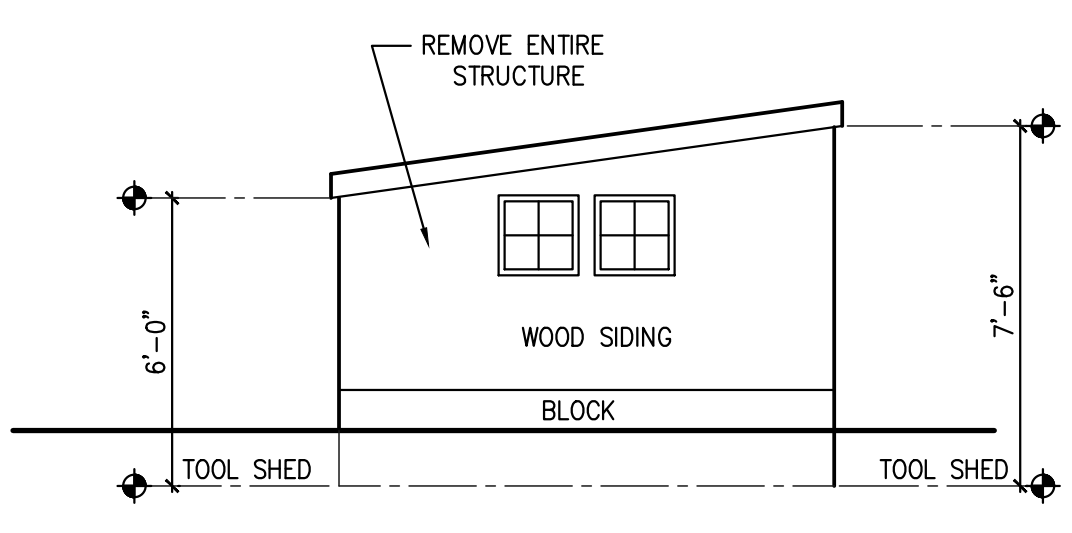


SCALE:
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 RFA
 JOB NO.:
 071221
 DRAWING NO.:
SP1

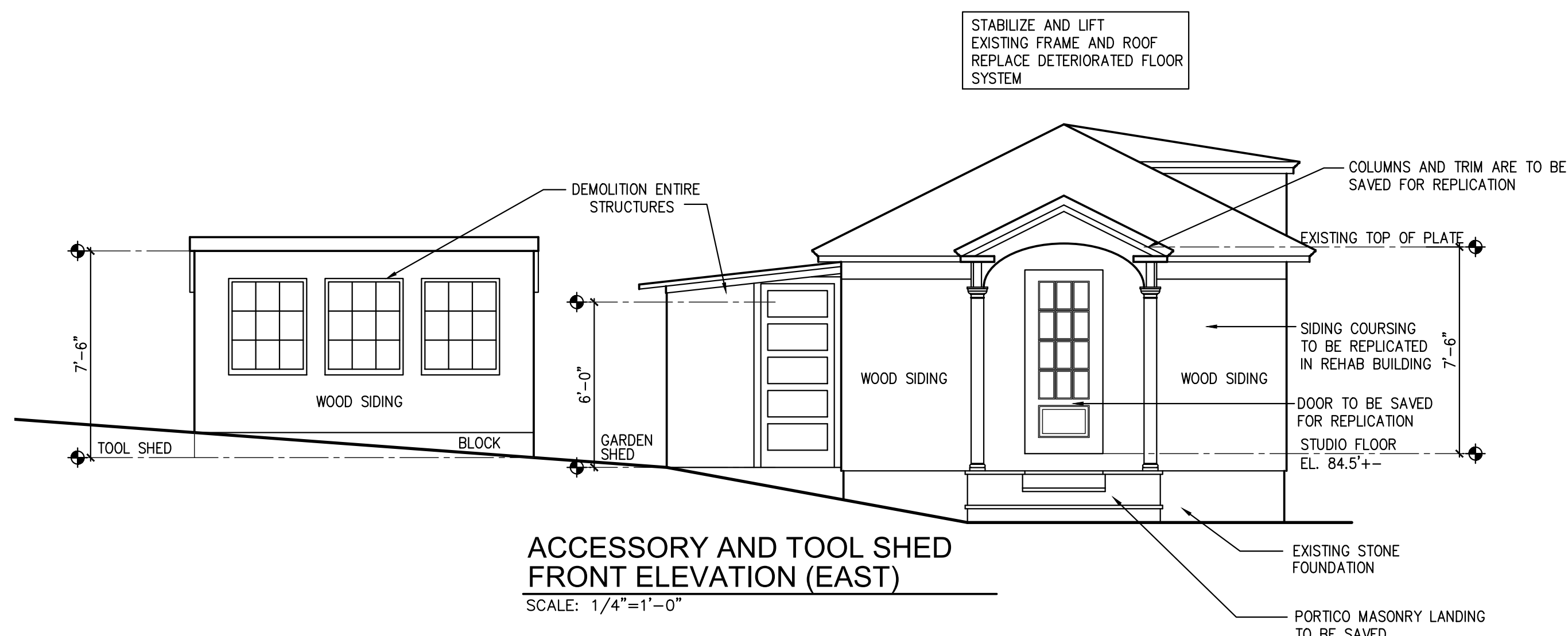
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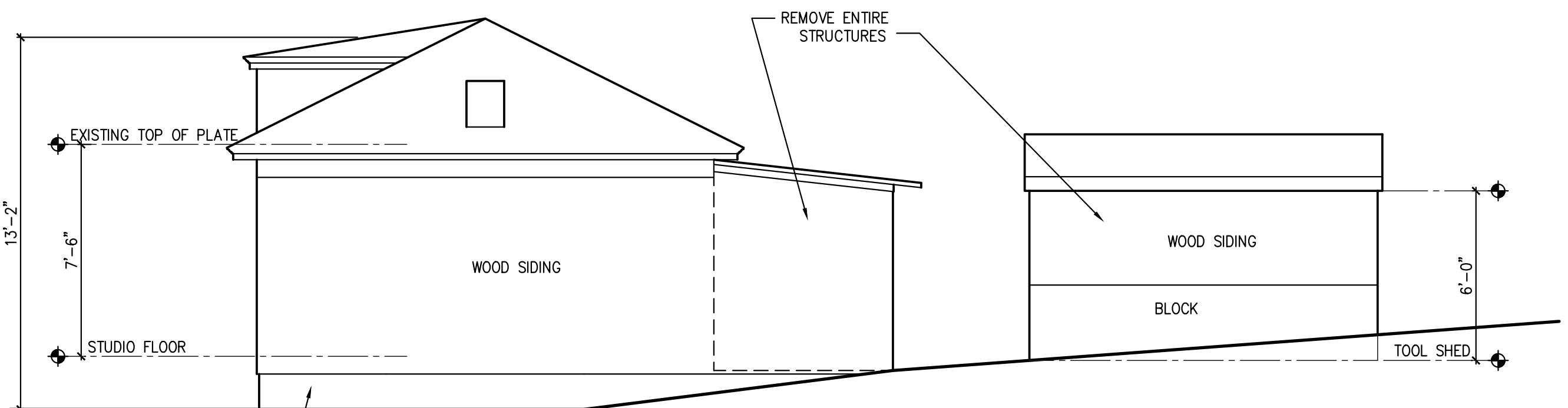
**TOOL SHED
SIDE ELEVATION (NORTH)**
SCALE: 1/4"=1'-0"



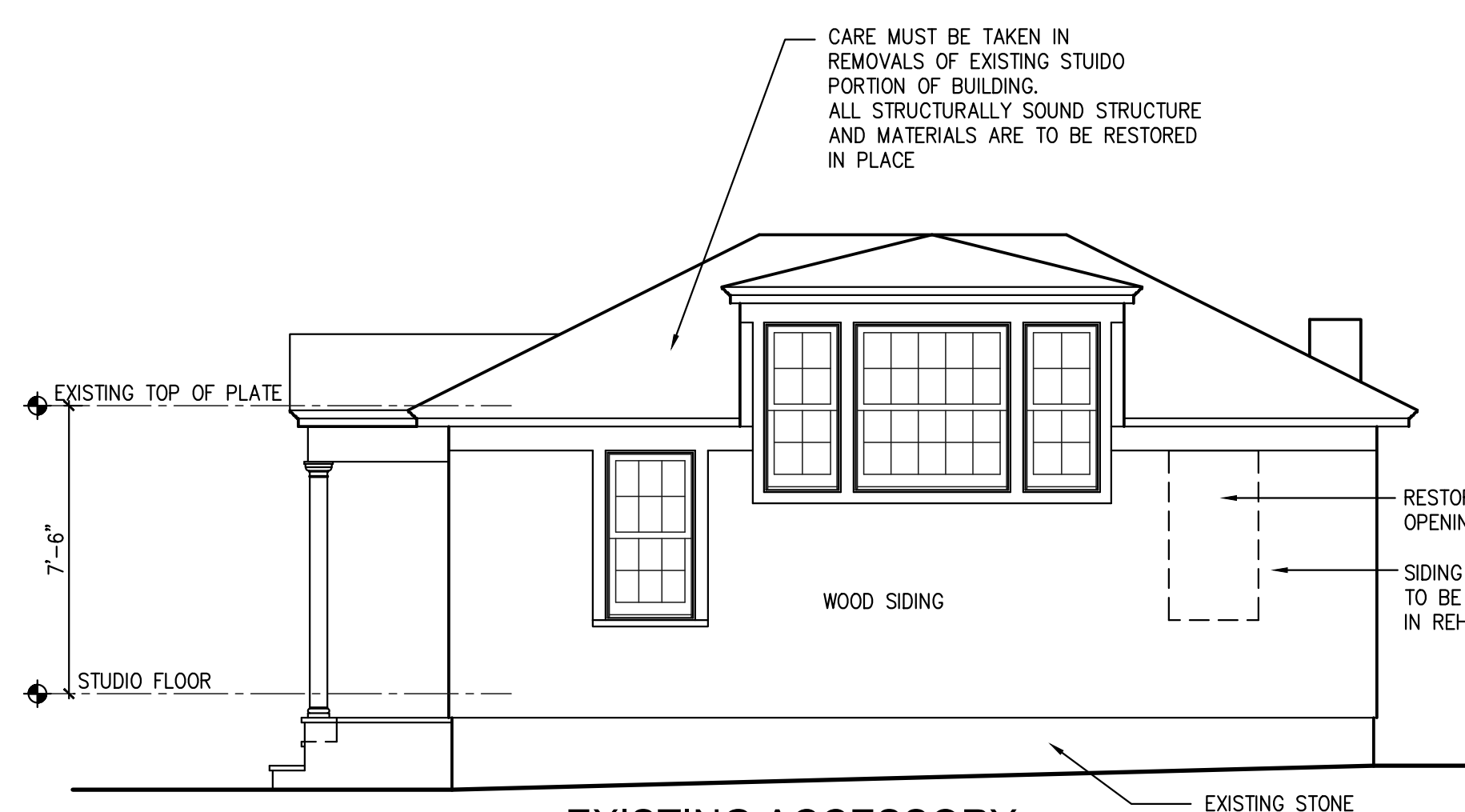
**TOOL SHED
SIDE ELEVATION (SOUTH)**
SCALE: 1/4"=1'-0"



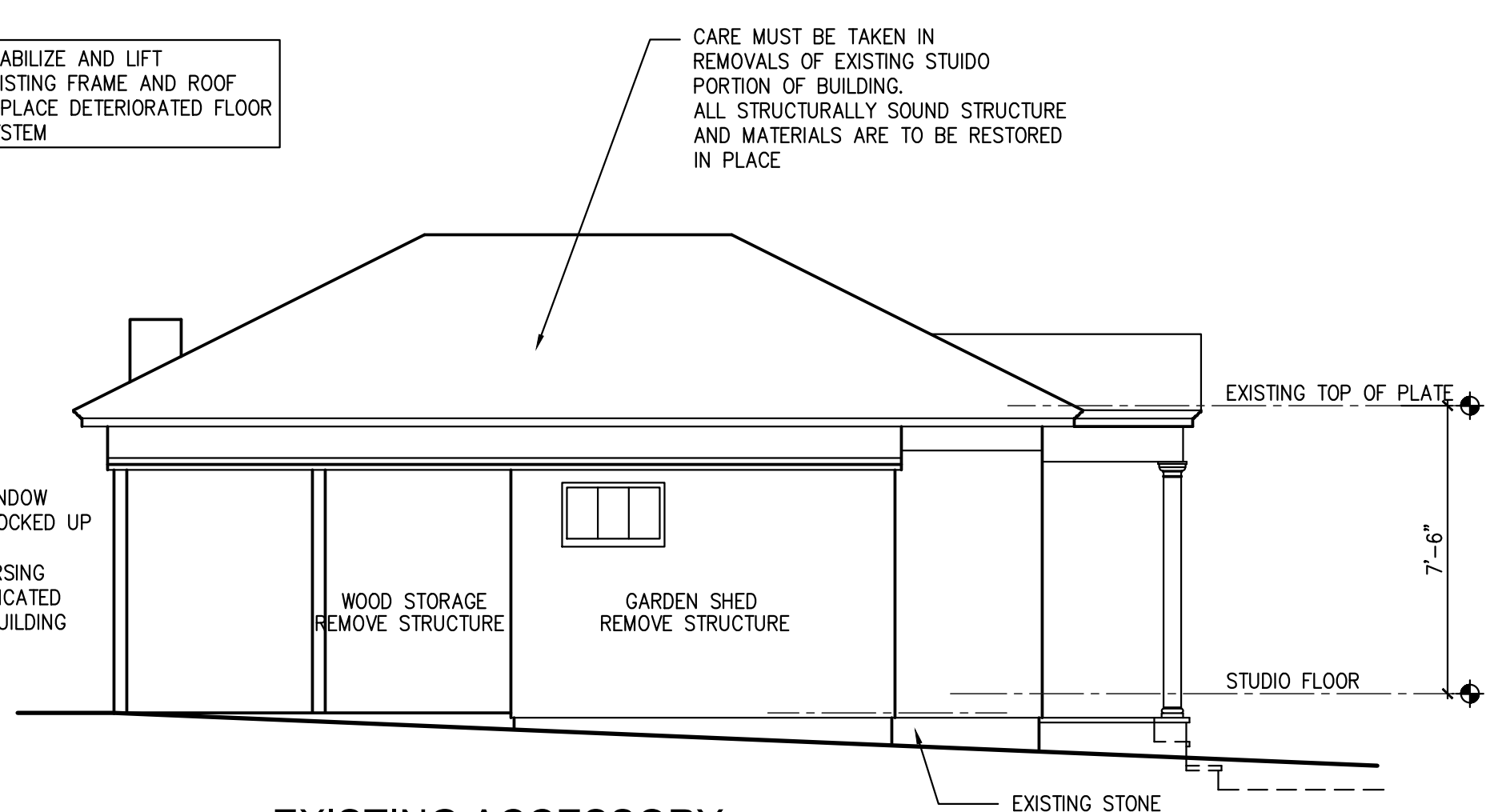
**ACCESSORY AND TOOL SHED
FRONT ELEVATION (EAST)**
SCALE: 1/4"=1'-0"



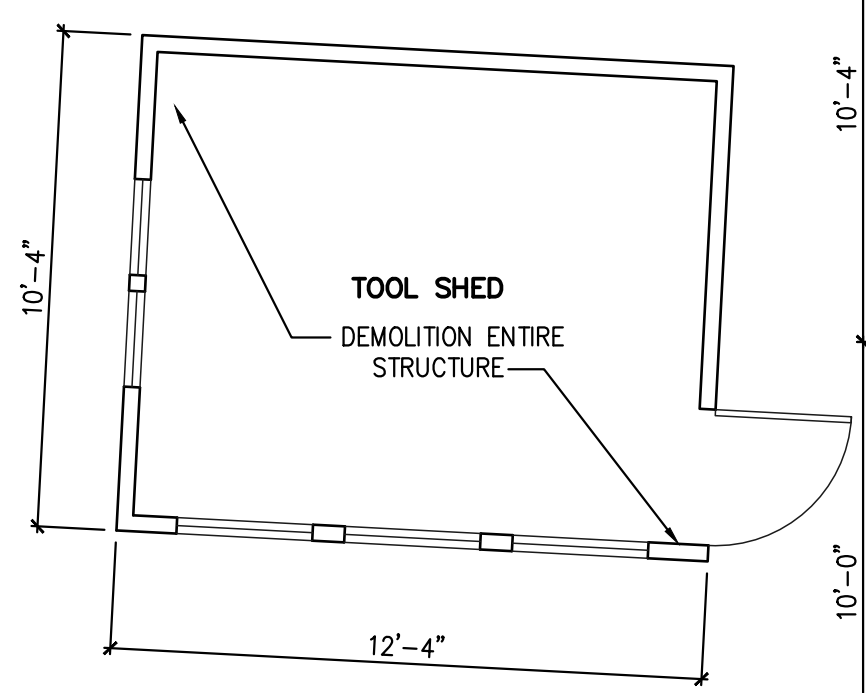
**STUDIO AND TOOL SHED
REAR ELEVATION (WEST)**
SCALE: 1/4"=1'-0"



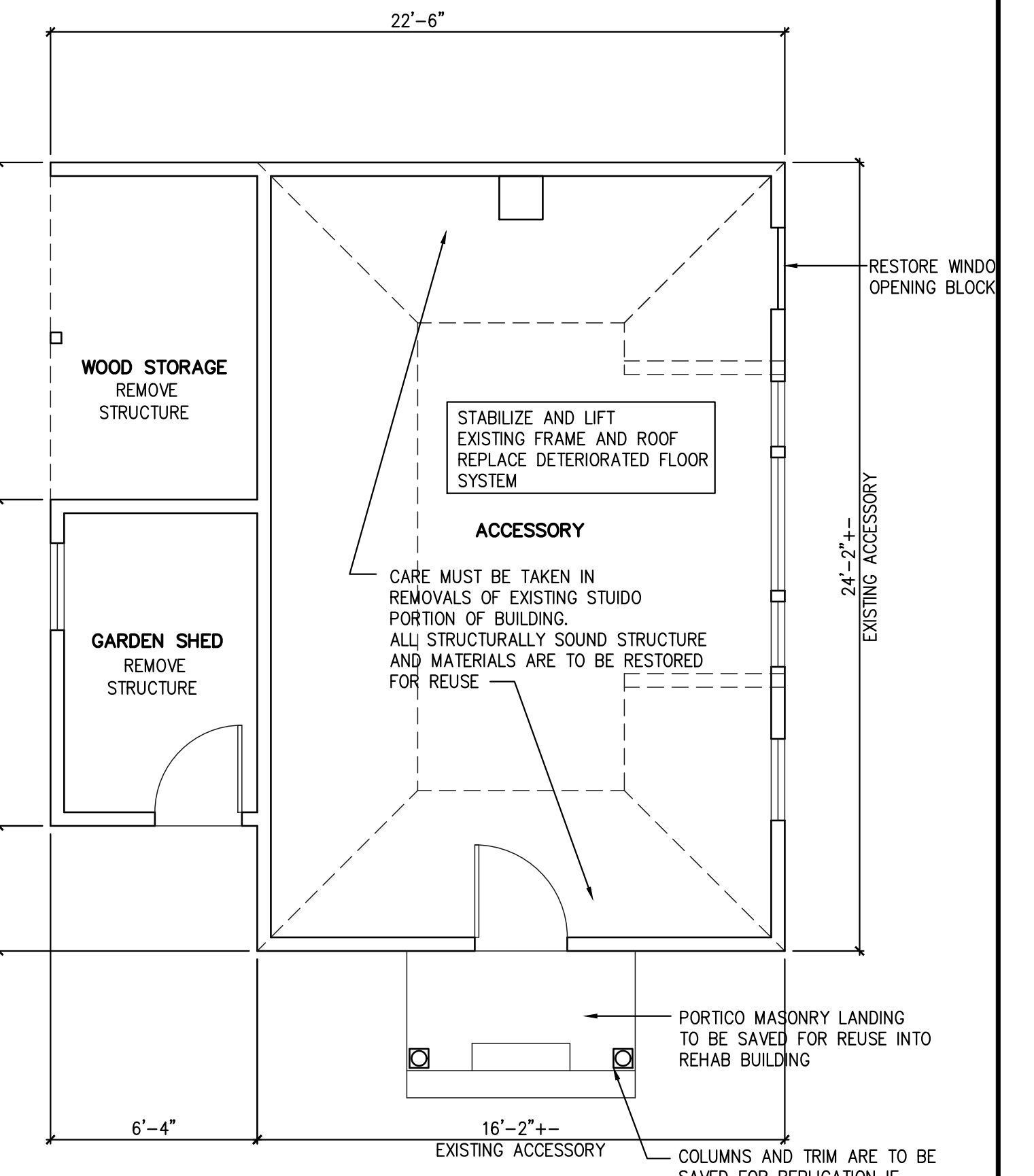
**EXISTING ACCESSORY
SIDE ELEVATION (NORTH)**
SCALE: 1/4"=1'-0"



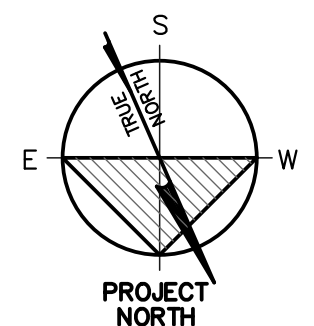
**EXISTING ACCESSORY
SIDE ELEVATION (SOUTH)**
SCALE: 1/4"=1'-0"



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



**EXISTING ACCESSORY PLAN
REHABILITATION**
SCALE: 1/4"=1'-0"



PROJECT:
PROPOSED
REHABILITATION AND ADDITION TO
EXISTING ACCESSORY BUILDING
MULLER RESIDENCE
35 WRIGHT STREET
WESTPORT, CT 06880
DRAWING TITLE:
REHABILITATION REMOVALS PLANS
AND EXTERIOR ELEVATIONS

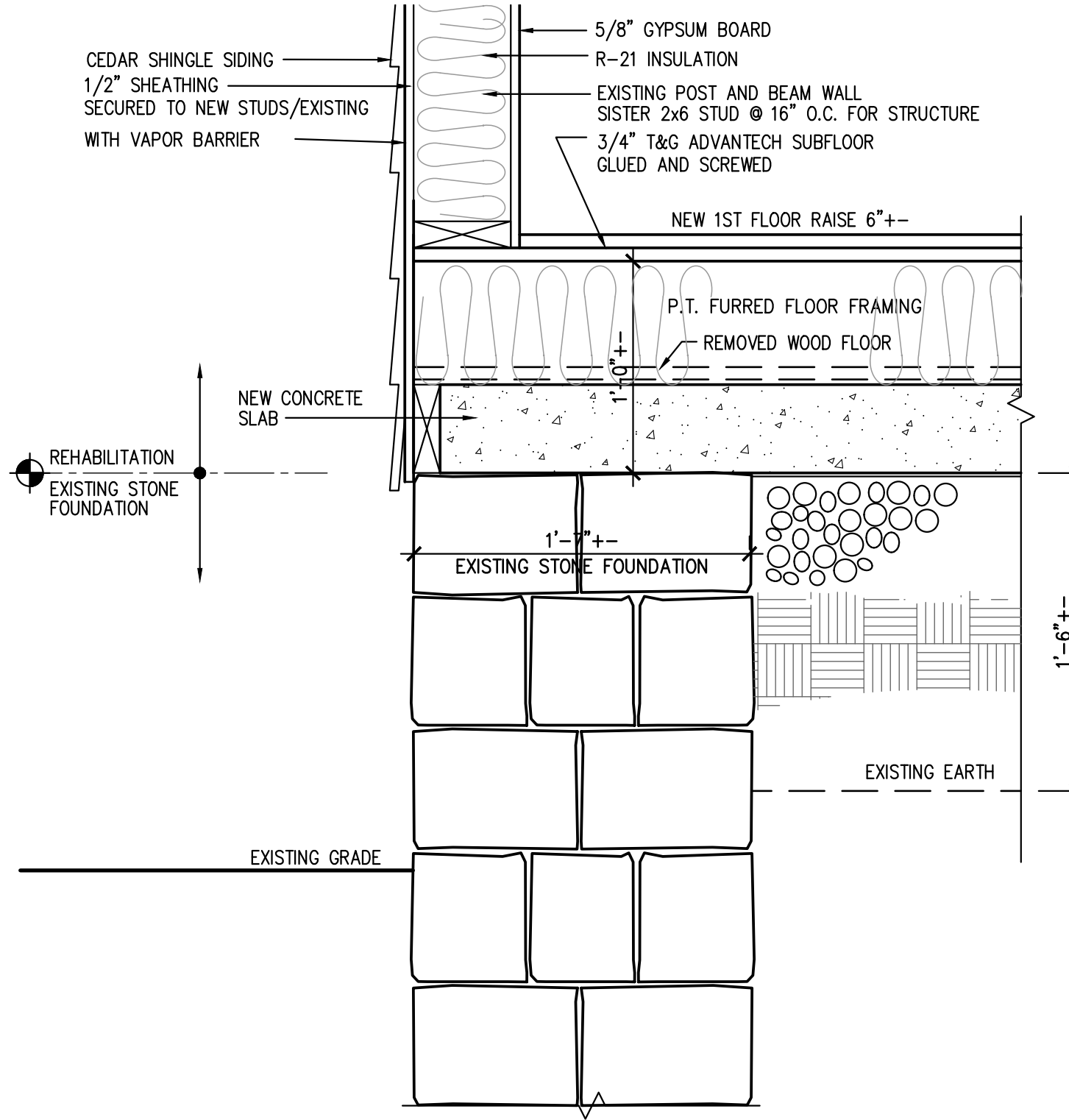
DATE:
APRIL 12, 2022
REV 11/16/22

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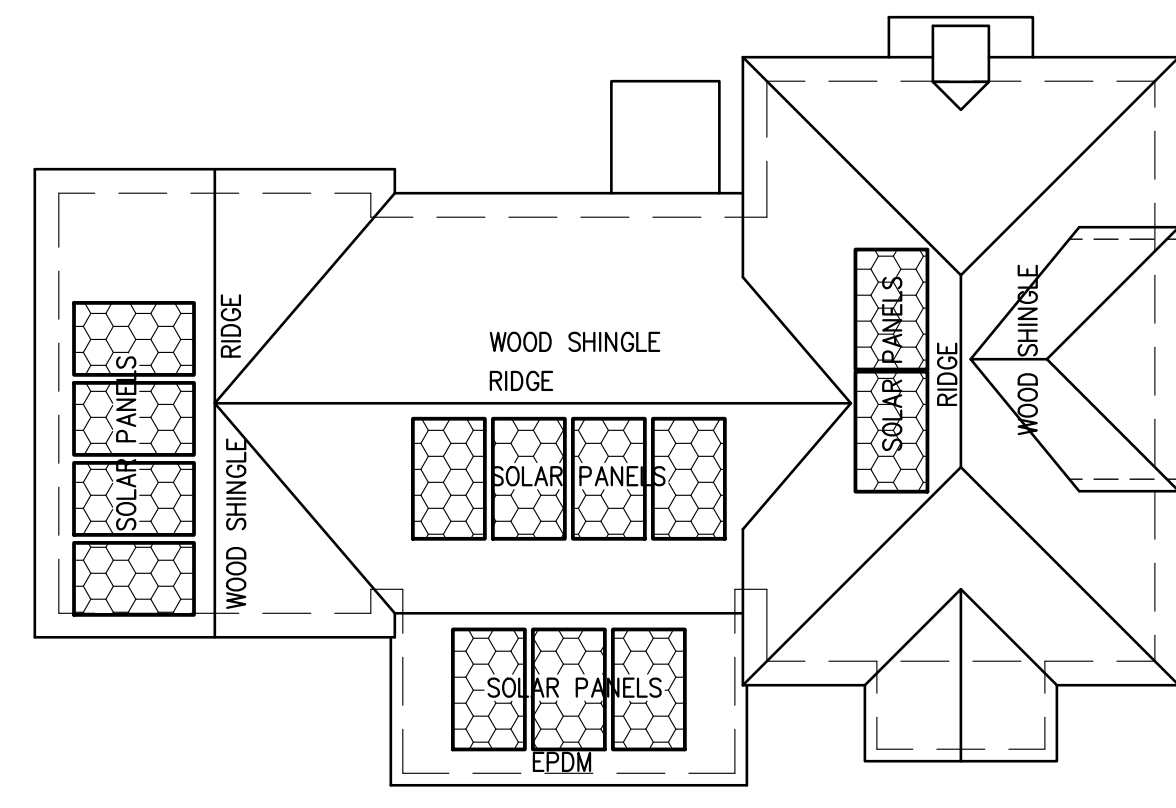


SCALE:
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JOB NO.
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EXR1

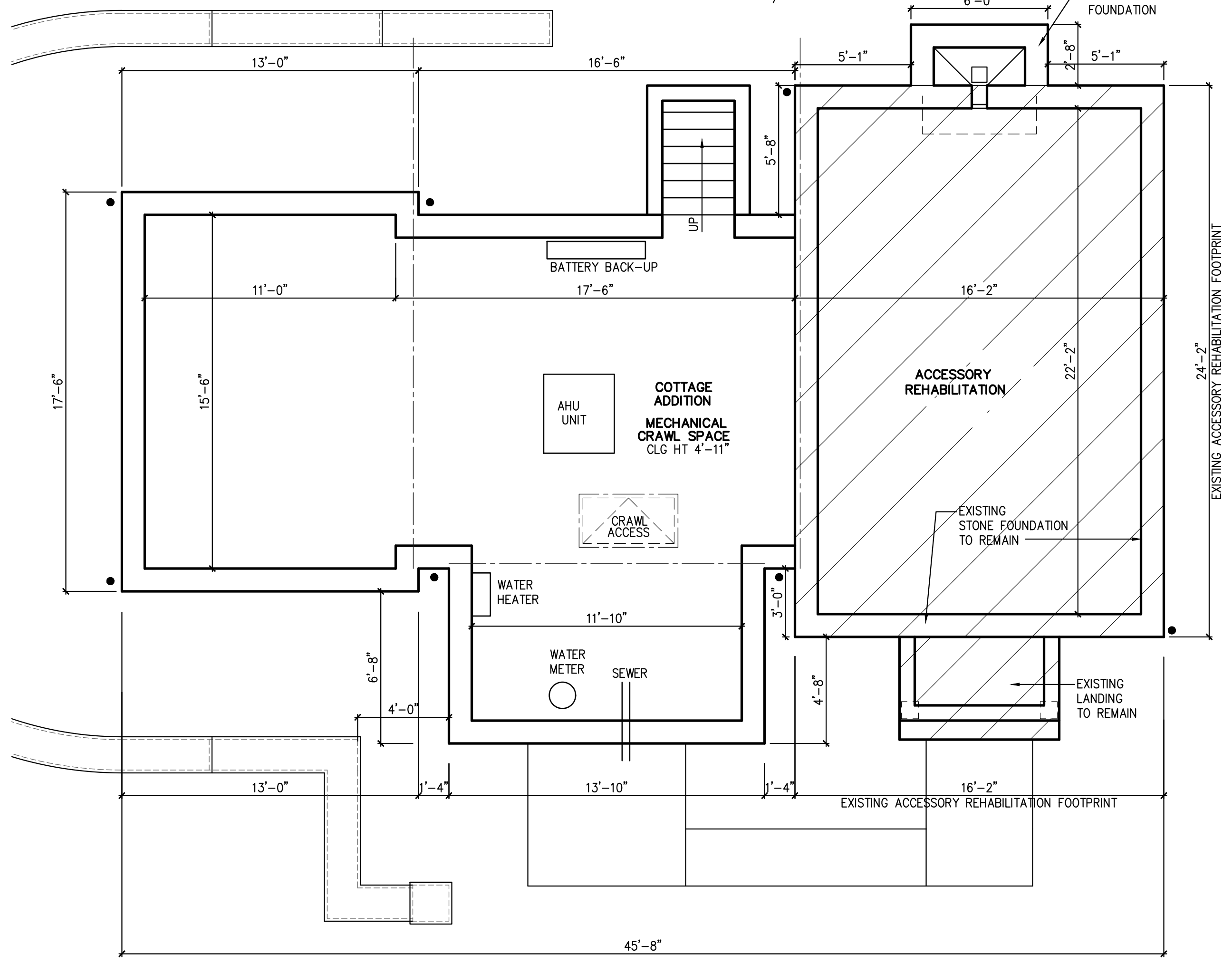
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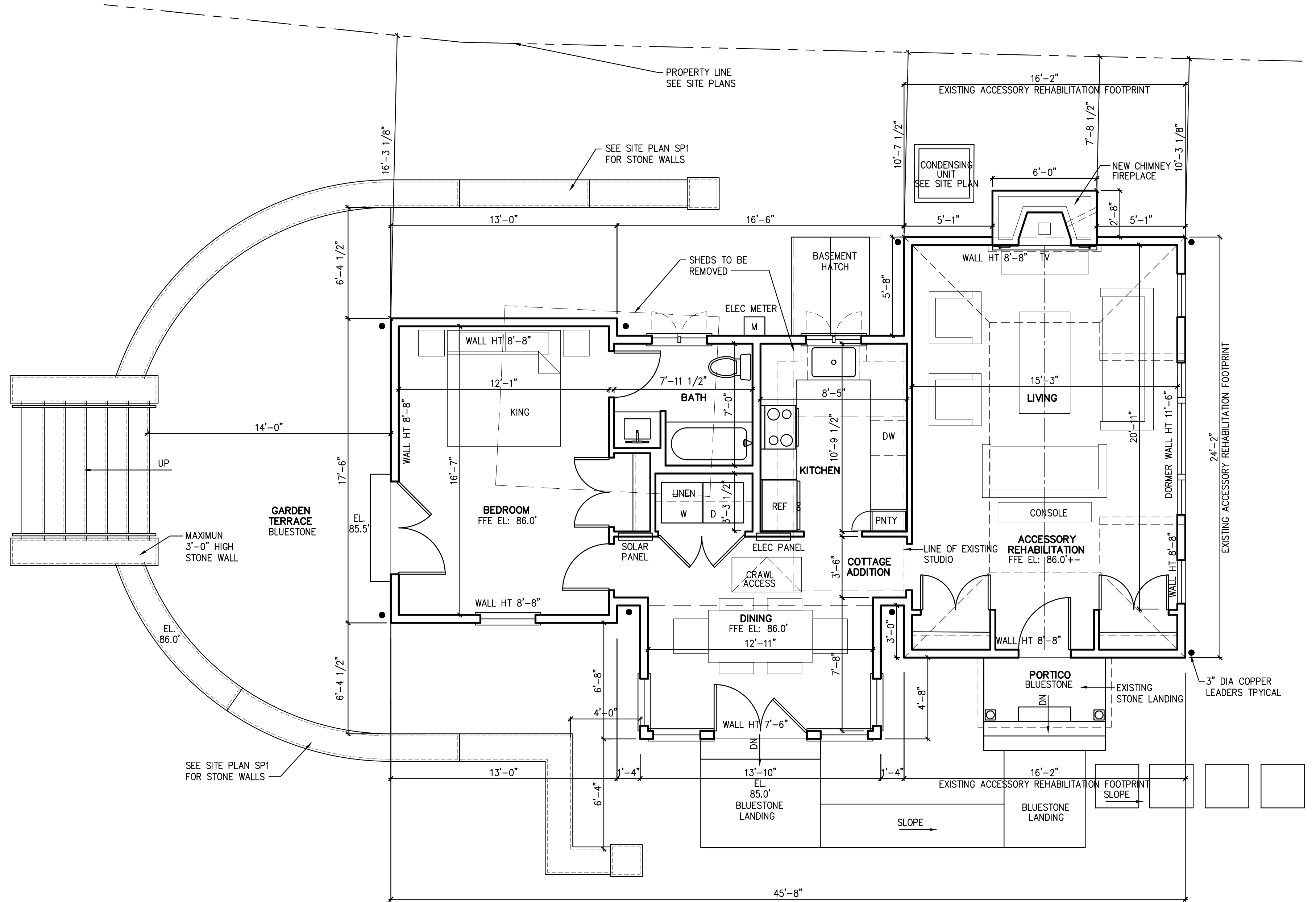
EXISTING STONE FOUNDATION
SCALE: 1 1/2"=1'-0"



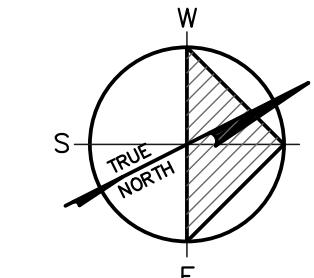
PROPOSED COTTAGE ROOF PLAN
SCALE: 1/8"=1'-0"



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



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



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

DATE:
APRIL 12, 2022
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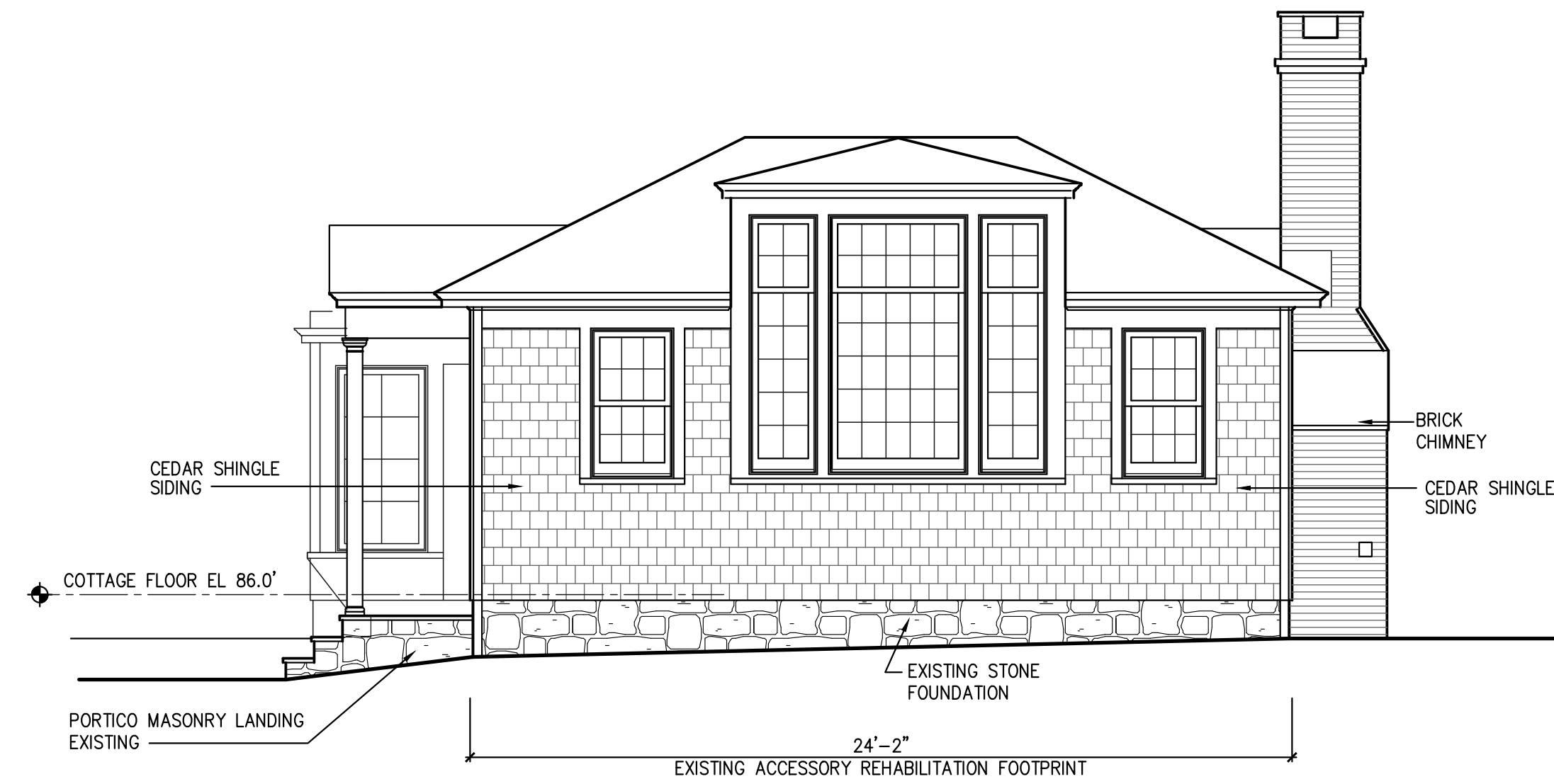
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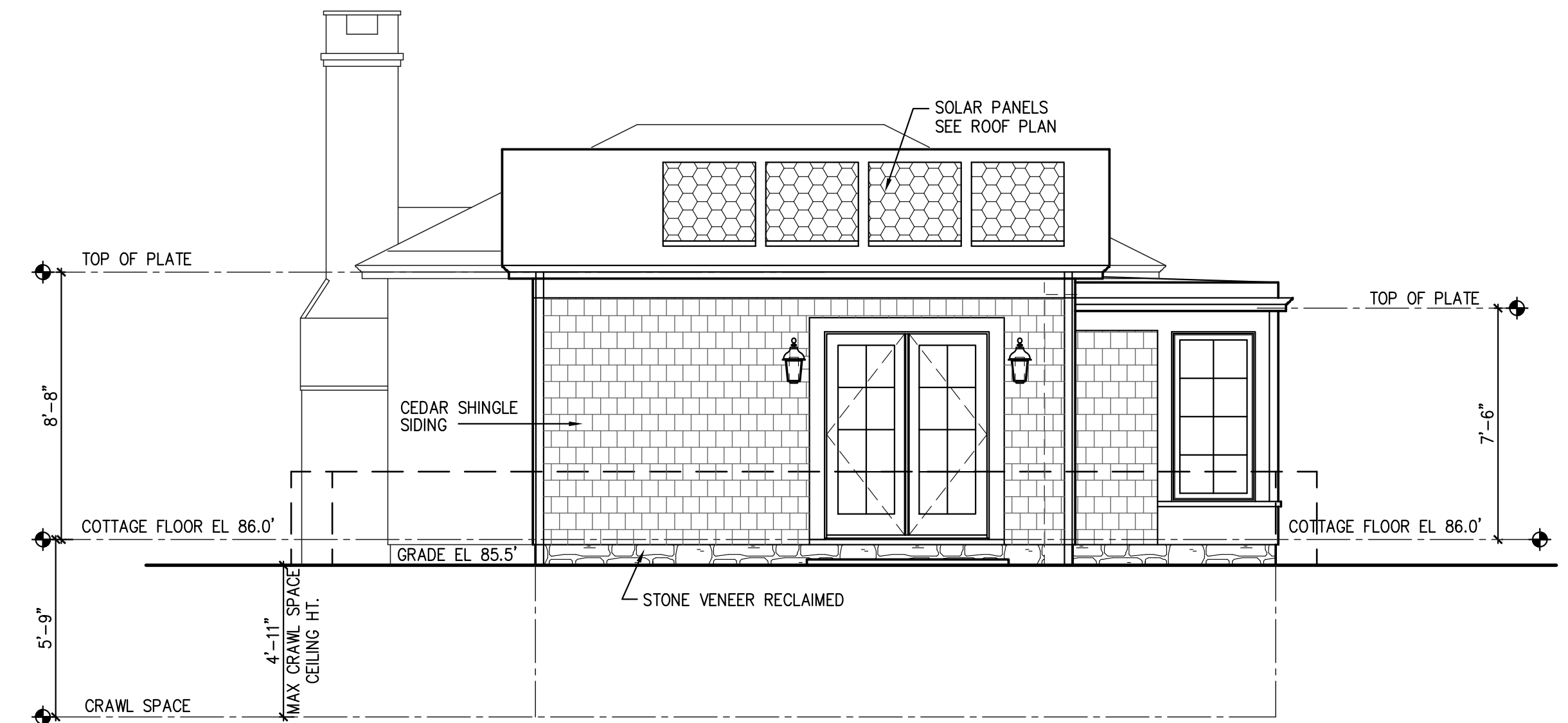
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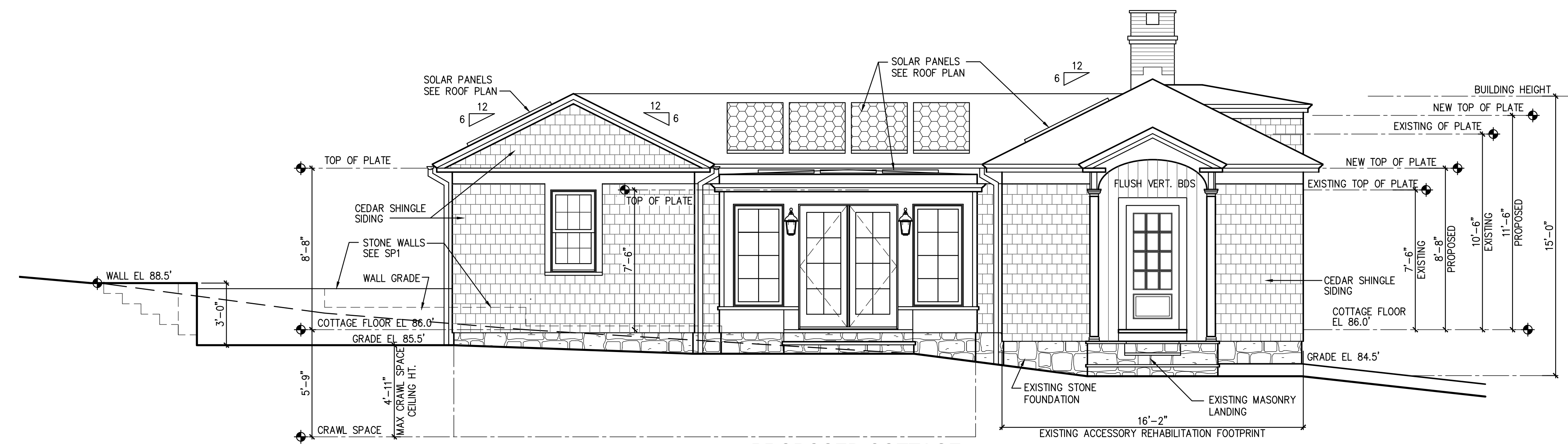
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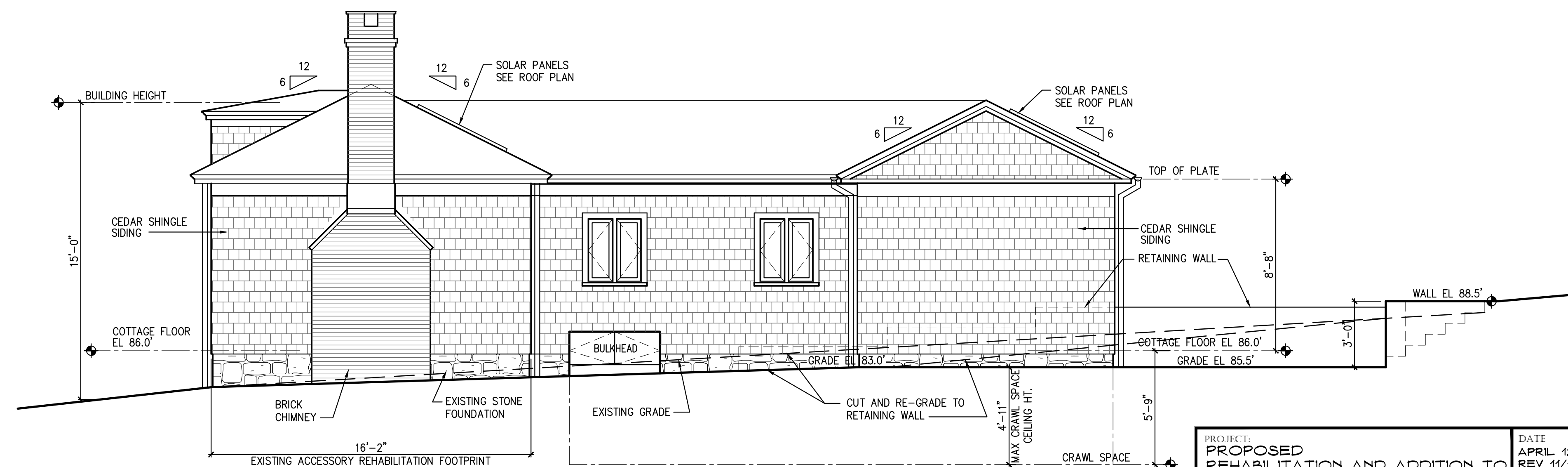
**PROPOSED COTTAGE
SIDE ELEVATION (NORTH)**
SCALE: 1/4"=1'-0"



**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"

EXISTING ACCESSORY REHABILITATION NOTES

ALL THESE ITEMS ARE TAKEN INTO CONSIDERATION TO THE REHABILITATION PRESENTED

1. SHAPE - RETAIN EXISTING ACCESSORY STRUCTURE REPAIR, REINFORCE AND REPLACE DETERIORATED MATERIALS.
2. ROOF AND ROOF FEATURES - PITCH AND DETAILING
3. OPENINGS - DOUBLE HUNG WINDOWS AND SINGLE DOOR LEAVES
4. PROJECTIONS - DORMER NORTH SIDE
5. TRIM AND SECONDARY FEATURES - WOOD TRIM AND PORTICO COLUMNS AND MASONRY
6. MATERIALS - STONE FOUNDATION AND WOOD SIDING
7. SETTING - RETAINING THE SETTING AND GARDENS
8. MATERIALS AT CLOSE RANGE - STONE WORK, TRIM, SIDING AND ROOF STYLE, SLOPES
9. CRAFT DETAILS - FRONT PORTICO AND TRIM.

EXTERIOR MATERIALS REHABILITATION AND ADDITION

1. **WALL SIDING**
EXTERIOR SIDING SHALL BE WESTERN RED CEDAR NO 1. BLUE LABEL 18" PERFECTION SHINGLES REBUT WITH 6"+ EXPOSURE OVER VAPOR BARRIER.
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 COLUMNS TO BE MAHOGANY PAINTED REPLICATED EXISTING
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**
REHABILITATION - EXISTING STONE FOUNDATION. ADDITION - STONE VENEER RECLAIMED FROM ACCESSORY STONE FOUNDATION AT ADDITION SIDE.
10. **CHIMNEY COTTAGE**
BRICK RED
11. **FENCE**
DEER FENCE BLACK STEEL NETTED 8'-0" HIGH
12. **CRAWL SPACE HATCH**
COTTAGE COMPOSITE CONSTRUCTION SIMULATE WOOD LOOK

ISSUED FOR TOWN REVIEW 4/12/22 REVISED 11/16/22

PROJECT:
**PROPOSED
REHABILITATION AND ADDITION TO
EXISTING ACCESSORY BUILDING
MULLER RESIDENCE
35 WRIGHT STREET
WESTPORT, CT 06880**

DRAWING TITLE:
**PROPOSED COTTAGE
EXTERIOR ELEVATIONS**

DATE
APRIL 12, 2022
REV 11/16/22

**J.P. FRANZEN
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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):

- | | | | | |
|--|---|--------------------------------------|---------------------------------------|--|
| <input checked="" type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding |
| <input checked="" 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 _____) | <input type="checkbox"/> 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



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: _____

PROPERTY ADDRESS: _____

OWNER OF RECORD: _____ Daytime Tel: _____

OWNER'S ADDRESS: _____ Email: _____

APPLICANT'S NAME (if different): _____ Daytime Tel: _____

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: _____ Email: _____

Shawn [Signature]

Property Owner's Signature

[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: _____

November 21, 2022

Town of Westport Historic Commission
110 Myrtle Avenue
Westport, CT 06880
Attn: Donna Douglass

Proposed HRC 32-18 application for special permit approval:

Property address: Sharon and Sam Carpenter
48 Treadwell Avenue, Westport, CT

On the Property of 48 Treadwell there exists a one family two and one half story Colonial Revival house built in 1900 with 1,575 sf. of living area. The application we are requesting for HRS 32-18 approval is for a one and a half story accessory barn structure with 554 sf. area built in 1900.

The Accessory Barn Restoration / Rehabilitation of Historic Structure:

- The foundation will be shored up and replaced with repairs to wood plank flooring to be restored.
- The original windows will be replaced with insulated glass units to match original detail and style.
- The Roofing will be replaced to avoid any more water leaking issues.
- The East and West siding is an unoriginal patterned asphalt shingles to be removed and existing vertical wide barn board siding will be restored and refinished to match original look.
- The unrelated Garage door will be removed to allow for a small window behind the reclaimed restored barn rolling doors to re-establish the look of true barn operating doors.
- Proposed on space Carport to be a one story post and beam addition following original aesthetic of the Historic accessory barn and keep the roof lines of barn.
- The first floor will be updated to a small Kitchen and living area
- A new code complying stair to replace existing stair to Loft area
- Upper Floor Loft studio to be structurally repaired and renovated to include a rear addition of new full Bath over existing roof.

Main House Renovation is not included in this HRS 32-18 application:

Description of work intended to enhance the overall property

- Replace vinyl siding to original wood shingles and clapboard.
- New Covered porch (10' x 40') at first floor facing on west side of house.
- New second floor shared bath over existing first floor kitchen at rear of house.
- New two car Garage (583sf.)
- Master Bedroom and Bathroom over the new garage
- Mudroom addition (75 sf.) at area of existing deck connecting new back stair up to second floor and access to new garage.
- New first floor bay addition (50 sf.) for Dining area.
- New stone patio on grade of rear west side of property connecting to covered porch.

- Two new dormer roof windows to match existing original front dormer roof design.

ZONE "A"

REFER TO WESTERLY PARCEL ON MAP No. 4124
ON FILE AT THE WESTPORT TOWN CLERK'S OFFICE
AS MAP No. 4124

EXISTING
LOT COVERAGE
HOUSE 779 S.F.
ENCLOSED PORCH 155 S.F.
BARN 554 S.F.
DECK 243 S.F.
STAIRS 18 S.F.
ROOF O.H. 16 S.F.
LANDING 23 S.F.
STAIRS 15 S.F.

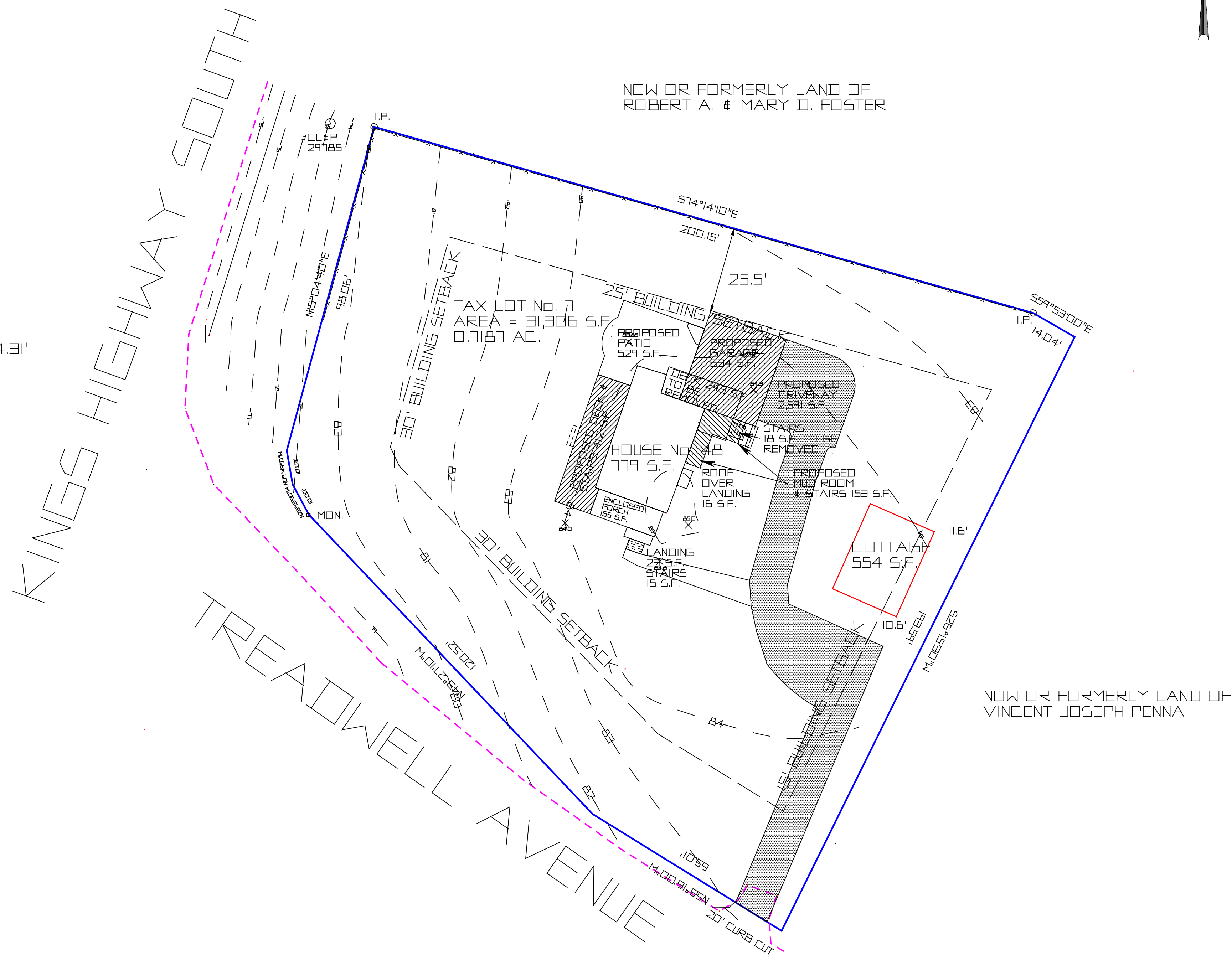
TOTAL = 1,803 S.F. / 31,306 S.F. = 5.76%

PROPOSED
NEW 1,200 S.F.
261 S.F. TO BE REMOVED
939 S.F. NEW
PROPOSED DRIVEWAY 2,591 S.F.

TOTAL 3,530 S.F.
PROPOSED COVERAGE 11.04%

AVERAGE GRADE
 $83.85 + 84.3 + 85.0 + 84.4 + 84.0 = 421.55 / 5 = 84.31'$

EAVE ELEV. = 104.65
PEAK ELEV = 114.35
HEIGHT = 30.04'



DEPENDENT RESURVEY

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL & VOID.

UNDERGROUND IMPROVEMENTS OR UNDERGROUND ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS ORIGINAL STAMP OR EMBOSSED SEAL.

THIS MAP DOES NOT CONSTITUTE EITHER A SUBDIVISION OR A RESUBDIVISION UNDER THE TERMS OF SECTION 8-16 OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF ACCURACY OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED JUNE 21, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

MICHAEL L. McELROY, L.L.S. No. 17250

PLOT PLAN
OF
48 TREADWELL AVENUE
PREPARED FOR
SHARON CARPENTER
APRIL 27, 2022 SCALE: 1" = 20'
REV. 8-4-2022 WESTPORT, CONNECTICUT
BLACK ROCK SURVEYORS
1089 CHURCH HILL ROAD
FAIRFIELD, CONNECTICUT
(203) 371-0003
blackrocksurvey@optonline.net

ZONE "A"

REFER TO WESTERLY PARCEL ON MAP No. 4124
ON FILE AT THE WESTPORT TOWN CLERK'S OFFICE
AS MAP No. 4124

EXISTING
LOT COVERAGE
HOUSE 171 S.F.
ENCLOSED PORCH 155 S.F.
BARN 554 S.F.
DECK 243 S.F.
STAIRS 18 S.F.
ROOF O.H. 16 S.F.
LANDING 23 S.F.
STAIRS 15 S.F.

TOTAL = 1803 S.F. / 31,306 S.F. = 5.76%

PROPOSED
NEW 1,452 S.F.
251 S.F. TO BE REMOVED
1,191 S.F. NEW
PROPOSED DRIVEWAY 2,184 S.F.

TOTAL 3,975 S.F.
PROPOSED COVERAGE 12.7%

AVERAGE GRADE
 $83.85 + 84.3 + 85.0 + 84.4 + 84.0 = 421.55 / 5 = 84.31'$

EAVE ELV. = 104.65
PEAK ELV. = 114.35
HEIGHT = 30.04'

KINGS HIGHWAY SOUTH

TREADWELL AVENUE

NOW OR FORMERLY LAND OF
ROBERT A. & MARY D. FOSTER

NOW OR FORMERLY LAND OF
VINCENT JOSEPH PENNA



SCALE 1"=20'
0 10 20 40

PLOT PLAN
OF
48 TREADWELL AVENUE
PREPARED FOR
SHARON CARPENTER
APRIL 27, 2022 SCALE: 1" = 20'
REV ~~23-2022~~ WESTPORT, CONNECTICUT
BLACK ROCK SURVEYORS
108 CHURCH HILL ROAD
FAIRFIELD, CONNECTICUT
(203) 371-0103
blackrocksurvey@optonline.net

DEPENDENT RESURVEY

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER
THAN THAT WHICH HAS ORIGINALLY INTENDED IS A VIOLATION OF THIS
INFORMATION AND RENDERS THE PREPARING DECLARATION NULL & VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY
ARE NOT SHOWN.

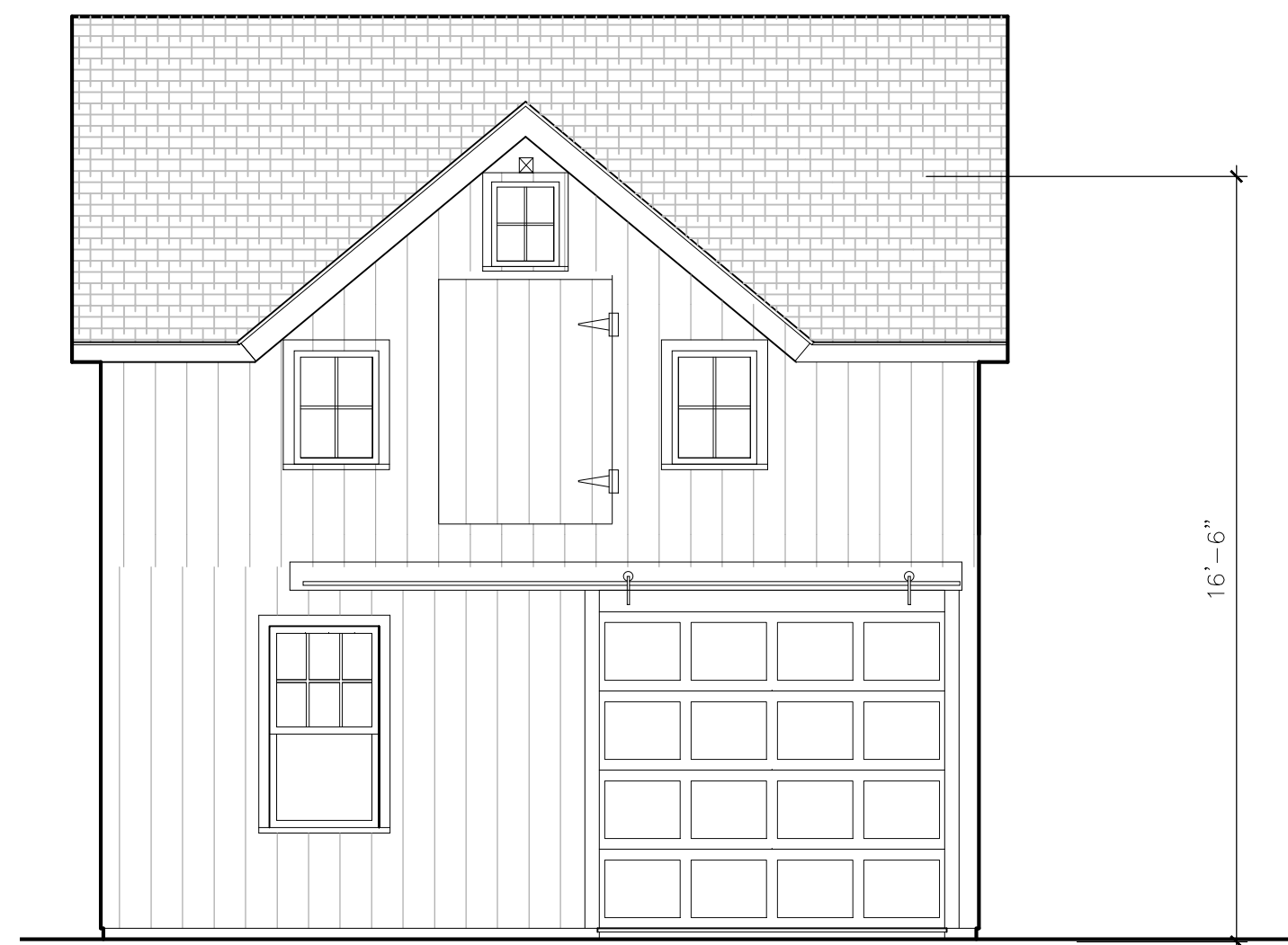
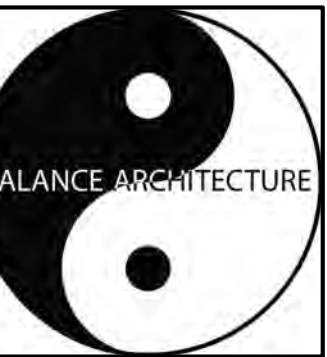
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY WHICH BEARS
THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREIN
NULL AND VOID.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT
THE LICENSED SURVEYORS ORIGINAL STAMP OR IMPRINTED SEAL.

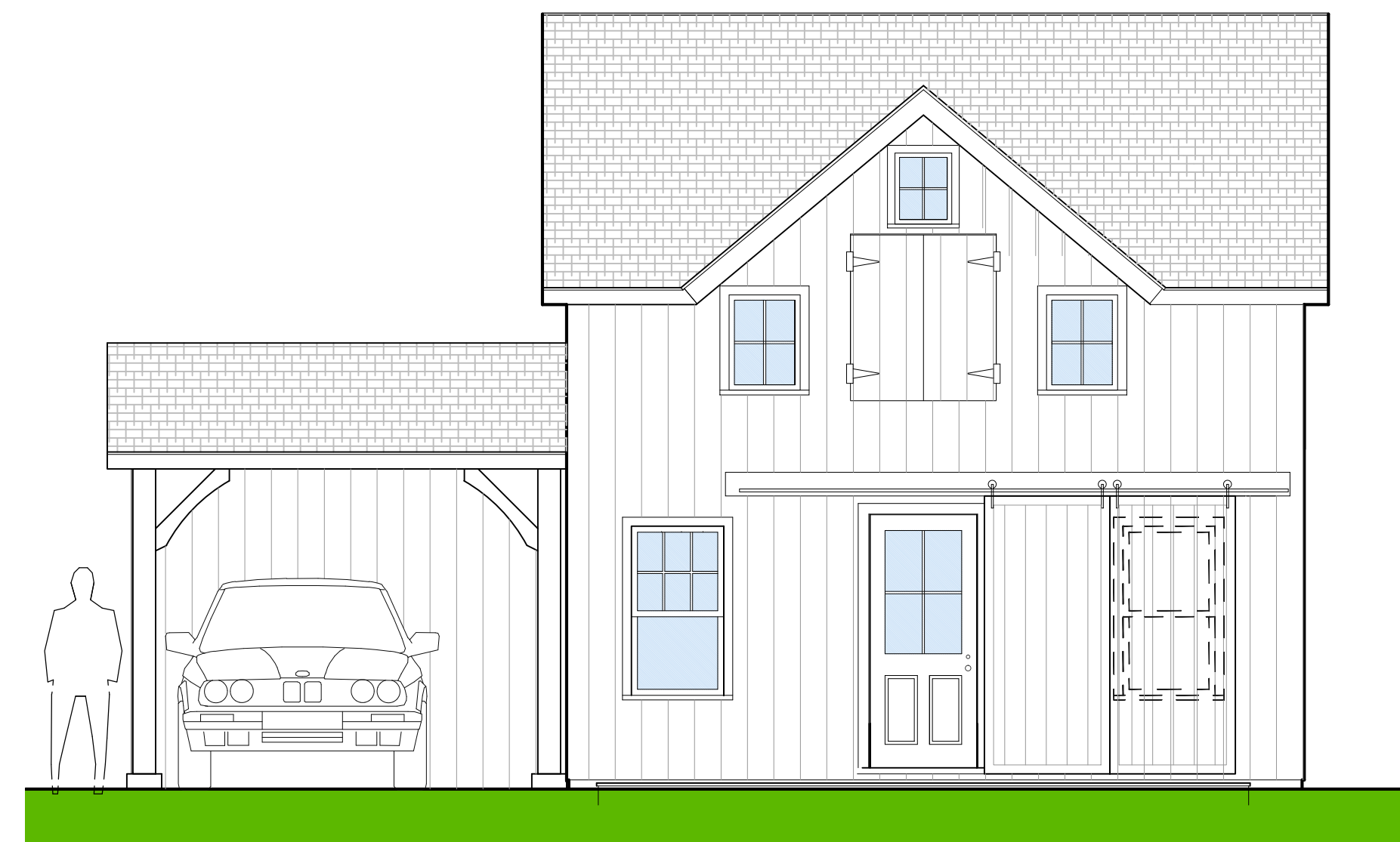
THIS MAP DOES NOT CONSTITUTE EITHER A GUARANTEE OR A RESURVEY
UNDER THE TERMS OF SECTION 9-6 OF THE CONNECTICUT GENERAL STATUTES
AS AMENDED.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT
THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE
STANDARDS OF ACCURACY OF A CLASS A-C SURVEY AS DEFINED IN THE
CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS
ADOPTED, JUNE 2, 1996, AS AMENDED BY THE CONNECTICUT ASSOCIATION
OF LAND SURVEYORS, INCORPORATED.

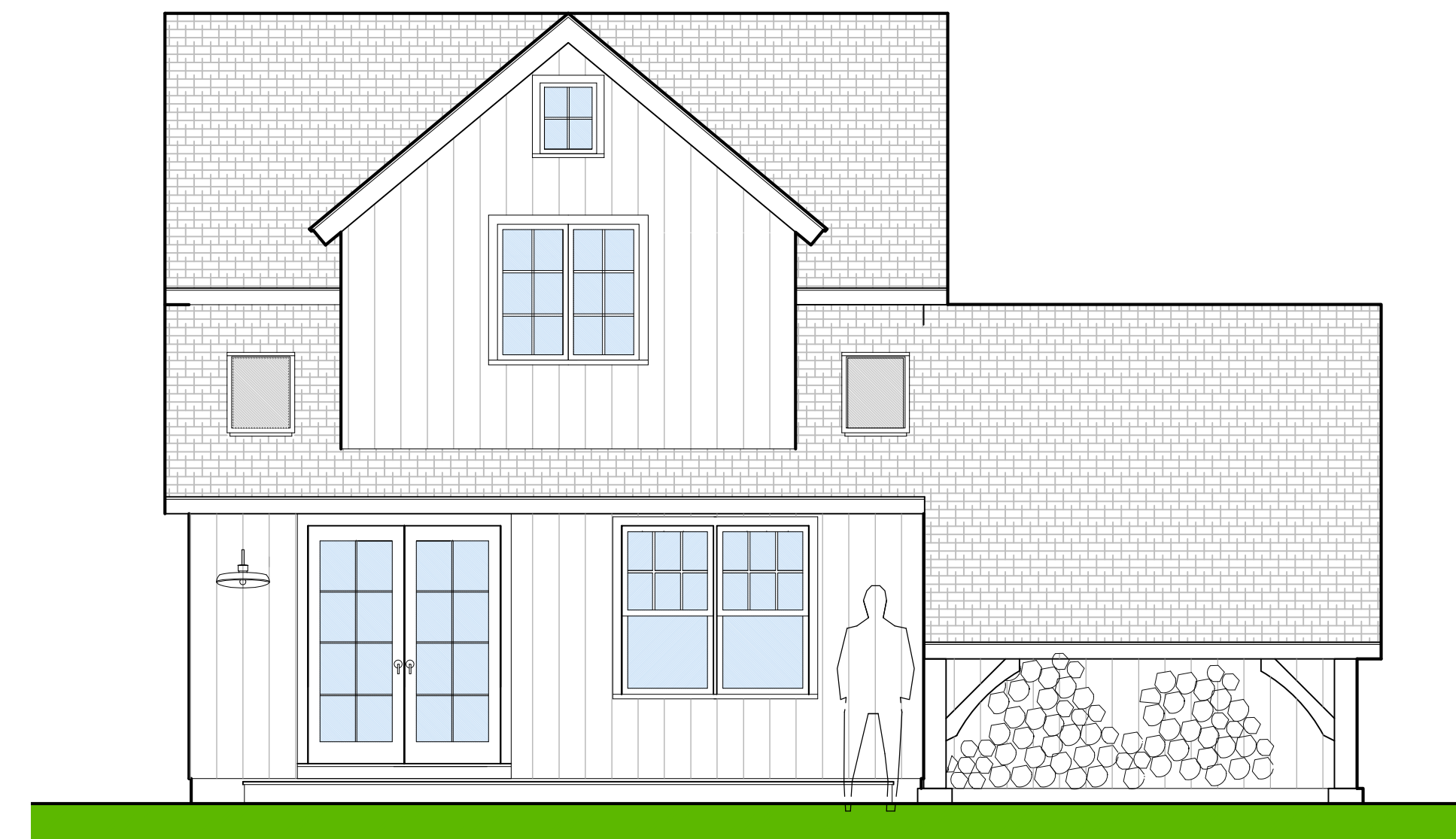
Michael L. McElroy
MICHAEL L. McELROY, LL.S., No. 17250
LICENSED LAND SURVEYOR



1 EX-2 EXISTING SOUTH ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



1 2 RENOVATED BARN SOUTH ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



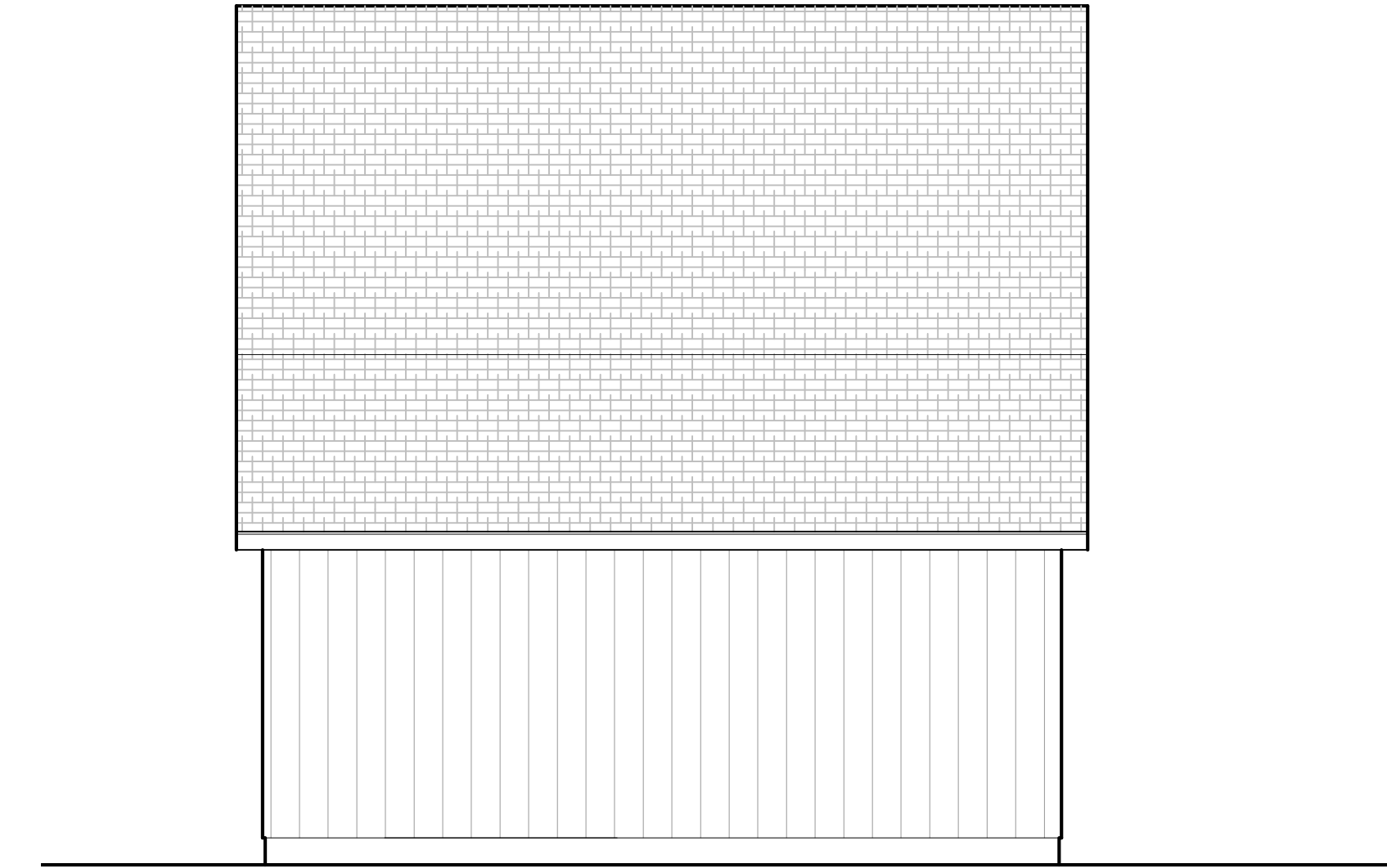
2 2 RENOVATED NORTH ELEVATION (REAR)
SCALE: 1/4"=1'-0"



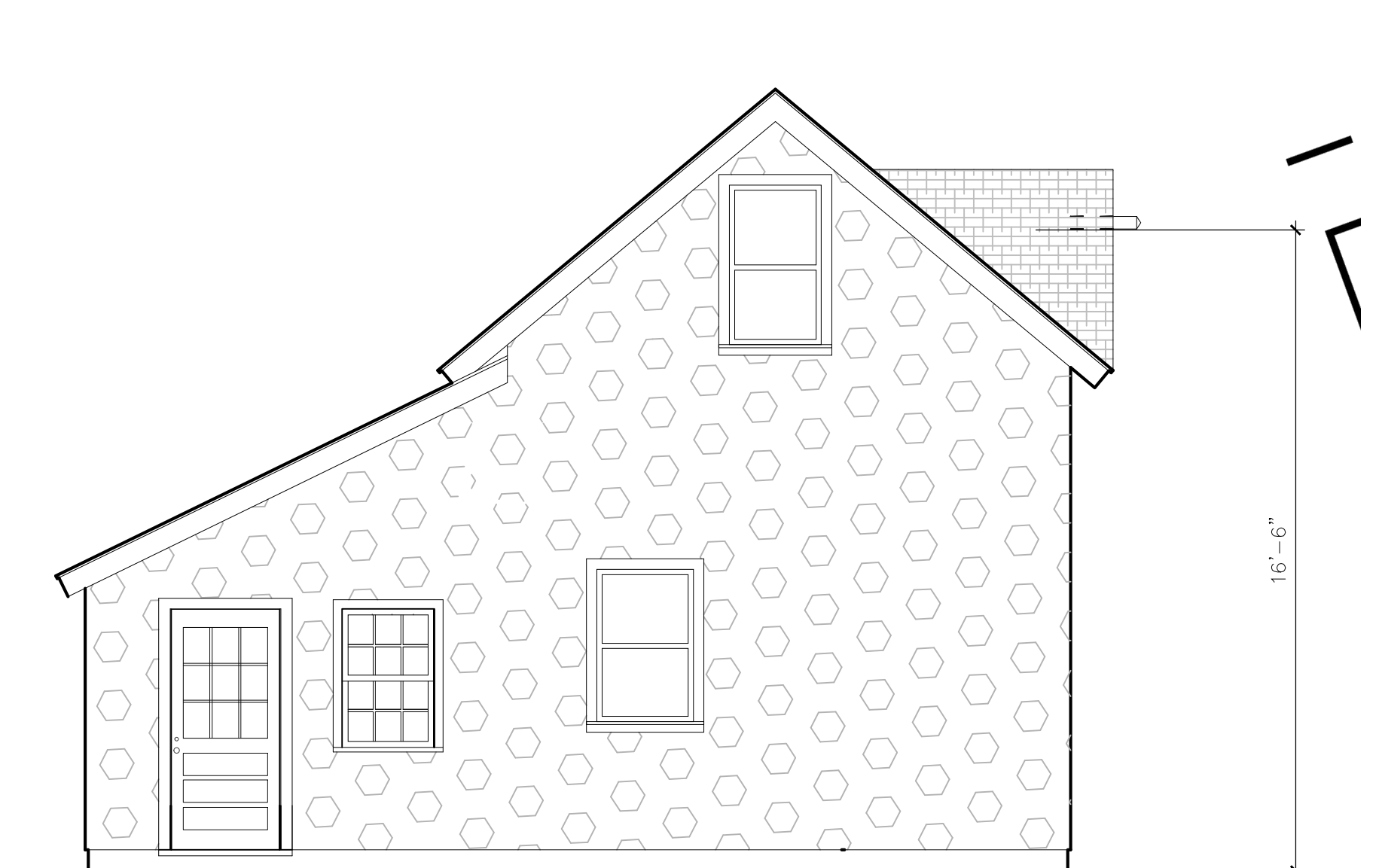
1 EX-2 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



1 EX-2 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 EX-2 EXISTING NORTHWEST ELEVATION (REAR)
SCALE: 1/4"=1'-0"



1 EX-2 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



3 2 RENOVATED BARN WEST ELEVATION - CARPORT
SCALE: 1/4"=1'-0"

- BARN REPAIR AND RENOVATION :**
- REPLACE INADEQUATE FOUNDATION WITH CODE COMPLYING NEW Poured CONCRETE FOOTINGS AND FOUNDATION WALLS
 - RENOVATION OF INTERIOR FIRST FLOOR TO CREATE KITCHEN AND OPEN LIVING AREA AND HALF BATH (554SF.)
NEW FRENCH DOORS IN LOCATION OF EXISTING BARN DOOR
REPAIR / REPLACE STAIR UP TO LOFT FOR CODE COMPLIANCE
REMOVE ASPHALT SIDING AND RESTORE VERTICAL CLAPBOARDS
INSULATE ALL EXTERIOR WALLS AND ROOF RAFTERS
 - SECOND FLOOR TO BE RENOVATED TO OPEN LOFT ART STUDIO WITH NEW BATHROOM TOTAL (325 SF.)
REPLACE WINDOW WITH NEW INSULATED UNITS
 - NEW CAR PORT TIMBER FRAME STRUCTURE WITH WOOD STORAGE AREA WEST SIDE OF BARN

RENOVATION INTENT - BARN -
ELEVATIONS

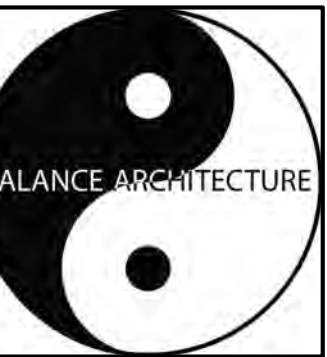
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Project: ADDITIONS AND RENO. TO CARPENTER RESIDENCE
48 TREDWELL AVE.
WESTPORT, CONNECTICUT

Revisions:	
Date:	11.22.22
Proj. No.	
Drawn by:	FMD
Scale:	1/4"=1'-0"

Date: 11.22.22
Proj. No.
Drawn by: FMD
Scale: 1/4"=1'-0"

Seal:

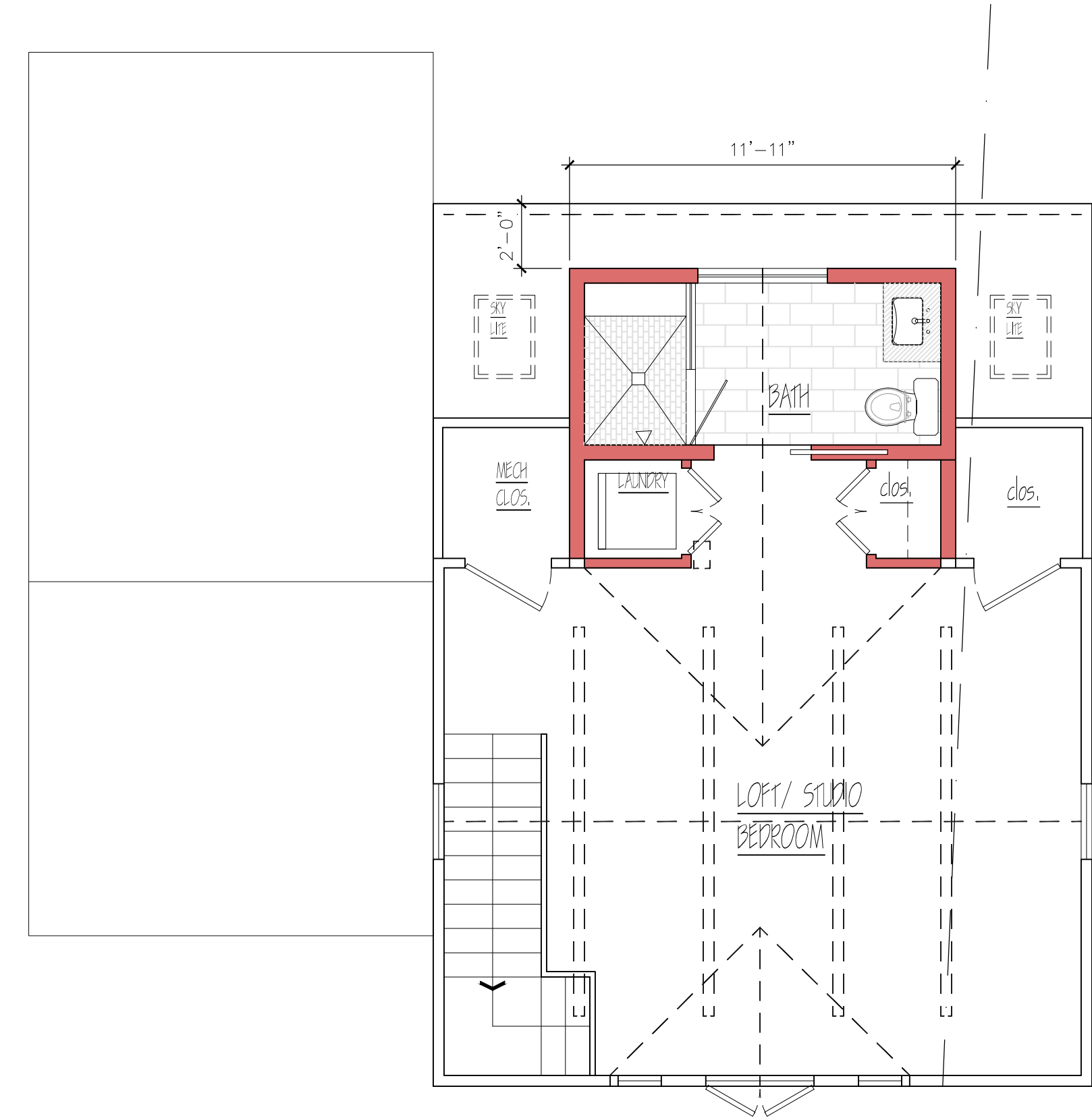


1 PORPOSED WEST ELEVATION
3 SCALE: 1/4"=1'-0"



1 PROPOSED SOUTHWEST ELEVATION (TREADWELL FRONT)
1 SCALE: 1/4"=1'-0"

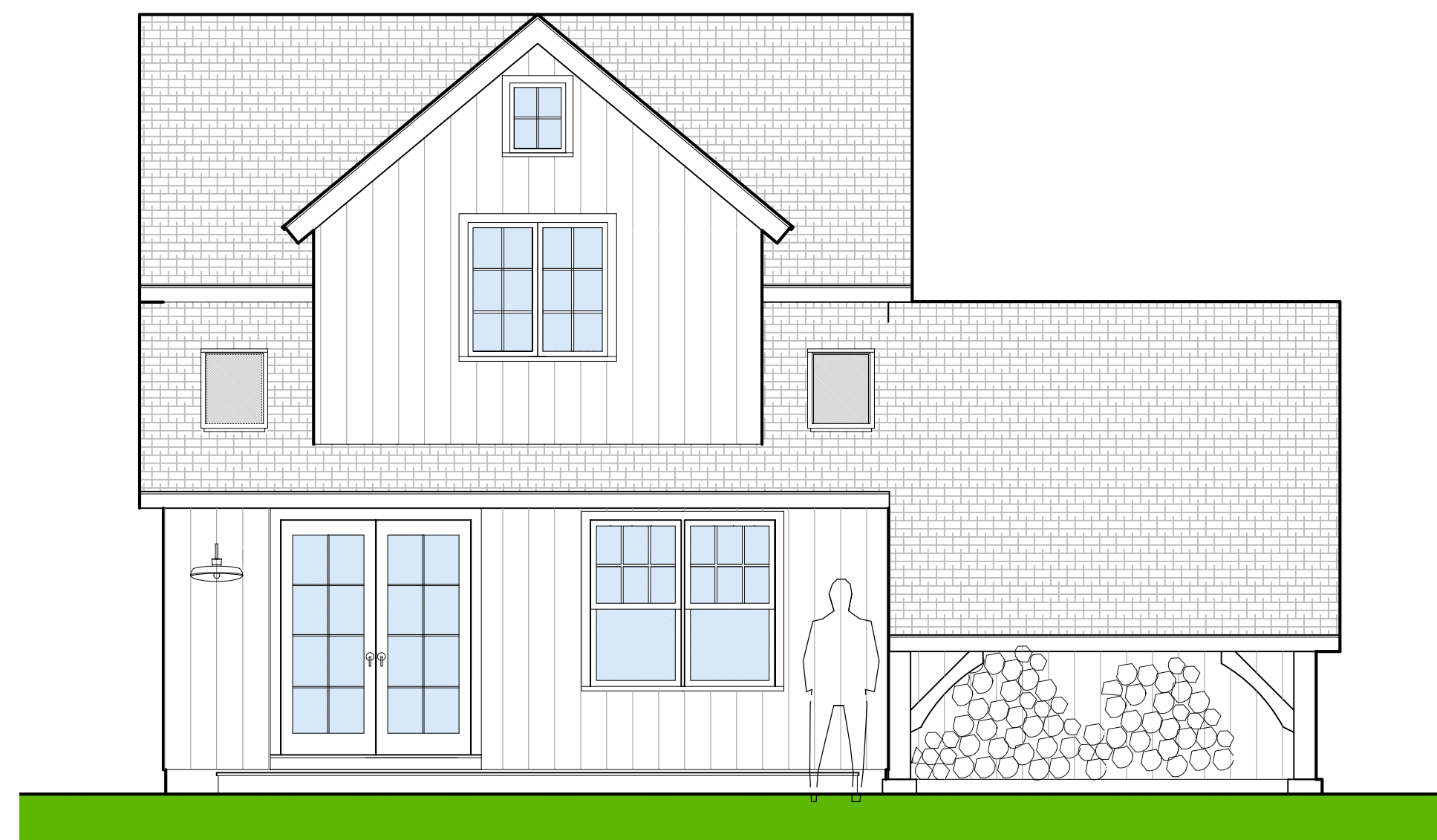
- BARN REPAIR AND RENOVATION :**
- REPLACE INADEQUATE FOUNDATION WITH CODE COMPLYING NEW POURED CONCRETE FOOTINGS AND FOUNDATION WALLS
 - RENOVATION OF INTERIOR FIRST FLOOR TO CREATE KITCHEN AND OPEN LIVING AREA AND HALF BATH (554SF.)
NEW FRENCH DOORS IN LOCATION OF EXISTING BARN DOOR
REPAIR/ REPLACE STAIR UP TO LOFT FOR CODE COMPLIANCE
REMOVE ASPHALT SIDING AND RESTORE VERTICAL CLAPBOARDS
INSULATE ALL EXTERIOR WALLS AND ROOF RAFTERS
 - SECOND FLOOR TO BE RENOVATED TO OPEN LOFT ART STUDIO WITH NEW BATHROOM TOTAL (325 SF.)
REPLACE WINDOW WITH NEW INSULATED UNITS
 - NEW CAR PORT TIMBER FRAME STRUCTURE WITH WOOD STORAGE AREA WEST SIDE OF BARN



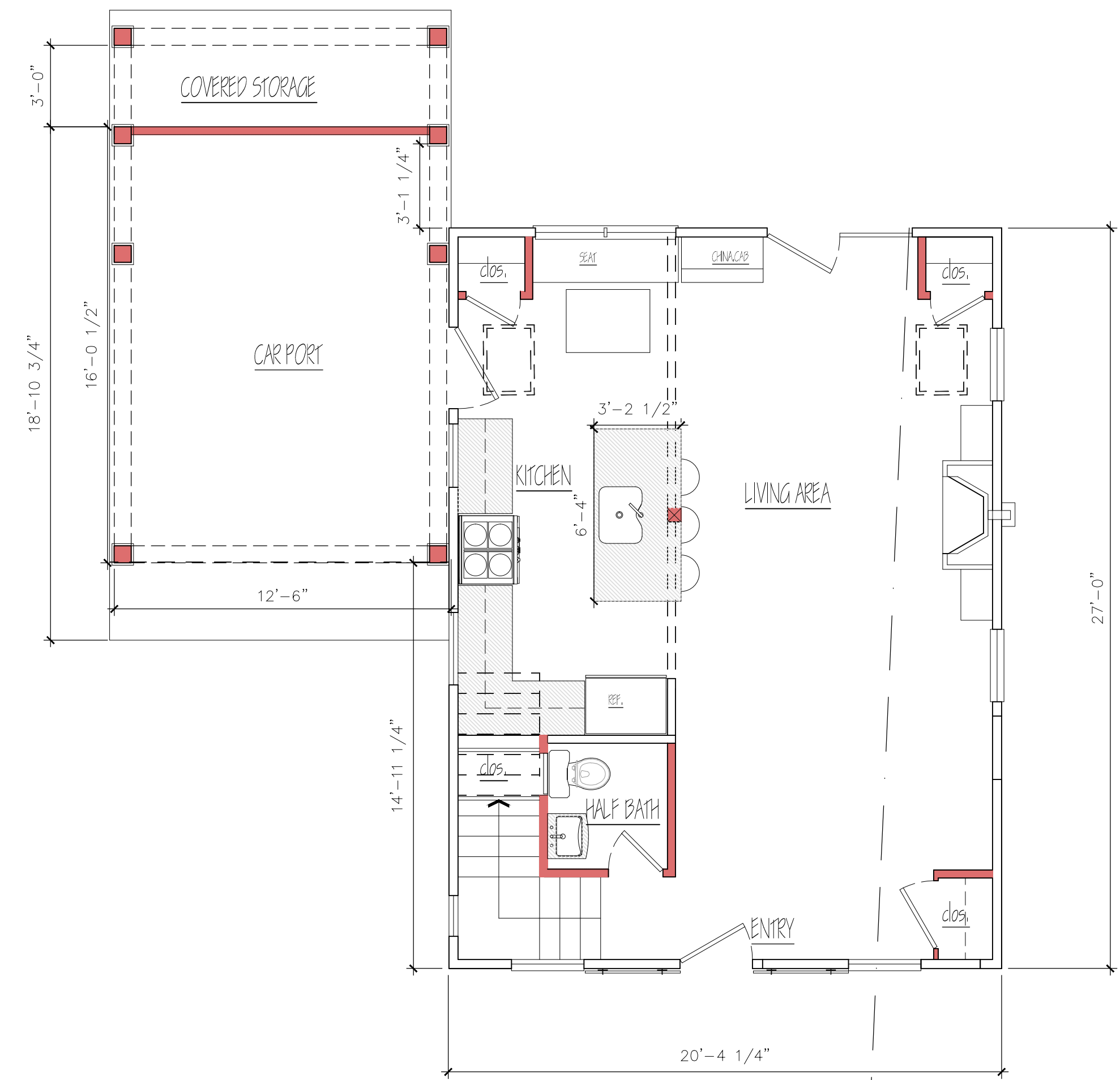
1 PROPOSED LOFT FLOOR PLAN- 360 SF.AREA
EX-2 SCALE: 1/4"=1'-0"



1 EAST ELEVATION
EX-2 SCALE: 1/4"=1'-0"



1 PROPOSED NORTHWEST ELEVATION (REAR)
2 SCALE: 1/4"=1'-0"



1 PROPOSED FIRST FLOOR PLAN- 554 SF.AREA
EX-2 SCALE: 1/4"=1'-0"

RENOVATION INTENT - BARN -
PLANS AND ELEVATIONS

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Project:
ADDITIONS AND RENO. TO:
CARPENTER RESIDENCE
48 TREADWELL AVE.
WESTPORT, CONNECTICUT

Revisions:

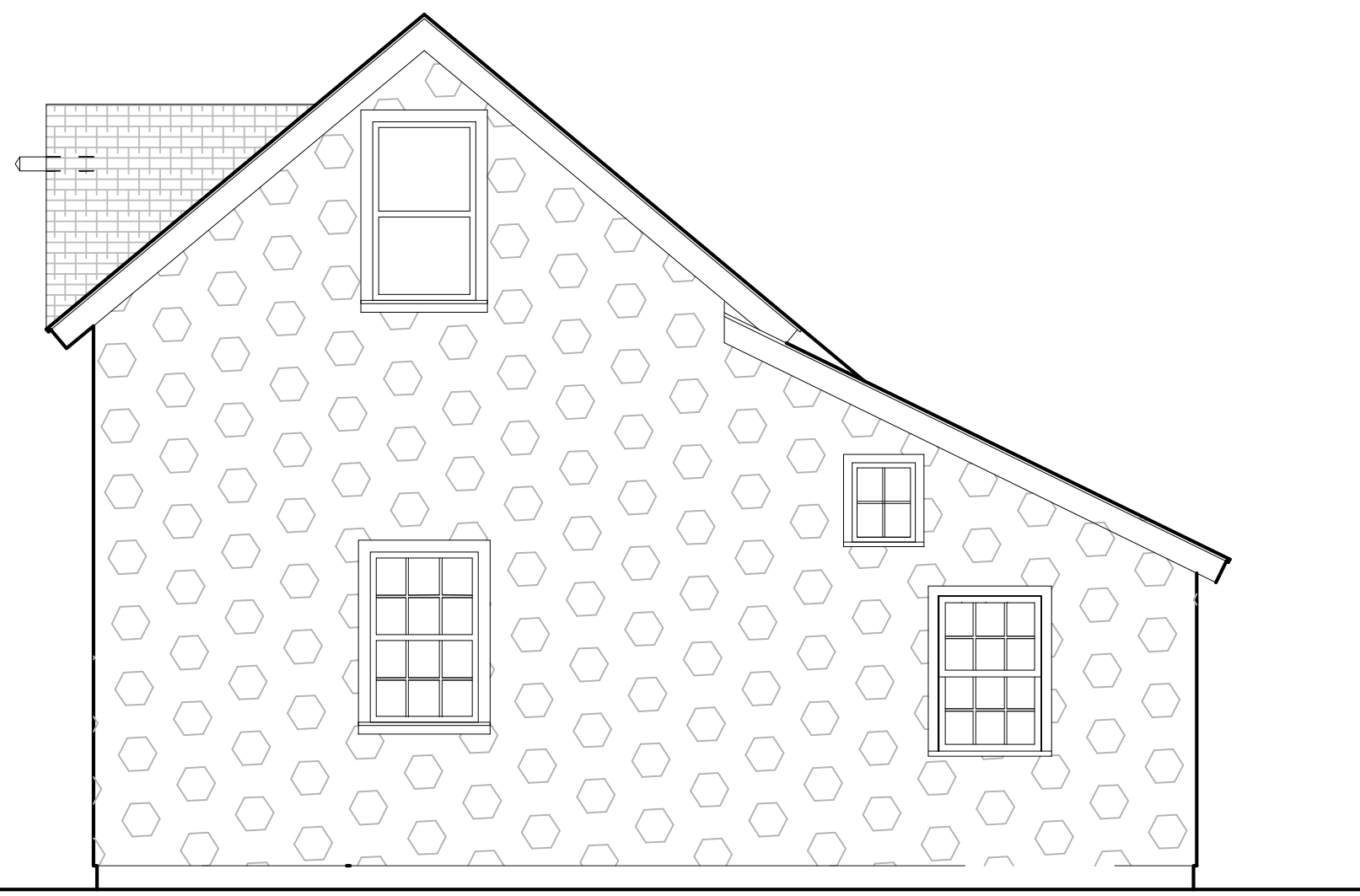
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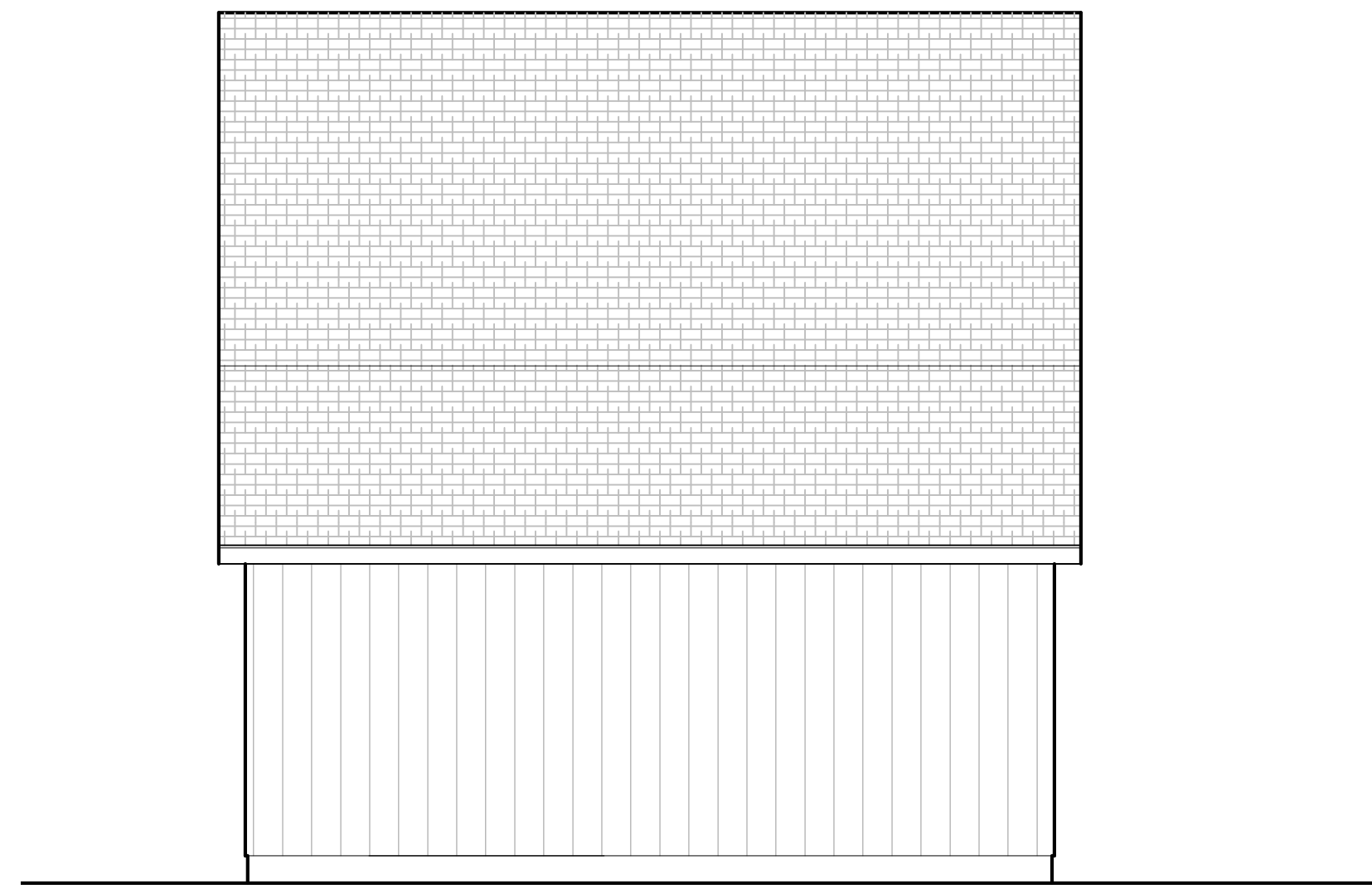
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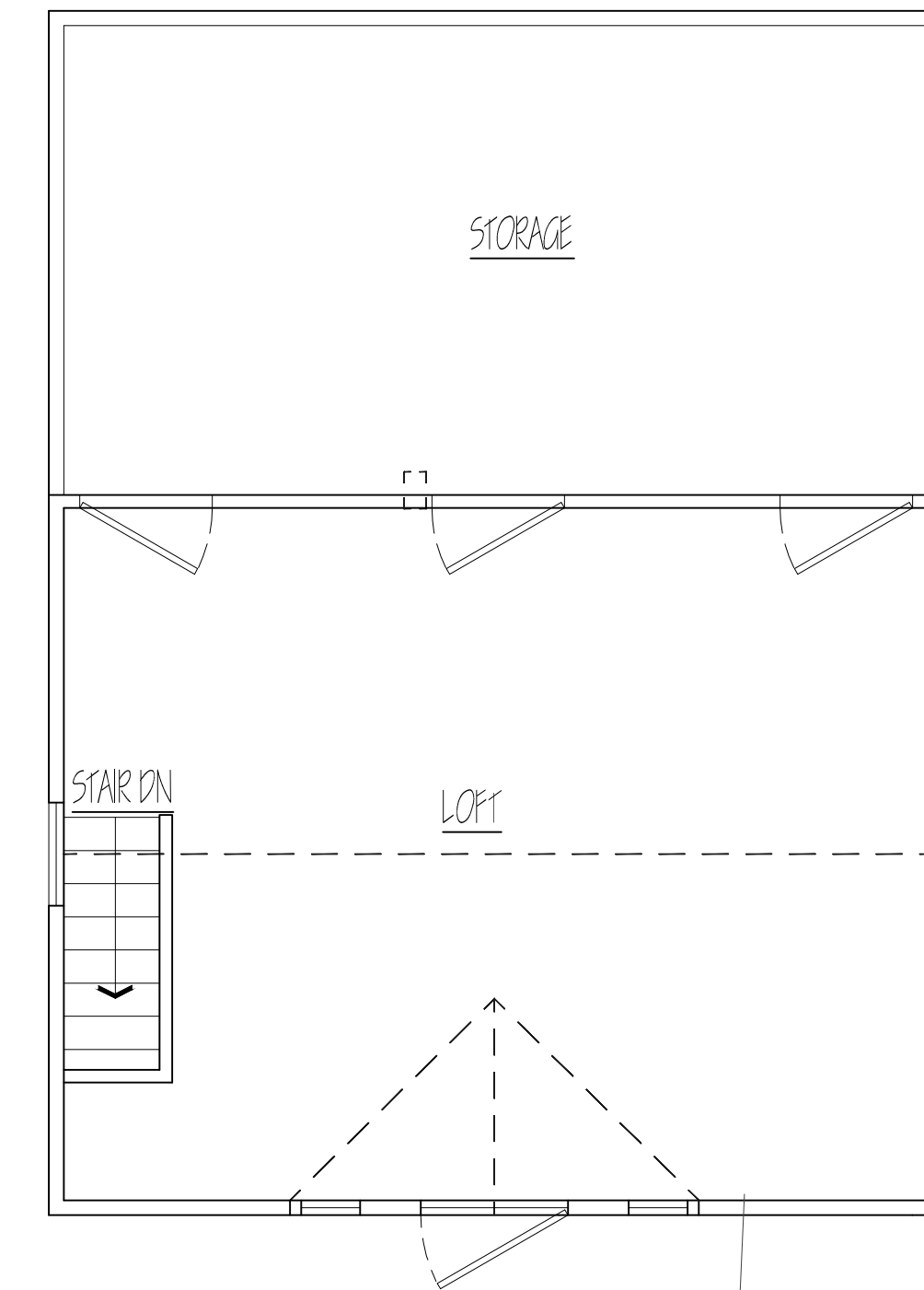
Seal:



1 EXISTING EAST ELEVATION
EX-2 SCALE: 1/4"=1'-0"



1 EXISTING NORTHWEST ELEVATION (REAR)
EX-2 SCALE: 1/4"=1'-0"



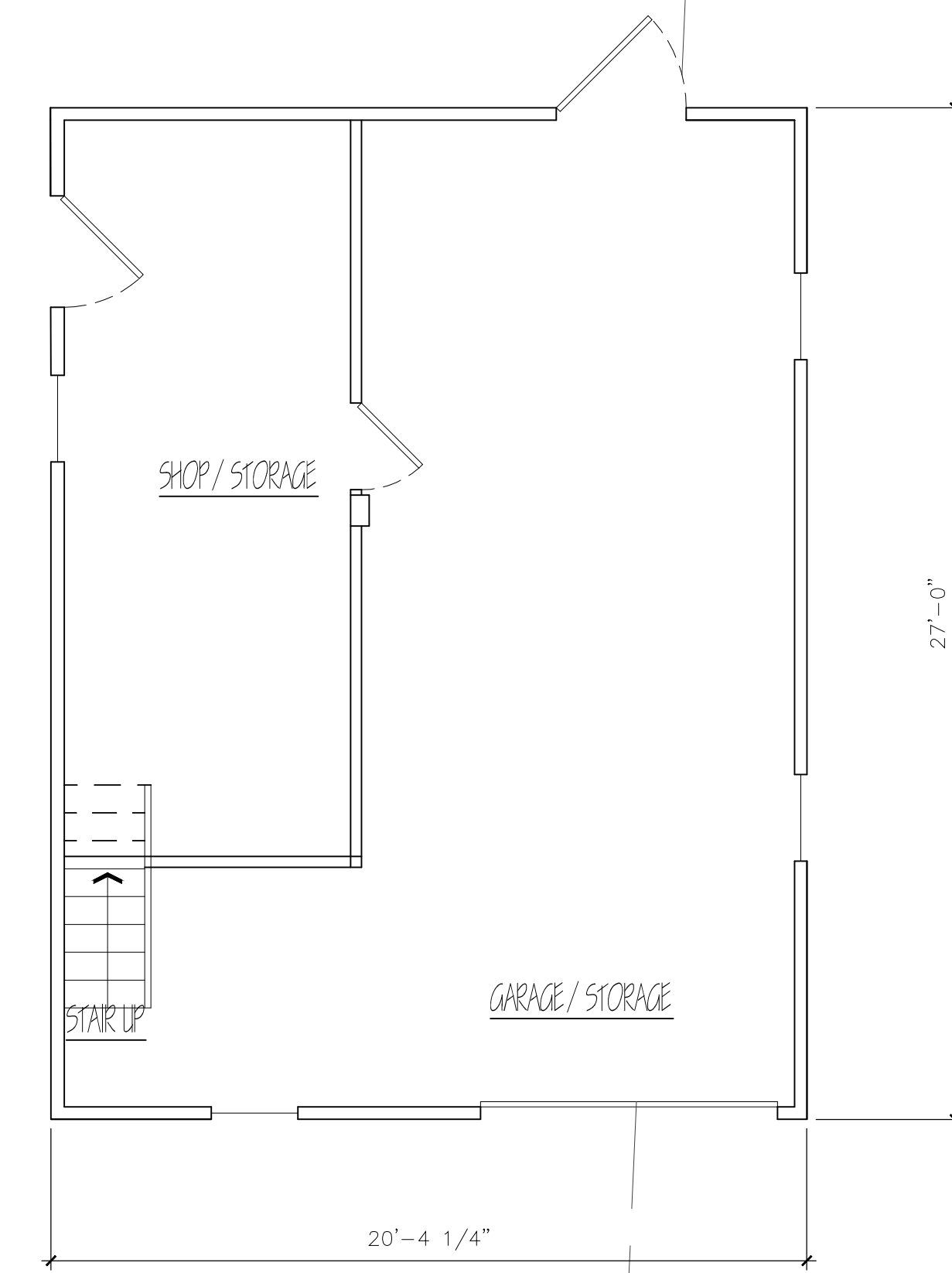
1 EXISTING SECOND FLOOR PLAN
EX-2 SCALE: 1/4"=1'-0"



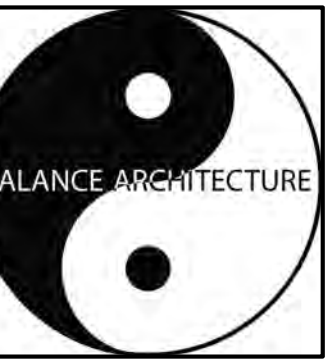
1 EXISTING WEST ELEVATION
EX2 SCALE: 1/4"=1'-0"



1 EXISTING SOUTHWEST ELEVATION (TREADWELL FRONT)
EX2 SCALE: 1/4"=1'-0"



1 EXISTING FIRST FLOOR PLAN - 554 SF. AREA
EX-2 SCALE: 1/4"=1'-0"



EXISTING BARN - 1900 YR/BLT.
PLANS AND ELEVATIONS

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Project:
ADDITIONS AND RENO. TO:
CARPENTER RESIDENCE
48 TREADWELL AVE.
WESTPORT, CONNECTICUT

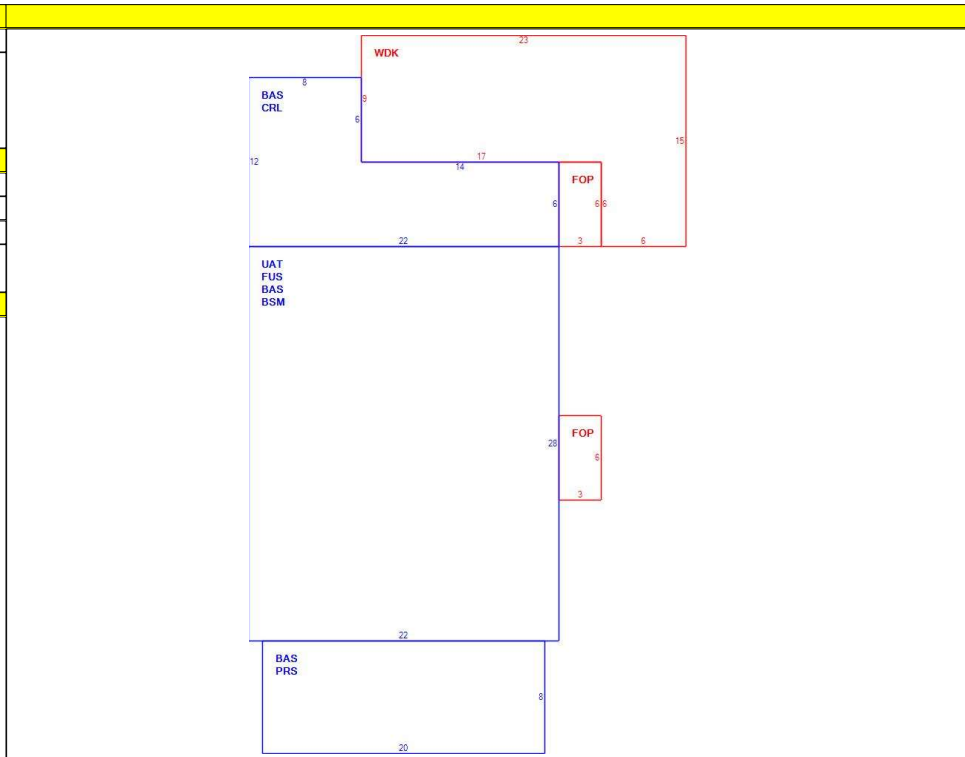
Revisions:	Date:

Date: 07.09.22
Proj. No.
Drawn by: FMD
Scale: 1/4"=1'-0"

Seal:

EX-2

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional	Fireplaces	0	
Model	01	Residential	Ceiling Height	8.00	
Grade:	09	C+	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
Roof Structure:	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl			Factor%
Interior Wall 1	03	Plaster	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Flr 1	12	Hardwood	COST / MARKET VALUATION		
Interior Flr 2			Building Value New		258,965
Heat Fuel	02	Oil	Year Built		1900
Heat Type:	05	Hot Water	Effective Year Built		
AC Type:	01	None	Depreciation Code		A
Total Bedrooms	03	3 Bedrooms	Remodel Rating		
Total Bthrms:	1	1 Full Bath	Year Remodeled		
Total Half Baths	1	1 Half Bath	Depreciation %		46
Total Xtra Fixtrs	0		Functional Obsol		
Total Rooms:	7	7 Rooms	External Obsol		
Bath Style:	02	Average	Trend Factor		1
Kitchen Style:	02	Average	Condition		
Kitchens	1		Condition %		
Whirlpool Tubs			Percent Good		54
Hot Tubs			Cns Sect Rcnld		139,800
Sauna (SF Area)			Dep % Ovr		
Fin Basement			Dep Ovr Comment		
Fin Bsmt Qual			Misc Imp Ovr		
Bsmt. Garages	0		Misc Imp Ovr Comment		
Interior Cond	A		Cost to Cure Ovr		
Fireplaces	0		Cost to Cure Ovr Comment		
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
BRN5	Barn 2	FR	Frame	L	540	44.00	1900	4	40	3	1.00	11,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	956	956		137.70	131,637
BSM	Basement Area	0	616		27.49	16,937
CRL	Crawl Space	0	180		0.00	0
FOP	Porch, Open	0	36		26.77	964
FUS	Upper Story, Finished	616	616		137.70	84,820
PRS	Piers	0	160		0.00	0
UAT	Attic, Unfinished	0	616		13.86	8,537
WDK	Deck, Wood	0	243		13.60	3,305
Ttl Gross Liv / Lease Area		1,572	3,423			246,200



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ANDRIAN DOLORES J					6 Septic	1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT	
48 TREADWELL AVE					2 Public Water			RES LAND	1-1	507,700	355,400		
WESTPORT CT 06880				SUPPLEMENTAL DATA				DWELLING	1-3	139,800	97,900		
1				Alt Prcl ID 5268031 Historic ID 1501 Census 504 WestportC G12 Survey Ma Survey Ma				RES OUTBL	1-4	11,800	8,300		
				GIS ID B06007000				Total				659,300	461,600

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ANDRIAN DOLORES J				2799 0240	05-18-2007	U	I	0	29	Year	Code	Assessed	Year	Code	Assessed		
ANDRIAN JAMES C & DOLORES J				0415 0178	04-01-1976	U	I	0	29	2021	1-1	355,400	2020	1-1	355,400		
												2021	1-3	97,900	2020	1-3	97,900
												2021	1-4	8,300	2020	1-4	8,300
												Total		461,600	Total		461,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

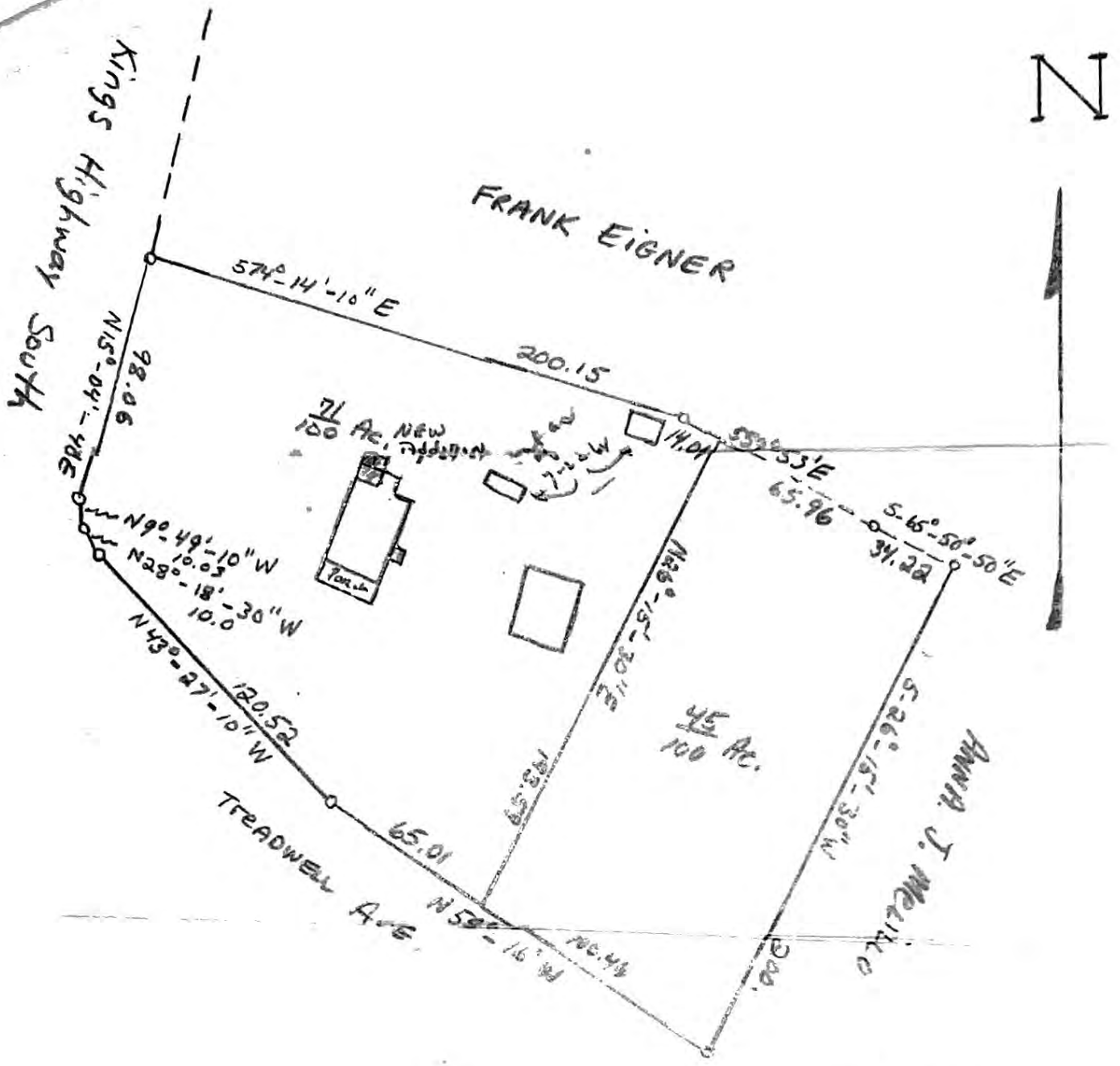
ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	B
0002	R	0002	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	139,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,800
Appraised Land Value (Bldg)	507,700
Special Land Value	0
Total Appraised Parcel Value	659,300
Valuation Method	C
Total Appraised Parcel Value	659,300

NOTES			

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									01-13-2021	HH			12	QC - Measure Bldg/OBs
									01-13-2021	VA			80	Data Mailer No Change
									06-04-2020	SR			19	Field Review
									03-02-2020	VA			60	Mailer Sent
									04-13-2015	VA			10	Measu/LtrSnt - Letter Sent
									02-06-2015	BG			02	Sat or >5PM Attn @ Int In
									12-23-2014	TWM			01	Measured/No Interior Insp

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	101	Single Family Re	A		0.710 AC	360,000.00	1.32425	5	1.00	150	1.500			1.0000	507,700	
Total Card Land Units					0.710 AC	Parcel Total Land Area					1	Total Land Value				507,700



Map
 PREPARED FOR
 THE EST. of JESSE BRUNDAGE
 WESTPORT, CONN.

4124
 Filed Jan. 3, 1956
 Lois R. Clark
 town clerk

OCT. 1955 Scale 1" = 60'

Certified "Substantially Correct" w/ Wood Jr.
 Civil Eng. Surveyor.

The foregoing application, together with the plans filed therewith, have been considered, and a permit for Building has been this day issued. ~~denied.~~

Luca Floyd Pol.
Zoning Committee
Town of Westport

Date 7-24 1964
(Note: If the application is refused, the reasons will be given)

48 Treadwell Ave

Application No.....10348.....

.....Salvatore A. Puleo.....

Date Received.....7/24/64.....

Permit Granted.....7/24/64.....

Refused.....

Applicant Notified.....

**TOWN OF WESTPORT
WESTPORT, CONN.**

Zoning Regulations

Notification is required of exact date when work under this permit will start, also date when work is completed.

**APPLICATION FOR
ZONING BUILDING PERMIT**

Permit void if work specified herein is not completed within one year from date.

ZONING REGULATIONS

Attention is called to the Complete Zoning Regulations of the Town of Westport, Conn., a Copy of Which May Be

Obtained at the Selectmen's Office

Section 12 — Enforcement

A. These Regulations shall be enforced by the Zoning Committee or by such person as they may designate under such rules and regulations as shall be adopted by the Zoning Committee.

B. Before commencing to build a new structure of any kind or adding to any existing structure, a permit shall be obtained from the Zoning Committee or such person as they may designate by the owner of the land on which said proposed building or structure is to be located.

C. All applications for building permits shall be made to the Zoning Committee and shall be accompanied by a plat or a plan in duplicate drawn to scale showing the actual dimensions of the lot to be built upon, the size of the building to be erected, the location of the building upon the lot, the dimensions of all open spaces, the setback lines observed by buildings within the block and such other information as may be necessary to provide for the enforcement of these regulations or as may from time to time be required by said Zoning Committee.

Section 16 — Violations and Penalties

Whoever shall violate any provision of these Regulations shall, for each offense, and for each and every day that such offense continues, be subject to a fine of not more than One Hundred (\$100) Dollars and to further penalties as provided by law.

ZONING REGULATIONS

TOWN OF WESTPORT, CONN.

Application No. 10348
Date Received 7-24-64
10.00
RHP

APPLICATION FOR ZONING BUILDING PERMIT

TO BE FILLED IN WITH INK OR TYPEWRITER

The undersigned hereby applies to the Zoning Committee of the Town of Westport, Connecticut, for a Zoning Building Permit as prescribed by the Zoning Regulations, and submits with this application, in duplicate, the plans, dimensions of lot, and location of existing and proposed buildings or structures as required by the Zoning Regulations.

1. The construction proposed is for
(Cross out lines which do not apply)

- new building
- alteration of building
- rebuilding of destroyed or damaged building
- plumbing - oil burner

2. Location and size of lot:

On.....side No. 48 Treadwell Ave.....St., Ave., Rd., between
corner Kings Highway -.....St., Ave., Rd., and
.....St., Ave., Rd.

Give lot subdivision number if available.....

Northerly by land of Edward Campiglia, formerly F. Eigner.....feet
Southerly by land of.....feet
Easterly by land of Margaret Penna.....feet
Westerly by land of.....feet

3. There are 2 buildings already on lot as follows:

Principal building:

Height of existing building 30 ft to top of roof feet. Dimension of existing building 40 feet by 24 feet.

Present use or occupancy of existing building and premises,

(State whether dwelling, business, factory, etc. If dwelling, state whether one, two or more families, and how many. If part of building is used for one purpose and other parts for other purposes, explain in detail.)

One Family of 5 adults.

Other Buildings:

Present use	Height	Approx. Dimensions
<u>Garage</u>	<u>20 ft to top of roof</u>	<u>24 ft x 10 ft</u>
.....
.....

4. Building or buildings proposed to be erected.
Height 11' 4" feet, Dimension oneside 14 ft. otherside 5 ft. feet by 8' 4" feet.

5. Proposed use for occupancy of building, buildings, or structure to be erected:
(State whether dwelling, business, factory, etc. If any part of proposed building is to be used for dwelling, state whether for one, two or more families and how many. If part of building is used for one purpose and other parts for other purposes, state in detail. If for use of premises only, describe clearly.)

For use One family of 5 adults.

6. Fee of \$10.00 is tendered herewith in cash
check

7. I hereby certify that I, the undersigned of 48 Treadwell Ave, Westport, Conn.
(Place of business or residence)

am the owner of the land on which said proposed building or structure is to be located 48 Treadwell Ave

that I have read the Zoning Regulations of the Town of Westport and will comply with same in all respects, and that the statements made herein are true and correct.

Salvatore Pullo

DO NOT WRITE ON REVERSE SIDE

**Historic Resources Inventory
Buildings and Structures**

**State of Connecticut
State Historic Preservation Office
59 South Prospect Street, Hartford, CT 06106
203-566-3005**

FOR OFFICE USE ONLY			
Town No.		Site No.	
UTM			
QUAD			
District	<input type="checkbox"/> S <input type="checkbox"/> NR	If NR Specify <input type="checkbox"/> Actual <input type="checkbox"/> Potential	

I D E N T I F I C A T I O N	1. Building Name (Common) <div style="text-align: right;">(Historic)</div>	
	2. Town/City Westport	Village County Fairfield
	3. Street and Number (and /or location) 48 Treadwell Avenue	
	4. Owner(s) Dolores J. Andrian <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	
	5. Use (Present) Residential (Historic)	
	6. Accessibility To Public: <input checked="" type="radio"/> Yes <input type="radio"/> No	Exterior Visible from Public Road <input checked="" type="radio"/> Yes <input type="radio"/> No
	Interior Accessible <input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, explain
	7. Style of Building Colonial Revival Date of Construction ca. 1900	
	8. Material(s) (Indicate use or location when appropriate)	
D E S C R I P T I O N	<input checked="" type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos siding <input type="checkbox"/> Brick <input type="checkbox"/> Other <input checked="" type="checkbox"/> Wood shingle <input type="checkbox"/> Asphalt siding <input type="checkbox"/> Fieldstone (Specify) _____ <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 checked="" type="checkbox"/> Wood frame <input 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 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 checked="" type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify) _____ Material <input type="checkbox"/> Wood shingle <input type="checkbox"/> Roll asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input type="checkbox"/> Other (Specify) _____ <input checked="" type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile	
	11. Number of Stories 2	Approximate Dimensions 22' X 42'
	12. Condition (Structural)	
	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated Exterior <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	
	13. Integrity (Location) <input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved	When? Alterations <input checked="" type="radio"/> Yes <input type="radio"/> No If yes, explain replacement windows
	14. Related Outbuildings or landscape features	
	<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Other Landscape features or buildings (specify) <input type="checkbox"/> Carriage House <input type="checkbox"/> Shop <input type="checkbox"/> Garden Gothic Revival barn	
	15. Surrounding Environment	
	<input type="checkbox"/> Open Land <input type="checkbox"/> Woodland <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 Suburban Residential Neighborhood	

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17. Other Notable features of building or site (interior and/or exterior)

18. Architect Builder

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19. Historical or Architectural Importance

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P H O T O G R A P H Y	Photographer Phillip Esser	Date April 2008	Place Photograph Here
	View Northwest; north	Negative on File	
	Name Phillip Esser & Paul Graziano	Date June 2008	
	Organization Associated Cultural Resource Consultants		
	Address 54 Danbury Road, Suite 227, Ridgefield, CT 06877		

20. Subsequent Field Evaluations

21. Threats to building or site

<input type="checkbox"/> None Known	<input type="checkbox"/> Highways	<input type="checkbox"/> Vandalism	<input type="checkbox"/> Developers	<input type="checkbox"/> Other _____
<input type="checkbox"/> Renewal	<input type="checkbox"/> Private	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Zoning	Explanation _____

STATE OF CONNECTICUT
COMMISSION ON CULTURE AND TOURISM
One Constitution Plaza, Hartford CT 06103

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Consultant's Name: ACRC

Property Address: 48 Treadwell Avenue, Westport, CT

FOR OFFICE USE ONLY		
TOWN NO:	SITE NO:	UTM:
18/	/	/
QUAD:		
DISTRICT:	NR:	Actual Potential

