



1 EXISTING
NS



3 PROPOSED
NS



2 EXISTING
NS



4 PROPOSED
NS

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REVISIONS

LEFORT ASSOCIATES
24 WARD LANE
STAMFORD, CT 06907
www.lefortassociates.com

ADDITION &
RENOVATIONS:

FRANK ZMUDA

41 WRIGHT ROAD
WESTPORT, CT 06460

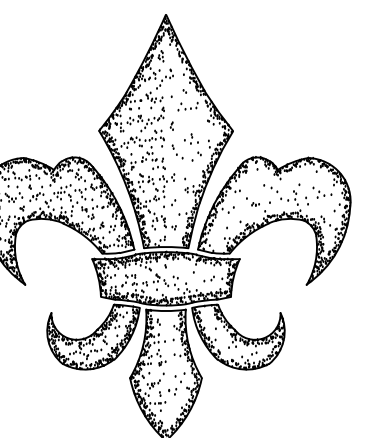
SCALE:
N/A

DRAWN BY:
LEL

DATE:
2022 DECEMBER 1

PROJECT NO.
2216

PHASE PR
PR-7



LEFORT
ASSOCIATES

ATTENTION MEMBERS OF WESTPORT HISTORIC COMMISSION:

THE FOLLOWING IS A DOCUMENTED TIMELINE OF IMPROVEMENTS MADE TO THE EXTERIOR OF 30 SNIFFEN ROAD

1987 ADDED ROOF SKYLIGHT - 35 YEARS OLD
1987 BUILT REAR PORCH - 35 YEARS OLD
1990 NEW ROOF - 32 YEARS OLD
1995 REPLACED BOW WINDOW AND FRONT DOOR - 27 YEARS OLD
1998 NEW GUTTERS - 24 YEARS OLD
2004 REPLACED THE REMAINDER OF WINDOWS - 18 YEARS OLD
2007 REPLACED GARAGE DOOR - 15 YEARS OLD
2017 REPLACED ROOF AGAIN - 5 YEARS OLD

AS YOU CAN SEE, MOST OF THE EXTERIOR HAS BEEN UPDATED/CHANGED AND IS UNDER 50 YEARS OLD WITH THE EXCEPTION OF THE SIDING

I WOULD ALSO LIKE TO NOTE THAT WE HAVE REACHED OUT TO HABITAT FOR HUMANITY TO SEE IF THEY WANT THE WINDOWS IN PARTICULAR, AS WELL AS OTHER MATERIAL/ PRODUCTS FROM THE HOME

New Roof

30 Sniffen Road Westport, CT 06880 - Photo 1 of 25



(new garage door)

30 Sniffen (all new windows) (new door)





Westport Historic District Commission

Town Hall

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION AGENDA

The Westport Historic District Commission will hold a public meeting at 7:00 p.m. on **Tuesday, August 11, 2020** for the following purposes:

Instructions to attend:

Phone: +1 646 876 9923 US (New York)

Meeting ID: 876 5797 1309

1. To approve the minutes of the July 14, 2020 public meeting.
2. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **39 Oak Street** and require the full 180-day delay.
3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **9 Vani Court** and require the full 180-day delay.
4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **39 Burr Farms** and require the full 180-day delay.
5. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **41 Charcoal Hill Road** and require the full 180-day delay.
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **30 Fairfield Avenue** and require the full 180-day delay.
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **19 Sturges Commons** and require the full 180-day delay.
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **90 Morningside Drive South** and require the full 180-day delay.
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **12 Indian Hill** and require the full 180-day delay.
10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **119 Hillendale Road** and require the full 180-day delay.
11. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **67 Bayberry Lane** and require the full 180-day delay.
12. To hear the Chairman's update.
13. To adjourn the meeting.

Special Notice Regarding This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically. Telephone participation details are above. Comments from the public will be received during the Public Hearing. A copy of the applications and Historic District Commission agenda for the hearing on August 11, 2020 are available on-line at www.westportct.gov, on the Town Calendar web page under August 11, 2020. Due to the closing of Town Hall to the public during the COVID-19 emergency, the Notice and Agenda and application materials for the Historic District Commission hearing on August 11, 2020 cannot be viewed at the Westport Town Clerk's Office or the Historic District Commission Office at this time.

If you would like to give your Public Hearing comments by participating by video in the meeting, please send an email by noon on August 11, 2020, to sharris@westportct.gov stating your name and address and the Public Hearing agenda item to which your comments will relate, and video meeting participation details will be emailed to you to enable you to participate by video in the Public Hearing.

Bill Harris, Chair
Historic District Commission
July 28, 2020

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or eflug@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

THE HISTORIC DISTRICT COMMISSION MEETING WAS CANCELLED ON AUG 11, 2020 THEREFORE THE WAITING PERIOD WAS WAIVED.

Sec. 14-25. - Waiting period.

A waiting period of 180 days following the date upon which the Building Official receives an application for a demolition permit shall be imposed on the demolition of any building or structure which is subject to the provisions of Section 14-24 hereof. If the Building Official receives no opposition to the issuing of the demolition permit from any party registered with said Building Official within 35 days of notification to such party, the balance of the waiting period will be waived.

(Ord. of 8-27-2008)



An application for a permit to demolish the house at Westport's 47 Sniffen Road, off Clinton Avenue, is in process. Built in 1956, the house has 1,679-square feet, and is situated on a .34-acre property. Because the house was built more than 50 years ago, the application will be reviewed by the Westport Historic District Commission. (CLICK TO ENLARGE) *Dave Matlow for WestportNow.com*



Westport Historic District Commission

Town Hall

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION DRAFT ACTION MINUTES

Francis Henkels, Chair
Edward Gerber, Vice-Chair
Grayson Braun, Clerk
Bob Weingarten, Member
Judi Freedman, Alternate Member
Bill Harris, Alternate Member

The Westport Historic District Commission held a public hearing at 7:00 p.m. on Tuesday March 12, 2019, in Town Hall Room 307 for the following purposes:

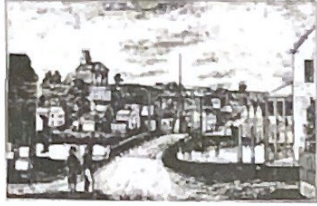
PUBLIC HEARING

1. To hear the Chair's report and update on current HDC activities.
Chair Henkels updated the Commission on the 15 Hyatt Lane and 39 Cross Highway study reports, which have been reviewed by both P&Z and SHPO. We are awaiting the written response from SHPO, but have received P&Z's comments. The Chair summarized HDC/CLG Coordinator's initiatives which include: drafting new by-laws, Rules of Procedure and Regulations, the consolidation of an HRI application and the discovery research on a possible State Register nomination for the Richmondville Ave area including the mill. Chair Henkels suggested that in light of the new possibility at Richmondville that the study committee for Lees Canal and Canal Street should reconvene to assess all options for highlighting Westport's historical development in this area.
2. To approve the minutes of the January 8, 2019 public hearing.
The minutes were approved without change.
3. To elect a slate of officers for 2019.
Randy Henkels was nominated as chair; Ed Gerber as Vice-Chair and Bob Weingarten as Clerk. Clerk Braun makes motion to accept the slate. Motion passes unanimously (Alternate Freedman was designated by Chair Henkels as the fifth vote).
4. To approve a *Certificate of Appropriateness* application dated January 9, 2019 for the proposed installation of a "grave monument" at 6 Violet Lane located in the Violet Lane Local Historic District.
Morley Boyd asked why his agenda item was in quotes and asked for the agenda to be amended before presenting the application. Clerk Braun motions to remove the quotes. Member Weingarten seconds. Alternate Harris was designated to vote on this agenda item. Motion fails. Clerk Braun and Member Weingarten votes in favor, Chair Henkels, Vice-Chair Gerber, and Alternate Harris vote nay. Mr. Boyd withdrew his application.
5. To approve a *Certificate of Appropriateness* application dated February 26, 2019 for the proposed construction of a three-car garage at 46 Wright Street located in the Kings Highway North Local Historic District.
Chair Henkels designated Alternate Freedman to vote on this item. Architect Mary O'Dell, contractor, Chris O'Dell and owner Kyle Martino were in attendance to present the project. Mary O'Dell described the process by which the architectural design was developed to ensure compatibility with the Historic District and the historic integrity of the house and grounds. Clerk Braun asked questions regarding materials of the trim and was assured that all trim would be made of wood. Vice-Chair Gerber confirmed that only one side of the garage addition is viewable from the road. Clerk Braun made motion to approve. Motion passes 4 to 1. Henkels, Gerber, Braun and Judi in favor and Member Weingarten opposed.

6. To distribute draft By-laws to the board and public for comment at the next meeting.
By-Laws are distributed to commission members. Discussion will happen at a future meeting.
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **10 Hickory Hill Road** and require the full 180-day delay.
Motion is unanimously opposed. 180 day delay is waived.
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **39 Clapboard Hill Road** and require the full 180-day delay.
9. **Motion is unanimously opposed. 180 day delay is waived.**
- ~~10. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **46 Old Road** and require the full 180-day delay. **WITHDRAWN BY APPLICANT**~~
11. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **47 Sniffen Road** and require the full 180-day delay.
Motion is unanimously opposed. 180 day delay is waived.

Francis H. Henkels, Chair
Historic District Commission
March 13, 2019





Westport Historic District Commission

Town Hall

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION APPROVED MINUTES, TUESDAY, OCTOBER 13, 2020

Members Present:

Randy Henkels, Vice Chair
Grayson Braun, Member
Marilyn Harding, Member
Scott Springer, Alternate
Wendy Van Wie, Alternate

Staff Present:

Donna Douglass, HDC Coordinator

The Westport Historic District Commission held a public meeting at 7:00 p.m. on **Tuesday, October 13, 2020** for the following purposes:

1. To approve the minutes of the September 8, 2020 public meeting.
MOTION (made by Braun): To approve the minutes of the September 8, 2020 public meeting.
SECOND: Henkels
SEATED: Henkels, Braun, Harding, Springer, Van Wie
VOTE: Unanimously approved.
2. A *Certificate of Appropriateness* application dated September 16, 2020 to build a fence at **69 Kings Highway North** located in the Kings Highway North Local Historic District.
MOTION (made by Harding): To approve a *Certificate of Appropriateness* application dated September 16, 2020 to build a fence at **69 Kings Highway North** located in the Kings Highway North Local Historic District.
SECOND: Springer
SEATED: Henkels, Braun, Harding, Springer, Van Wie
VOTE: Unanimously approved.
3. *Certificate of Appropriateness* applications dated September 28, 2020 for **174 Post Road West** and **38 Kings Highway North** in the Kings Highway North Local Historic District to:
 - a. demolish current addition at **174 Post Road West**
 - b. relocate the house at **174 Post Road West**
 - c. build new replacement addition on the house at **174 Post Road West**
 - d. build a 95 unit Assisted Living and Memory Care residence at **174 Post Road West**
 - e. create parking lots and driveways at **174 Post Road West**
 - f. create parking lots and driveways at **38 Kings Highway North****MOTION (made by Van Wie):** To continue until November 10, 2020 meeting
SECOND: Harding
SEATED: Henkels, Harding, Van Wie
RECUSED: Braun, Springer
VOTE: Unanimously approved.
4. Discuss eligibility for Planning & Zoning 32-18 historic residential structure regulation at **174 Post Road West** in the Kings Highway North Local Historic District.

- MOTION (made by Henkel):** To qualify 174 Post Road West as eligible for incentives pursuant to Zoning Regulation Section 32-18, as it is a contributing structure of historic significance in a local and historic district.
SECOND: Harding
SEATED: Henkels, Harding, Van Wie
RECUSED: Braun, Springer
VOTE: Unanimously approved.
5. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **18 Woods Grove Road** and require the full 180-day delay.
MOTION (made by Braun): To waive the 180-day delay for the demolition permit for 18 Woods Grove Road.
SECOND: Van Wie
SEATED: Henkels, Braun, Harding, 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 **9 Deerwood Road** and require the full 180-day delay.
MOTION (made by Braun): To waive the 180-day delay for the demolition permit for 9 Deerwood Road.
SECOND: Springer
SEATED: Henkels, Braun, Harding, Springer, Van Wie
VOTE: Unanimously approved. 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 **15 Fillow Street** and require the full 180-day delay.
MOTION (made by Braun): To waive the 180-day delay for the demolition permit for 15 Fillow Street.
SECOND: Harding
SEATED: Henkels, Braun, Harding, 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 **10 Wake Robin Road** and require the full 180-day delay.
MOTION (made by Braun): To waive the 180-day delay for the demolition permit for 10 Wake Robin Road.
SECOND: Springer
SEATED: Henkels, Braun, Harding, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is **WAIVED**.
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **81 Maple Ave South** and require the full 180-day delay.
MOTION (made by Braun): To waive the 180-day delay for the demolition permit for 81 Maple Ave South.
SECOND: Van Wie
SEATED: Henkels, Braun, Harding, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is **WAIVED**.
10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **41 Richmondville Avenue** and require the full 180-day delay.
MOTION (made by Braun): To waive the 180-day delay for the demolition permit for portions of 41 Richmondville Avenue as submitted in the application.
SECOND: Henkels
SEATED: Henkels, Braun, Harding, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is **WAIVED**.
11. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **82 Maple Ave South** and require the full 180-day delay.
MOTION (made by Braun): To waive the 180-day delay for the demolition permit for 82 Maple Ave South.
SECOND: Van Wie
SEATED: Henkels, Braun, Harding, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is **WAIVED**.

12. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **2 Timber Lane**, which motion was adopted at the September 8, 2020 meeting.
MOTION (made by Braun): To rescind the adoption of the motion to oppose the issuance of the demolition permit at 2 Timber Lane which was adopted at the September 8, 2020 meeting.
SECOND: Van Wie
SEATED: Henkels, Braun, Harding, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

13. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **14 Mortar Rock Road**, which motion was adopted at the September 8, 2020 meeting.
MOTION (made by Braun): To rescind the adoption of the motion to oppose the issuance of the demolition permit at 14 Mortar Rock Road which was adopted at the September 8, 2020 meeting.
SECOND: Van Wie
SEATED: Henkels, Braun, Harding, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

14. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **58 Turkey Hill Road South**, which motion was adopted at the September 8, 2020 meeting.
MOTION (made by Braun): To rescind the adoption of the motion to oppose the issuance of the demolition permit at 58 Turkey Hill Road South which was adopted at the September 8, 2020 meeting.
SECOND: Springer
SEATED: Henkels, Braun, Harding, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

15. To hear the Chairman's update.
No action taken.

16. To adjourn the meeting.
MOTION (made by Braun): To adjourn the meeting.
SECOND: Springer
SEATED: Henkels, Braun, Harding, Springer, Van Wie
VOTE: Unanimously approved.

Meeting adjourned at 10:20 PM

Francis Henkels, Vice-Chair
Historic District Commission
October 15, 2020



An application for a permit to demolish the house at Westport's 37 Sniffen Road, off Clinton Avenue, is in process. Built in 1954, the one-story split has 1,266 square feet and is situated on a .28-acre property. Because the house was built more than 50 years ago, the application will be reviewed by the Westport Historic District Commission. (CLICK TO ENLARGE) *Dave Matlow for WestportNow.com*



Westport Historic District Commission

Town Hall

Westport, Conn. 06880

ABBREVIATED ACTION MINUTES

Members Present: Chair Randy Henkels, Vice Chair Betsy Wacker, Clerk Grayson Braun, and Member Ed Gerber

The Westport Historic District Commission will held a public hearing on Tuesday, September 10, 2013 at 7:00 p.m. in Town Hall Room 201 for the following purposes:

1. To hear Chair's report and update on current HDC activities. **Chair Henkels updated the members and the public on the VCI Grant project, the Minute Man Monument restoration, and the relocation of the Kemper-Gunn House.**
2. To approve the minutes of the August 13, 2013 public hearing. **The draft minutes of the August 13, 2013 public hearing were approved as submitted.**
3. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* received August 28, 2013 for the reconstruction of a shed at 109 Wilton Road located in the Kings Highway North Historic District. **A *Certificate of Appropriateness Application* for the reconstruction of a shed at 109 Wilton Road was unanimously approved.**
4. To take such action as the meeting may determine to approve the request to waive the balance of the delay period for a demolition permit application at 124 Hillandale Road. **Waiver was approved unanimously.**
5. To take such action as the meeting may determine to approve the request to waive the balance of the delay period for a demolition permit application at 378 Riverside Avenue, c. 1924/25, identified on the Historic Resources Inventory. **Waiver was approved unanimously.**
- 6.
7. To take such action as the meeting may determine to approve the request to waive the balance of the delay period for a demolition permit application at 20 Maplewood Avenue, c. 1915, identified on the Historic Resources Inventory. **Waiver was denied unanimously.**
8. To take such action as the meeting may determine to approve the request to waive the balance of the delay period for a demolition permit application at 20 Baker Avenue. **Waiver was approved unanimously.**
9. To take such action as the meeting may determine to approve the request to waive the balance of the delay period for a demolition permit application at 28 Long Lots Road. **Waiver was denied unanimously.**
10. To take such action as the meeting may determine to approve the request to waive the balance of the delay period for a demolition permit application at 73 Old Hill Road. **Waiver was approved unanimously.**
11. To take such action as the meeting may determine to approve the request to waive the balance of the delay period for a demolition permit application at 37 Sniffen Road. **Waiver was approved unanimously.**
12. To take such action as the meeting may determine to approve the request to waive the balance of the delay period for a demolition permit application at 10 Hilltop Trail. **Waiver was approved unanimously.**

13. To discuss nominations for upcoming 2013 Annual Preservation Awards to be presented in the fall. **The members met in a work session to discuss nominations for the 2013 Annual Preservation Awards.**

Francis Henkels, Chair
Westport Historic District Commission
August 29, 2013