



**WESTPORT™**

## Historic District Commission

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

### WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, DECEMBER 13, 2022, 7:00 PM DRAFT MINUTES

**Members Present:**

Bill Harris, Chair  
Grayson Braun, Vice Chair  
Scott Springer, Clerk  
Wendy Van Wie, Member  
Elizabeth Bolognino, Alternate

**Staff Present:**

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic public meeting at **7:00 p.m.** on **Tuesday, December 13, 2022**, for the following purposes:

1. To approve the minutes of the November 9, 2022, public meeting.  
**MOTION (Van Wie): To amend agenda item #5 to reflect the abstention.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Springer, Van Wie, Bolognino**  
**VOTE: Unanimously approved.**  
**MOTION (made by Springer): To approve the amended minutes of the November 9, 2022, public meeting.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Springer, Van Wie, Bolognino**  
**VOTE: Unanimously approved.**
2. To approve the minutes of the November 15, 2022, special public meeting.  
**MOTION (made by Springer): To approve the minutes of the November 15, 2022, special public meeting.**  
**SECOND: Braun**  
**SEATED: Braun, Springer, Van Wie**  
**VOTE: Unanimously approved.**
3. To approve the minutes of the November 30, 2022, special public meeting training session.  
**MOTION (made by Van Wie): To approve the minutes of the November 30, 2022, special public meeting training session.**  
**SECOND: Braun**  
**SEATED: Braun, Springer, Van Wie**  
**VOTE: Unanimously approved.**
4. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application October 21, 2022, for proposed restoration, renovation and two-story addition which will include a second garage bay, wood siding, trim, windows, doors, roofing, and shingles at **41 Wright Street** (PID # C09/043/000) which is located in the Kings Highway North Local Historic District and the Kings Highway North National Historic District.  
**Discussion held. No action was taken. Applicant to return Thursday, December 15, 2022.**
5. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated November 29, 2022, for proposed additions and renovations including roof, siding, windows, doors,

trim, shutters, chimneys, garage doors, gutters/leaders, porch, front walk and door, driveway, picket fence, and pool at **64 Kings Highway North** (PID # C09//055/000 which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.

**Discussion held. No action was taken. Applicant to return Thursday, December 15, 2022.**

6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **30 Sniffen Road** and require the full 180-day delay.  
**MOTION (made by Springer): To uphold the 180-day delay and not allow issuance of the demolition permit for 30 Sniffen Road.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Springer, Van Wie, Bolognino**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.**
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **39 Maple Avenue South** and require the full 180-day delay.  
**MOTION (made by Springer): To uphold the 180-day delay and not allow issuance of the demolition permit for 39 Maple Avenue South.**  
**SECOND: Van Wie**  
**SEATED: Harris, Springer, Van Wie, Bolognino**  
**RECUSED: Braun**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.**
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **59 Whitney Street** and require the full 180-day delay.  
**MOTION (made by Springer): To uphold the 180-day delay and not allow issuance of the demolition permit for 59 Whitney Street.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Springer, Van Wie, Bolognino**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.**
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **17 Vineyard Lane** and require the full 180-day delay.  
**MOTION (made by Springer): To uphold the 180-day delay and not allow issuance of the demolition permit for 17 Vineyard Lane.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Springer, Van Wie, Bolognino**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.**
10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **27 Buena Vista Drive** and require the full 180-day delay.  
**MOTION (made by Springer): To uphold the 180-day delay and not allow issuance of the demolition permit for 27 Buena Vista Drive.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Springer, Van Wie, Bolognino**  
**ABSTAIN: Van Wie**  
**VOTE: Approved. (Aye: Harris, Braun, Springer, Bolognino; Abstain: Van Wie) The remainder of the 180-day delay is UPHELD.**
11. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **64 Roseville Road**, which motion was adopted at the October 11, 2022, meeting.  
**RECUSED: Bolognino**  
**Discussion was held. No action was taken.**
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 **146 North Avenue**, which motion was adopted at the November 10, 2022, meeting.  
**Discussion was held. No action was taken.**

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 **4 Rocky Ridge**, which motion was adopted at the November 10, 2022, meeting.  
**Discussion was held. No action was taken.**
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 **254 Saugatuck Avenue**, which motion was adopted at the November 10, 2022, meeting.  
**Discussion was held. No action was taken.**
15. Preservation Awards discussion.  
**Discussion was held. No action was taken.**
16. To hear the Chairman's update.  
**Discussion was held. No action was taken.**
17. To adjourn the meeting.  
**MOTION (made Harris): Meeting adjourned 9:56**

Bill Harris, Chair  
Historic District Commission  
December 15, 2022



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### WESTPORT HISTORIC DISTRICT COMMISSION THURSDAY, DECEMBER 15, 2022, 2:00 PM DRAFT MINUTES

#### Members Present:

Bill Harris, Chair  
Grayson Braun, Vice Chair  
Scott Springer, Clerk  
Wendy Van Wie, Member

#### Staff Present:

Donna Douglass, HDC Administrator

The Westport Historic District Commission held a special electronic public meeting at **2:00 p.m.** on **Thursday, December 15, 2022**, for the following purposes:

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application October 21, 2022, for proposed restoration, renovation and two-story addition which will include a second garage bay, wood siding, trim, windows, doors, roofing, and shingles at **41 Wright Street** (PID # C09//043/000) which is located in the Kings Highway North Local Historic District and the Kings Highway North National Historic District.  
**MOTION (made by Springer): To approve a *Certificate of Appropriateness* application dated October 21, 2022, as amended to delete the second garage bay at 41 Wright Street (PID # C09//043/000) which is located in the Kings Highway North Local Historic District and the Kings Highway North National Historic District.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Springer, Van Wie**  
**VOTE: Unanimously approved.**
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated November 29, 2022, for proposed additions and renovations including roof, siding, windows, doors, trim, shutters, chimneys, garage doors, gutters/leaders, porch, front walk and door, driveway, picket fence, and pool at **64 Kings Highway North** (PID # C09//055/000 which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.  
**MOTION (made by Springer): To approve a *Certificate of Appropriateness* application dated November 29, 2022, as submitted for 64 Kings Highway North (PID # C09//055/000 which is located in the Kings Highway North Local Historic District: Kings Highway North National Historic District.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Springer, Van Wie**  
**VOTE: Unanimously approved.**
3. To adjourn the meeting.  
**MOTION (made Harris): Meeting adjourned 2:11**

Bill Harris, Chair  
Historic District Commission  
December 15, 2022

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

RECEIVED  
DEC 16 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 Applicant):

Address of proposed work: 67 Kings Hwy N, Westport, Ct. 06880

Owner: Lisa and Paul Lenihan

Phone: 203-52-01566

Email: pflenihan@gmail.com

Agent/Contractor: Silas I Builders

Address: PO Box 2142 Westport CT 06880

Phone: 203-858-0565

Email: siladibuilders@gmail.com

Anticipated date of completion: Summer 2023

Paul A. Lenihan  
Owner's Signature (Application must be signed)

December 5, 2022

Date

### SECTION 2 (To be completed by the Zoning Enforcement Officer)

- Appears to comply with regulations  
 Appears not to comply with regulations - variance needed  
 More information needed

Laurel Montagna, ZONING OFFICIAL  
Signature of Zoning Enforcement Officer indicating preliminary review of compliance with zoning regulations.

### SECTION 3 (To be completed by the Historic District Commission)

Date of Public Hearing: \_\_\_\_\_

- Certificate of Appropriateness APPROVED  
List any conditions or modifications:

- Certificate of Appropriateness DENIED  
List reasons for denial:

\_\_\_\_\_  
Signature/Chair, WHDC

\_\_\_\_\_  
Date

After approval has been obtained from the Historic District Commission, work cannot commence until proper zoning and building permits have been obtained from the Planning and Zoning and Building Departments.

### SECTION 4 (To be completed by the Historic District Commission)

FINAL APPROVAL

Signature/WHDC: \_\_\_\_\_ Date of Site Inspection: \_\_\_\_\_





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### WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 831 0566 9787  
Passcode: 693954  
Dial by your location  
+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/83105669787?pwd=V3RHVldGU2tYdHloU2xaNmRuUzdVQT09>

The Westport Historic District Commission will hold an electronic public meeting at **7:00 p.m.** on **Tuesday, January 10, 2023**, for the following purposes:

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated December 5, 2022, for proposed removal of existing 2-car garage; and addition of a 1.5 story, 2 .5 car garage which will include wood siding, trim, windows, doors, roofing, and shingles at **67 Kings Highway North** (PID # C09//021/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated December 27, 2022, for addition of stone wall and gate at **7 Evergreen Avenue** (PID # D10//012/000) which is located within the Evergreen Avenue Local Historic District.

Bill Harris, Chair  
Historic District Commission  
December 28, 2022

Special Notice Regarding This Electronic Meeting:

There will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Historic District Commission agenda for the meeting is available on-line at [www.westportct.gov](http://www.westportct.gov) and on the Town Calendar web page under January 10, 2023.

*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](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*

Dec - 5 - 2022  
LENIHAN 67 KINGS HWY N

**WESTPORT HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS (CA) APPLICATION INSTRUCTIONS & CHECKLIST**

If a property is located in one of the designated Historic Districts in Westport or if it is identified as a local historic property, a *Certificate of Appropriateness (CA)* is required for exterior alterations, additions, demolitions or new construction including, fences, signs and changes to parking areas or driveways within the public view. A full list of regulated activities can be reviewed in Section 6 of the "Westport Historic District Commission Handbook" which is available at <http://www.westportct.gov>.

The application must be printed or typed and submitted in both paper and PDF format. Each application must be accompanied by:

- Completed application form
- Narrative describing project including details of changes to and materials used for project; including but not limited to windows, skylights, gutters and leaders, doors, porches, walkways and driveways as well as any exterior feature of the subject property
- Two (2) sets of construction plans to scale and one (1) reduced to scale, and including all elevations and height, which also indicate size and location of all existing buildings and structures and size and location of all proposed building or additions and structures. If an addition is being proposed, existing and proposed building plans must be submitted.
- If there is any demolition to take place, the extent of the demolition must be defined in the application and on the elevations and stated in the presentation to the Commission
- Copies of product literature with photographs or drawings of any proposed building element or component
- Stamped addressed envelopes to the property owners of all properties abutting subject property, including a stamped self-addressed envelope – the envelopes should not have a return address.
- Photos of existing elevations where work is proposed
- Photos of adjacent street frontage for a minimum of two properties in each direction
- Historic photos if available
- Owners written authorization when application is presented by an agent other than an attorney at law

U FILE  
U FILE  
NA  
NA

Once all the above required application materials have been compiled, an appointment should be made with the Historic District Commission Staff Administrator for review. The application can then be formally submitted and a hearing date will be scheduled. Hearings are held on the second Tuesday of each month at 7:00 pm in Town Hall. The deadline for applications is two weeks prior to the next regularly scheduled meeting of the Commission.

If a CA is granted, a copy with the HDC Chair's signature will be sent to the applicant and the Planning and Zoning Department. The CA will expire in five years from the date it is issued and is non-transferable.

***After the work is completed the applicant is expected to call the HDC office at 203.341.1184 to schedule a date for a final inspection. No Planning and Zoning or Building permits will be issued without CA approval.***

# LENIHAN

67 Kings Hwy N

Demolition of existing 2 car garage

The existing 2 car garage will be taken down and removed from premises, the block foundation and blacktop floor will be removed and prepped for install of new footing, foundation and slab for proposed 22' deep by 29' wide by 26' high 2.5 car, 1.5 story garage.

Materials List Requested and approved on Previous Application

Left elevation Window -Marvin Ultimate WOOD double hung window or designer approved equal  
Gutters- 5" K-Style aluminum gutters and 2"x3" downspouts to Match existing house gutters and down spouts

Roofing-GAF Timberline Natural Shadow Architectural Shingles or designer approved equal in color to match existing house roof

Siding-Wood Board and Batten in cedar or designer approved equal including vertical shiplap similar to existing



September 9, 2022

Paul and Lisa Lenihan  
67 Kings Highway North  
Westport, CT 06880

APPROVED BY HISTORIC DISTRICT COMMISSION  
DATE: 10/13/22

Dear Paul and Lisa,

Thank you for the opportunity to present you with this proposal for the Scope of Work outlined below. This scope is intended to assist you in the development of a design for the new detached garage and accessory dwelling unit planned for your property at 67 Kings Highway North, as well as the preparation of the construction documents you will need to obtain bids from capable contractors and permits from the Town of Westport.

Per our discussions thus far, the project will be comprised of a two-car garage (+/- 22'x29') with a studio-like apartment above (main room, kitchenette and bathroom with laundry). The intended aesthetic will be along historical lines (shown in some of the pictures that you have provided to our office), as the property exists within a town district that requires architectural review.

It is our office's understanding, as of this proposal, that you have met with the appropriate town agencies and have received at least tentative permission to construct this outbuilding, subject to architectural review.

### **Primary Scope of Work**

#### Phase 1 - Working Drawings

- Assess the program requirements, making alterations as necessary to those established in the Pre-Contract Phase
- Prepare working drawings to establish a mutual understanding of the project scope
- Review of the drawings with client

#### Phase 2 - Design Development

- Evaluate program and scope changes established in the Preliminary Design Phase
- Prepare second stage design drawings to address historical aesthetic and layout/space functionality issues as they relate to the new second-floor space
- Outline applicable notes and specifications required by the town
- Review of documents with client

#### Phase 3 - Engineering

- Prepare all structural engineering work product necessary to meet the current State Building Code of Connecticut and to satisfy the town's requirements for obtaining a building permit

#### Phase 4 - Construction Documents

- Evaluate program and scope changes established in the Design Development Phase

P.O. Box 2142  
Westport, CT 06880  
(203) 858-0565

# Siladi

---

## BUILDERS

Proposal Number

Date

### Customer Information

Lisa Lenihan  
67 Kings Highway North  
Westport, CT 06880  
(203) 520-1565

### Job Location

### 2 Car Garage:

Excavate for new garage walls 42" deep to frost line, as per code and build footings. Once footings are poured, build walls out of block and come out of grade approx. 8". Compact the center and add 4" of crushed stone and compact again. Pour 4" slab with pitch towards the doors, for drainage. Dig trench to main house, for gas, plumbing, water and electric. Run conduit for electric and run new 3" PVC for drain and new gas line. Frame new garage according to future plans. Exterior of garage will be zip plywood with zip tape on seams along with roof. Install windows and trim using 5/4 x 4 PVC and install Hardie board shingle siding. Install roof. Install PVC trim around new garage doors to prep for garage doors. Install sub panel in garage for electric and wire new garage and apartment space above including kitchen, bathroom, living room and bedroom. Run water lines and drain for bathroom with shower stall, toilet and sink, kitchen sink and dishwasher and ice maker line. Install ducted HVAC split unit in space with condenser outside. Once all roughs are complete and inspection is passed, insulate entire space using closed cell spray foam insulation. All exterior walls will be insulated and ceiling of garage. Install 5/8" fire code sheetrock in garage and 1/2" sheetrock in space above. Install interior doors and trim with casing of owners choice.

Not included to be provided by owner: permit costs, plumbing fixtures, tile material, countertops, and painting (can recommend a great painter)



APPROVED BY HISTORIC DISTRICT COM  
DATE: 10/13/22 *DOB*

Deposit Upon Completion

Job Total

### Notes

Thank you.

### Respectfully Submitted:

*Michael Siladi*

Siladi Builders is state licensed and carries full Worker's Compensation.





CONSERVATION DEPARTMENT  
 TOWN HALL – 110 MYRTLE AVENUE  
 WESTPORT, CT 06880  
 P 203.341.1170 F 203.341.1088

WESTPORT

**DISCLAIMER:** "Please note that the Town of Westport maps are to be used as a guide only and not be used as final indication of the presence or exact location of wetland soils. We strongly recommend field verification of wetlands for each parcel by a certified soil scientist. The Town of Westport, or its employees or directors, shall not be liable for any damages of any kind that the user may suffer as a result of use or reliance upon information provided."

## Inland Wetland & Watercourse and Waterway Protection Line Ordinance Permit Determination

**Project Address:** 67 Kings Hwy North

**Project Description:** Demolish Existing Detached Garage and Replace with Accessory Dwelling Unit

(For Internal Use Only: P&Z Department to send transmittal  Yes  No)

**I. A Conservation Department Permit Not Required for the following reason(s):**

1.  No Wetlands or Watercourses on site or within 50' of property line as determined by a letter from soil scientist.
2.  No wetlands or watercourses present as determined by GIS research/file research and or inspection by technical staff.
3.  No permit required for this activity. A wetland permit is or may be required for any future work, which may include flagging of the wetland.

**II. A Conservation Department Permit IS REQUIRED for the following reason(s):**

1.  Wetlands on property flagged by soil scientist.
2.  GIS research/site visit by technical staff confirmed wetlands or watercourse onsite.
3.  Site Inspection Conducted/GIS research– No Wetlands on property but within 50 ft. of property line.
4.  Project eligible for staff-level approval. (AA)
5.  Project requires Conservation Commission review and approval. (Hearing)

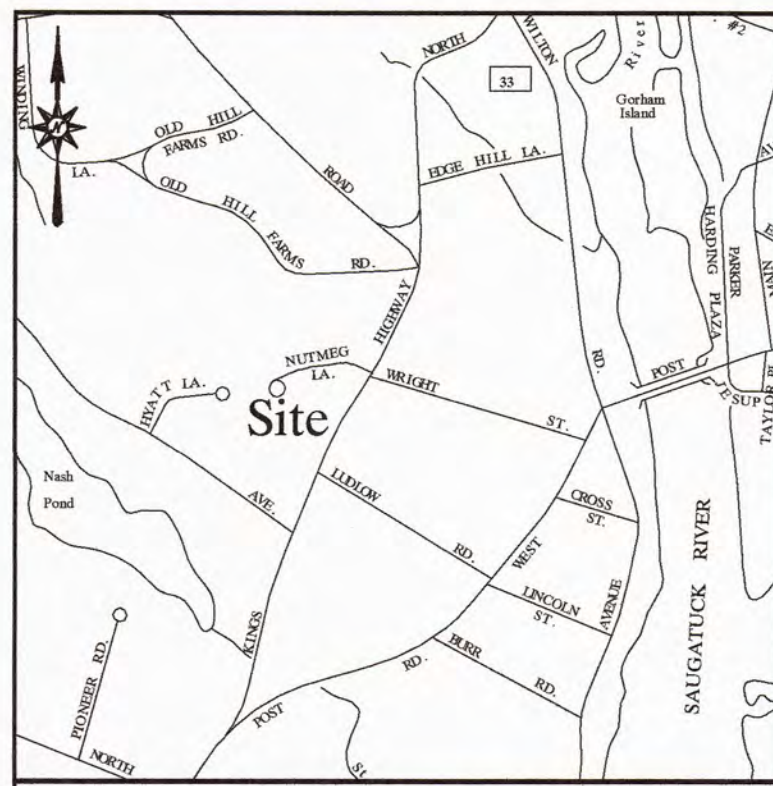
**III. WPLO Determinations:**

1.  Property Outside WPLO jurisdictional boundary.
2.  Project Outside WPLO jurisdictional boundary but on the property. Conservation Department Permit Required. (WPL/E)
3.  Within WPLO jurisdictional boundary. Conservation Commission & Flood & Erosion Control Board Review Required. (Hearing)
4.  Within WPLO jurisdictional boundary, but no permit required for THIS activity. A WPLO permit is or may be required for any future work.

Alicia Mozian  
 Conservation Technical Staff

8/15/22  
 Date

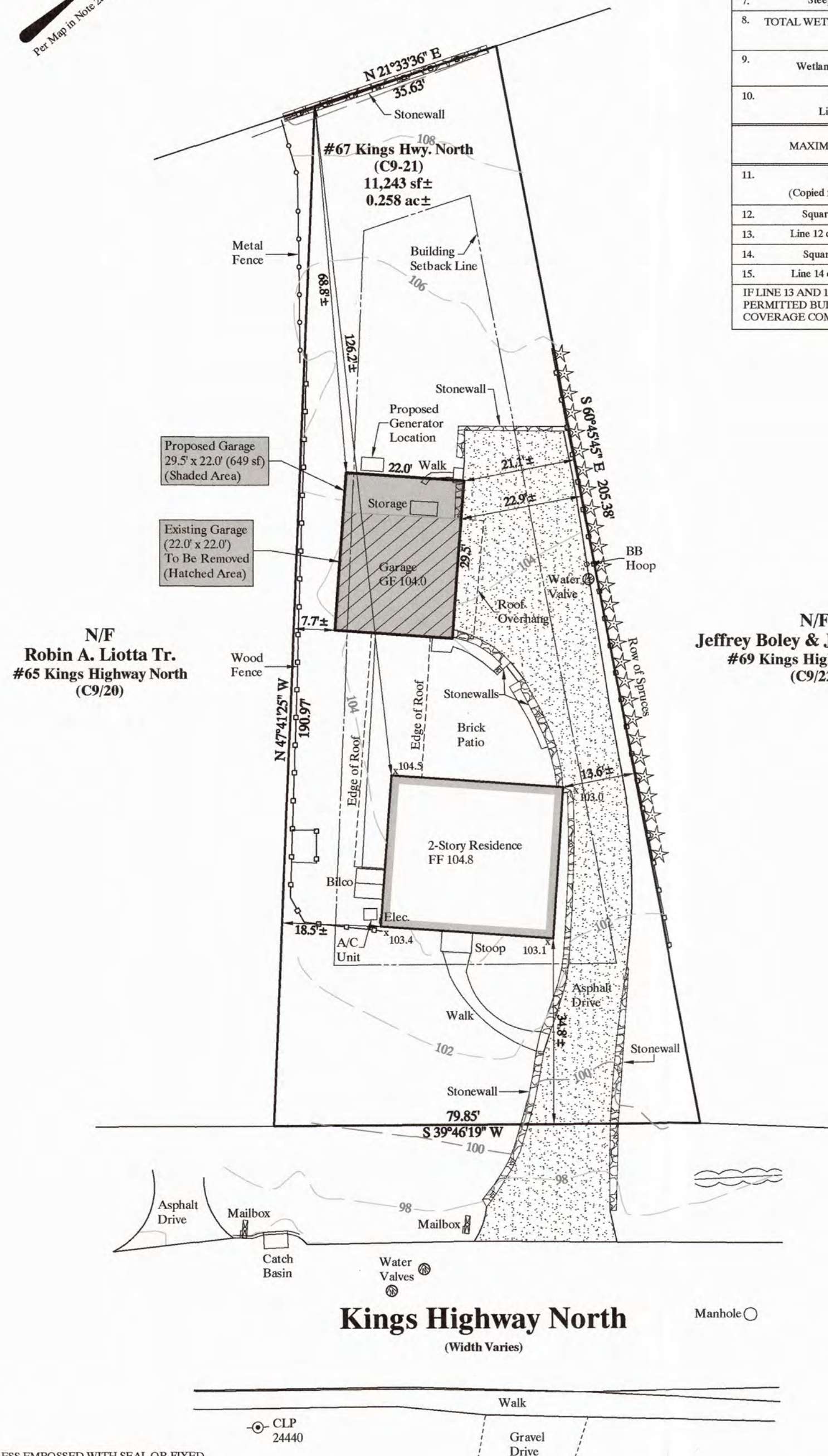




Vicinity Map  
Scale: 1"=500'



N/F  
Luisa Francoeur Trustee  
#5 Nutmeg Lane  
(C9/24)



N/F  
Robin A. Liotta Tr.  
#65 Kings Highway North  
(C9/20)

N/F  
Jeffrey Boley & Julia Schutler  
#69 Kings Highway North  
(C9/22)

**Kings Highway North**  
(Width Varies)

Manhole

Gravel Drive

Walk

CLP 24440

Water Valves

Catch Basin

Mailbox

Asphalt Drive

Stonewall

Proposed Generator Location

Storage

Garage GF 104.0

2-Story Residence FF 104.8

Brick Patio

Roof Overhang

Water Valve

BB Hoop

Stonewall

Proposed Garage 29.5' x 22.0' (649 sf) (Shaded Area)

Existing Garage (22.0' x 22.0') To Be Removed (Hatched Area)

Metal Fence

Wood Fence

BB Hoop

Stonewall

Edge of Roof

Edge of Roof

Edge of Roof

Edge of Roof

Edge of Roof

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BASE LOT CALCULATION ZONE AA (All entries in square feet--do not write in shaded areas)		EXISTING CONDITIONS VS. (ALLOWED)	PROPOSED CONDITIONS VS. (ALLOWED)
1.	GROSS LOT AREA	= 11,243 SF (43,560)	= 11,243 SF (43,560)
2.	Above Ground Utility Easements	0 +	
3.	Streets and Roads	0 +	
4.	Other Exclusive Surface Easements	0 +	
5.	TOTAL EASEMENTS AND ROADS (Sum of lines 2,3 and 4)	= 0	= 0
6.	Wetlands area	0 +	
7.	Steep Slopes of 25% or greater	0 +	
8.	TOTAL WETLAND AND STEEP SLOPES (Sum of line 6 & 7)	= 0	
9.	Wetlands/Slopes reduction 0.8 x line 8	= 0	= 0
10.	BASE LOT AREA Lines 1, minus line 5 and line 9	= 11,243 SF±	= 11,243 SF±
MAXIMUM LOT AREA COVERAGE CALCULATION			
11.	BASE LOT AREA (Copied from line 10, above)	11,243 SF±	
12.	Square feet of Total Coverage	3,838 SF±	4,003 SF±
13.	Line 12 divided by line 11 for a percentage	34.1% (25%)	35.6% (25%)
14.	Square feet of Building Coverage	1,925 SF±	2,078 SF±
15.	Line 14 divided by line 11 for a percentage	17.1%	18.5%

IF LINE 13 AND 15 ARE EQUAL TO OR LESS THAN THE PERCENTAGE FOR MAXIMUM PERMITTED BUILDING AND/OR TOTAL COVERAGE WITHIN THE ZONING DISTRICT, THE COVERAGE COMPLIES

**NOTES:**

- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc., August 29, 2019. It is a Zoning Location Survey based upon a Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographical Class T-2.
- Reference is made to the following documents:
  - A. RM #1138-"Map Of Property Of Albert U. Langenegger, Westport, Connecticut; Scale: 1"=40'; Dated: May, 1936"
  - B. RM 1842-"Map of Property to be acquired by Helen A.W. and Allan M. Chambers; Westport, Conn.; Oct. 1944; scale: 1"=40'; by Wood."
  - C. RM 2442-"Map of Property of Est. of Theresa J. Ingersoll; Westport, Conn. Dec. 1948; scale: 1"=40'; by Wood."
  - D. RM 1591-"Map of Property to be acquired by Theresa J. Ingersoll; Westport, Conn. June 1941; scale: 1"=40'; by Wood."
  - E. RM 890-"Map of Property of Alfred G. Violet; Westport, Conn.; Jan. 1931; scale: 1"=40'; by Wood."
  - F. RM 8357-"Map of Property prepared for Kevin & Linda Collins; Westport, Conn.; scale: 1"=20'; JAn. 20, 1986; by Leo Leonard."
- The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies. Call Before You Dig, Inc. (1-800-922-4455).
- Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Westport authorities prior to use.
- Property is served by public water and sanitary sewer.
- Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
- The property is located in Zone X per FEMA Flood Map #09001C0413G; Panel 413 of 626; Effective Date: 07/8/2013.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- The elevations are based on an assumed system.
- The property is a non-conforming lot, the building setbacks are:  
Front = 30' - Side = 10' - Rear = 25'

**AVERAGE GRADE AROUND RESIDENCE:**  
104.5+103.0+103.1+103.4=414.0/4=103.5

**HEIGHT OF EXISTING RESIDENCE:**  
ELEVATION OF ROOF PEAK = 131.1  
ELEVATION OF ROOF EAVE = 119.3  
ELEVATION OF ROOF MIDPOINT = 125.2  
ELEVATION OF ROOF MIDPOINT - AVERAGE GRADE = 125.2-103.5=21.7 Feet

**COVERAGE INCLUSIONS EXISTING:**  
BUILDINGS= 1,913±  
DRIVEWAY = 1,925±  
TOTAL = 3,838±

**COVERAGE INCLUSIONS PROPOSED:**  
BUILDINGS= 2,078±  
DRIVEWAY = 1,925±  
TOTAL = 4,003±

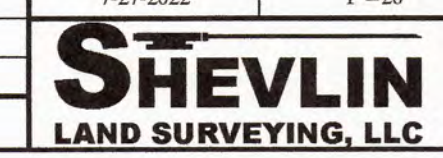
**ZONING LOCATION SURVEY  
DEPICTING PROPOSED CONDITIONS**  
PREPARED FOR  
**PAUL & LISA LENIHAN**  
#67 KINGS HIGHWAY NORTH  
WESTPORT, CONNECTICUT



LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	FINISHED FLOOR
	GARAGE FLOOR
	INLAND WETLANDS WITH FLAG #
	BUILDING SETBACK LINE
	CATCH BASIN
	CONIFER TREE
	DECIDUOUS TREE
	EXISTING IRON PIN/PIPE
	EXISTING MONUMENT
	GAS VALVE
	HYDRANT
	LAMP
	MAILBOX
	MANHOLE
	UTILITY POLE
	SIGN
	WATER VALVE
	WELL

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY  
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON  
*Michael S. Shevlin, Jr.*  
Michael S. Shevlin, Jr. PLS #70339

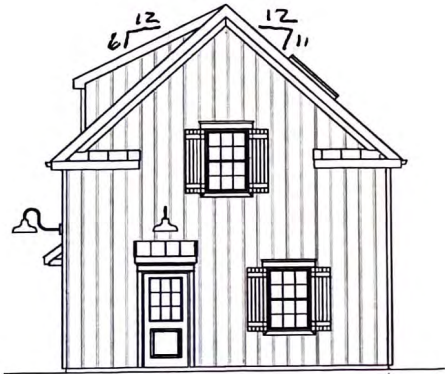
DATE: 7-27-2022	SCALE: 1"=20'	DRAFTER: SJR	JOB NUMBER: 8522	FILE NUMBER:
NO. DATE DESCRIPTION		REVISIONS		
NO. DATE DESCRIPTION		REVISIONS		



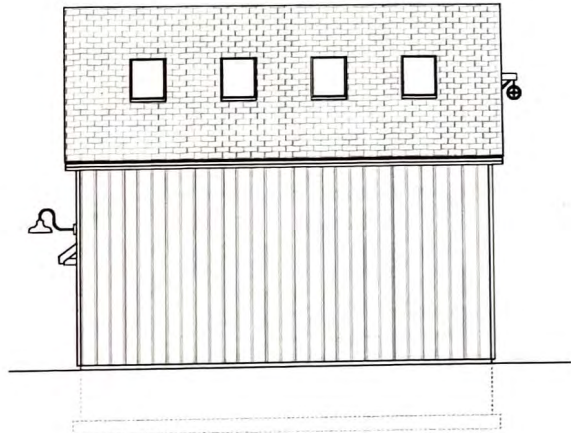
593 Main Street  
Monroe, CT  
(203)-218-5840  
ShevlinLS.com



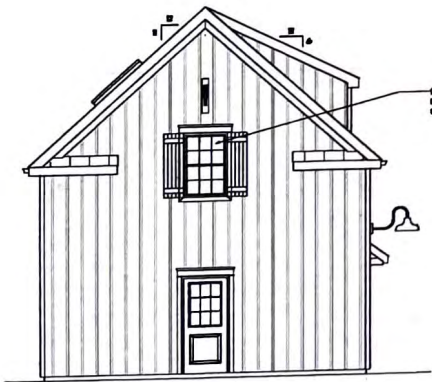
All work shall be in accordance with the applicable building codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations.



Right Elevation  
W'-10'



Rear Elevation  
W'-10'



Left Elevation  
W'-10'

Left Elevation Window:  
Harris (Glass) Wood Double Hung  
Windows or designer-approved equal

Roofing:  
GAF Timberline Natural Shingles Architectural  
Shingles or designer-approved equal in  
color to match existing home roof

Exterior:  
1/2" x 4" edge gutters and 2"x6" downspouts to  
match existing home gutters and downspouts

Siding:  
Wood board and batten siding in  
color or designer-approved equal



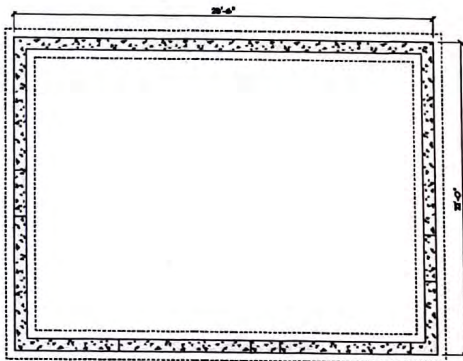
Front Elevation  
W'-10'

9'-0"  
9'-0"  
20'-0"  
14'-0"

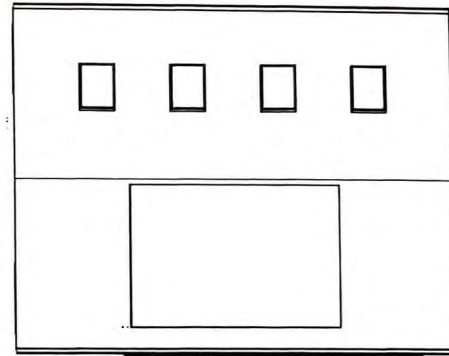
Date: 6FR Detached Garage for:  
**LENIHAN RESIDENCE**  
67 Kings Highway North, Eastport, CT

 Residential Architecture www.residentialarchitect.com	Section
	ICC Revised I.B.C. ICC Int. D.B.S.B.
	Date: 1/1/2008 Garage Elevations
	Date: 1/1/2008 G.200

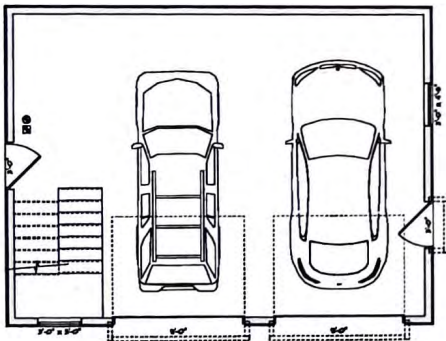
All work shall be done in accordance with the applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations.



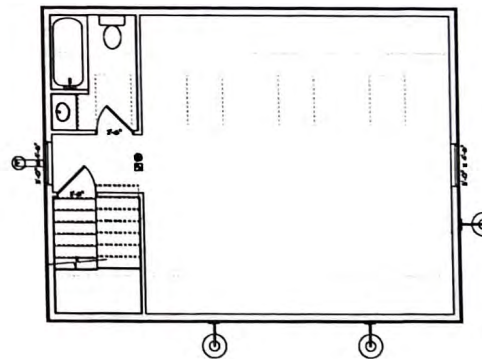
Foundation Plan  
WF - 1.0'



Roof Plan  
WF - 1.0'



First Floor Plan  
WF - 1.0'



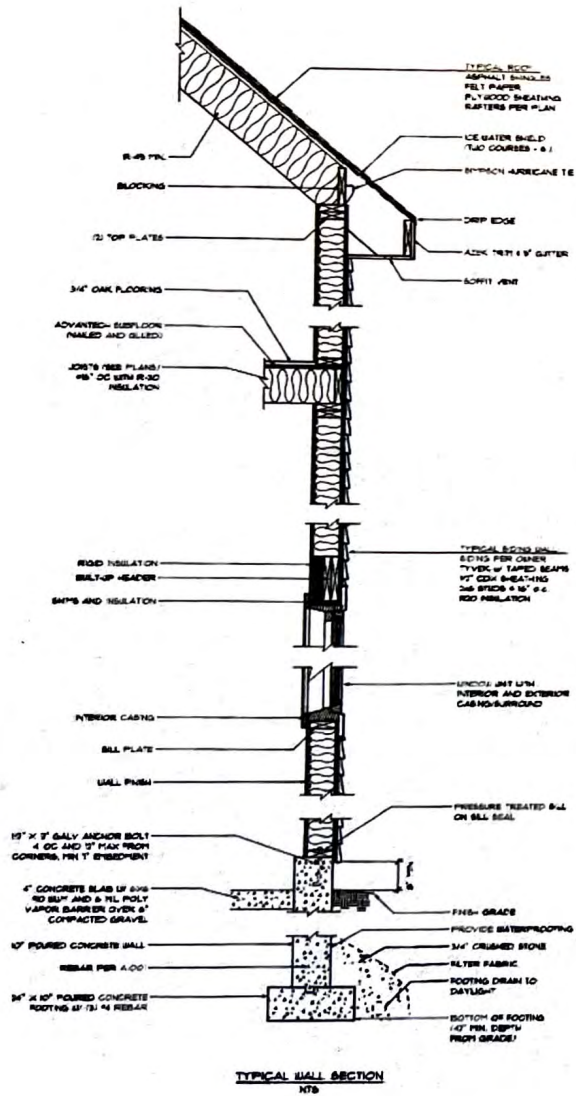
Second Floor Plan  
WF - 1.0'

- Smoke detector
- Carbon monoxide detector

AREA NOTE  
1. Garage 4-49 SF  
2. Loft 4-49 SF

Date: \_\_\_\_\_  
 6FR Detached Garage for  
**LENIHAN RESIDENCE**  
 67 Kings Highway North, Eastport, CT

 RESIDENTIAL PROFESSIONALS www.residentialpros.com
Section _____
NDC Revised 12.17 NDC Rev 12.23
Date: _____ Garage Plans
Date: _____ <b>G.100</b>



APPROVED BY HISTORIC DISTRICT COMMISSION  
 DATE: 10/13/22 *RB*



DATE	10/13/22
PROJECT	Garage Section
SCALE	1/4" = 1'-0"
NO.	G.300

DATE: 10/13/22  
 6PR Detached Garage for  
**LENIHAN RESIDENCE**  
 61 Kings Highway North, Westport, CT

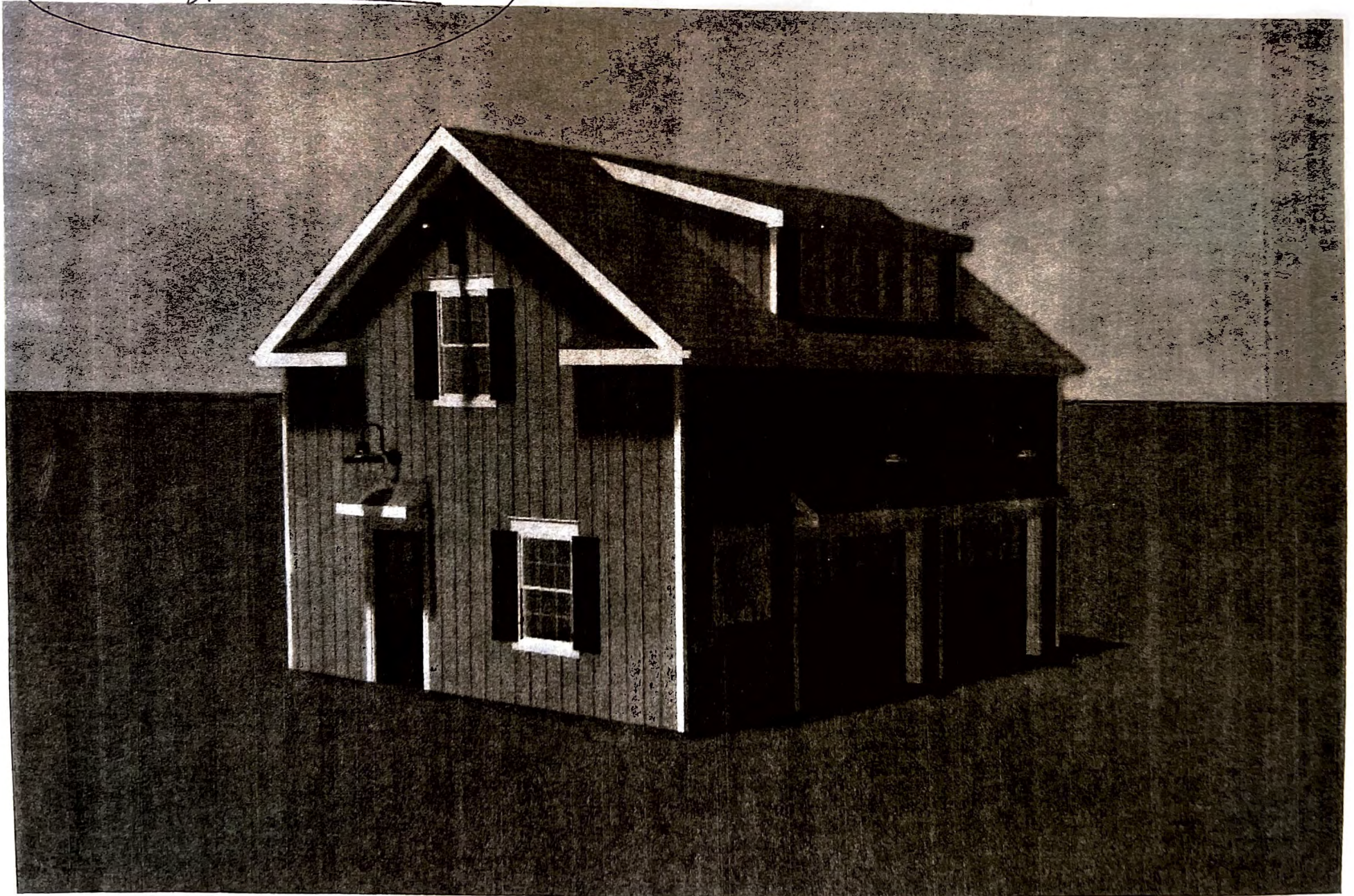
All work shall conform to the applicable provisions of the Connecticut State Building Code, the applicable provisions of the International Building Code, and the applicable provisions of the International Residential Code, as amended by the applicable local laws, rules and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, rules and regulations. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities.



APPROVED BY HISTORIC DISTRICT COMMISSION

DATE: 6/13/22

REAR

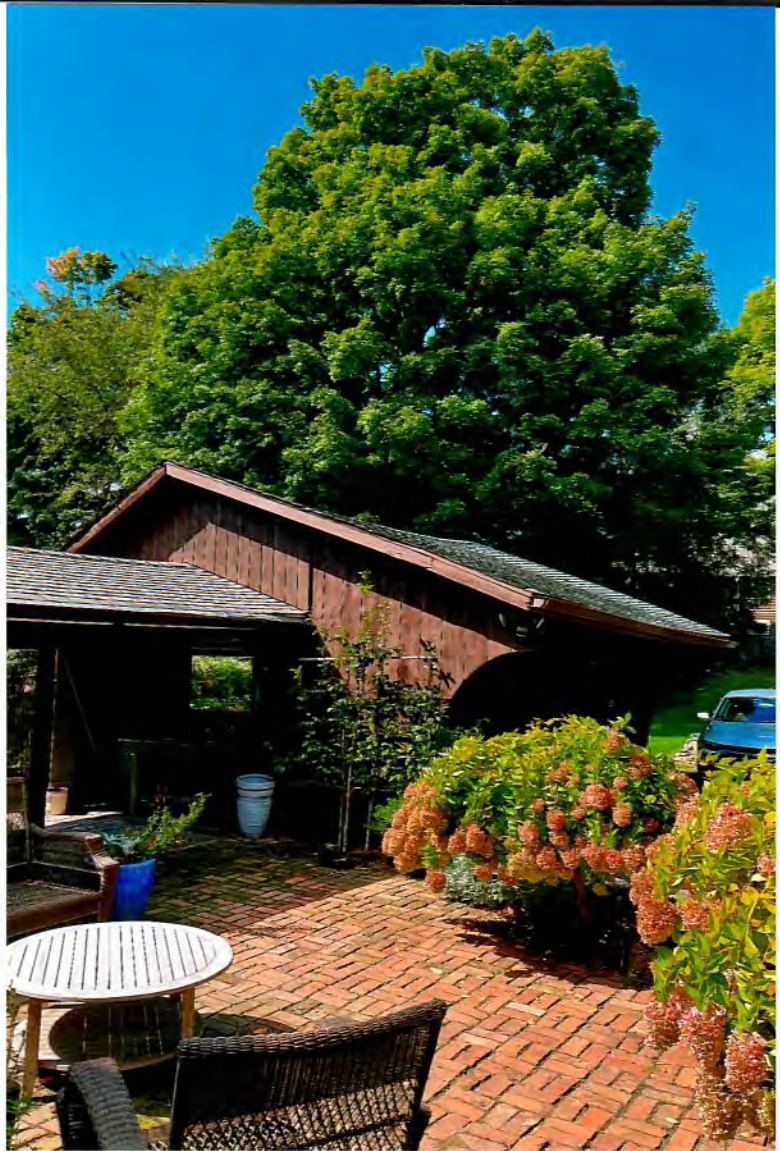


R  
-  
G  
H  
T

67 Kings Hwy N

FRONT









Lenihan 67KHN

FRONT RIGHT

Block Crumbling

Extensive Repairs  
Needed



Lenihan 67KHN

FRONT Elevation





Lenihan 67 KHN

Rear Elevation



Lenihan 67 KHN

Right Elevation



Lenihan 67KHN

Rear Elevation























## 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) Hickock-Lord House  
 Street Address or Location 67 King's Highway North  
 Town/City Westport Village \_\_\_\_\_ County Fairfield  
 Owner(s) Ronald K. Levan Jr.  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 Italianate Date of Construction ca. 1770

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 type="checkbox"/> Fieldstone            | <input type="checkbox"/> Board & Batten         | <input type="checkbox"/> Stucco      | <input type="checkbox"/> Cobblestone  | <input checked="" 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 ell, box bay

**FOR OFFICE USE:** Town # \_\_\_\_\_ Site # \_\_\_\_\_ UTM \_\_\_\_\_

District:  S  NR If NR, Specify:  Actual  Potential



**PROPERTY INFORMATION (CONT'D)**

**Related outbuildings or landscape features:**

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

**Surrounding Environment:**

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

• Interrelationship of building and surroundings:

See Continuation Sheet

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

See Continuation Sheet

Architect \_\_\_\_\_ Builder \_\_\_\_\_

• Historical or Architectural importance:

See Continuation Sheet

• Sources:

See Continuation Sheet

Photographer PAL \_\_\_\_\_ Date 10/4/2011 \_\_\_\_\_

View \_\_\_\_\_ Negative on File \_\_\_\_\_

Name \_\_\_\_\_ Date \_\_\_\_\_

Organization PAL \_\_\_\_\_

Address 210 Lonsdale Avenue, Pawtucket, RI 02860 \_\_\_\_\_

• Subsequent field evaluations:

**Threats to the building or site:**

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

STATE OF CONNECTICUT

COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE

One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM

For Buildings and Structures

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

CONTINUATION SHEET

Item Number: \_\_\_\_\_ Date: October 2011  
PAL, Pawtucket, RI 02860

67 King's Highway North, Westport, CT

**Interrelationship of building and surroundings:**

The building is sited on a sloping lot on the west side of Kings Highway North. It is set back from the road and faces east. Vegetation consists of bushes, evergreens and deciduous trees scattered around the yard and along the perimeter. A wood fence runs from the corner of the house to the south boundary partially obstructing views of the property. A driveway north of the house is edged by a fieldstone retaining wall leads to an attached carport.

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

The building is a two-story, four-bay-by-three-bay, Federal style residence. The asphalt shingle-clad, side-gable roof has a brick chimney off-center at the ridge. The walls are clad in clapboards and rest on a stone foundation. The primary entrance is located off-center on the east (facade) elevation and contains a wood panel door with a storm door and a rectangular transom. Window consist primarily of six-over-six, double-hung replacement sash. A one-story, two-bay carport is attached to the west elevation by a breezeway. The house is relatively intact. The full-width porch on the facade was removed ca. 1940. Minimal alterations include the replacement of some exterior materials and the replacement of the windows within the late twentieth century.

**Historical or Architectural importance:**

The National Register nomination for the Kings Highway Historic District lists the construction date between 1766 and 1776 by Carter Hickock. The Westport Historic District files record David Lord as the next owner of the property. It is also recorded that Captain Joseph Nash purchased the property ca. 1864. The property was sold to Charles Elwood, a farmer, in 1864, who is still listed as the resident in the 1927 town directory. Elwood remained in the house until his death in the early 1940s, after which the property was transferred to Louise M. Elwood. In the 1960 directory, the house is listed as vacant, and in 1965 it was occupied by Edward Reed. By 1970, the property had been purchased by Mrs. Maribel Y. Ruff. It appears that Ruff remained in the house through the 1980s and 1990s, although directories list the occupants as Maribel Gamwell and Clark T.Ruff, building contractors. In 2004, Clark W. and Todd Y. Ruff purchased the property. Three years later it was sold to the current occupant, Ronald K. Levan Jr.

**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; HRI. Hartford: CT Historical Commission, 1984; Sanborn Fire Insurance Maps. 1891-1940; Westport Directory (W.D.). Loveland, CO: US West Marketing Resources, 1991; W.D. Chicago, IL: Johnson Publishing Co., 1985; W.D. Providence, RI: C. DeWitt White Co., 1917-1918; W.D. New Haven: The Price & Lee Co., 1923-1974; Westport Assessor's Online Database, 2011.



STATE OF CONNECTICUT

COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE

One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM

For Buildings and Structures

CONTINUATION SHEET

Item Number: \_\_\_\_\_ Date: October 2011

PAL, Pawtucket, RI 02860

67 King's Highway North, Westport, CT

PHOTOGRAPHS



View of the east and north elevations.



View of the south and east elevations.

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:** 67 Kings Highway North

**Name:** Carter Hickock House

**NR District:** Kings Highway North Historic District

**Local District:** Kings Highway North Historic District

**Neg No.:** 32:4

**HRS ID No.:** 0434





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

## 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 Applicant):**

Address of proposed work: 7 EVERDEEN AVENUE, WESTPORT, CT  
Owner: ELIZABETH JAHN  
Phone: 203-536-3347 Email: LIZ@EJARCH.COM  
Agent/Contractor: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Anticipated date of completion: WALL COMPLETED AUGUST 2021, GATE NOVEMBER 2022  
WJ Owner's Signature (Application must be signed) Date 12.27.22

**SECTION 2 (To be completed by the Zoning Enforcement Officer)**

- Appears to comply with regulations
- Appears not to comply with regulations
- More information needed

Signature of Zoning Enforcement Officer indicating preliminary review of compliance with zoning regulations.

**SECTION 3 (To be completed by the Historic District Commission)**

Date of Public Hearing: \_\_\_\_\_

**Certificate of Appropriateness APPROVED**  
List any conditions or modifications:  
\_\_\_\_\_  
\_\_\_\_\_

**Certificate of Appropriateness DENIED**  
List reasons for denial:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature/Chair, WHDC Date

*After approval has been obtained from the Historic District Commission, work cannot commence until proper zoning and building permits have been obtained from the Planning and Zoning and Building Departments.*

**SECTION 4 (To be completed by the Historic District Commission)**

**FINAL APPROVAL**

Signature/WHDC: \_\_\_\_\_ Date of Site Inspection: \_\_\_\_\_



WESTPORT™

## Historic District Commission

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

### WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 831 0566 9787  
Passcode: 693954  
Dial by your location  
+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/83105669787?pwd=V3RHVldGU2tYdHloU2xaNmRuUzdVQT09>

The Westport Historic District Commission will hold an electronic public meeting at **7:00 p.m.** on **Tuesday, January 10, 2023**, for the following purposes:

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated December 5, 2022, for proposed removal of existing 2-car garage; and addition of a 1.5 story, 2 .5 car garage which will include wood siding, trim, windows, doors, roofing, and shingles at **67 Kings Highway North** (PID # C09//021/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated December 27, 2022, for addition of stone wall and gate at **7 Evergreen Avenue** (PID # D10//012/000) which is located within the Evergreen Avenue Local Historic District.

Bill Harris, Chair  
Historic District Commission  
December 28, 2022

Special Notice Regarding This Electronic Meeting:

There will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Historic District Commission agenda for the meeting is available on-line at [www.westportct.gov](http://www.westportct.gov) and on the Town Calendar web page under January 10, 2023.

*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](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*

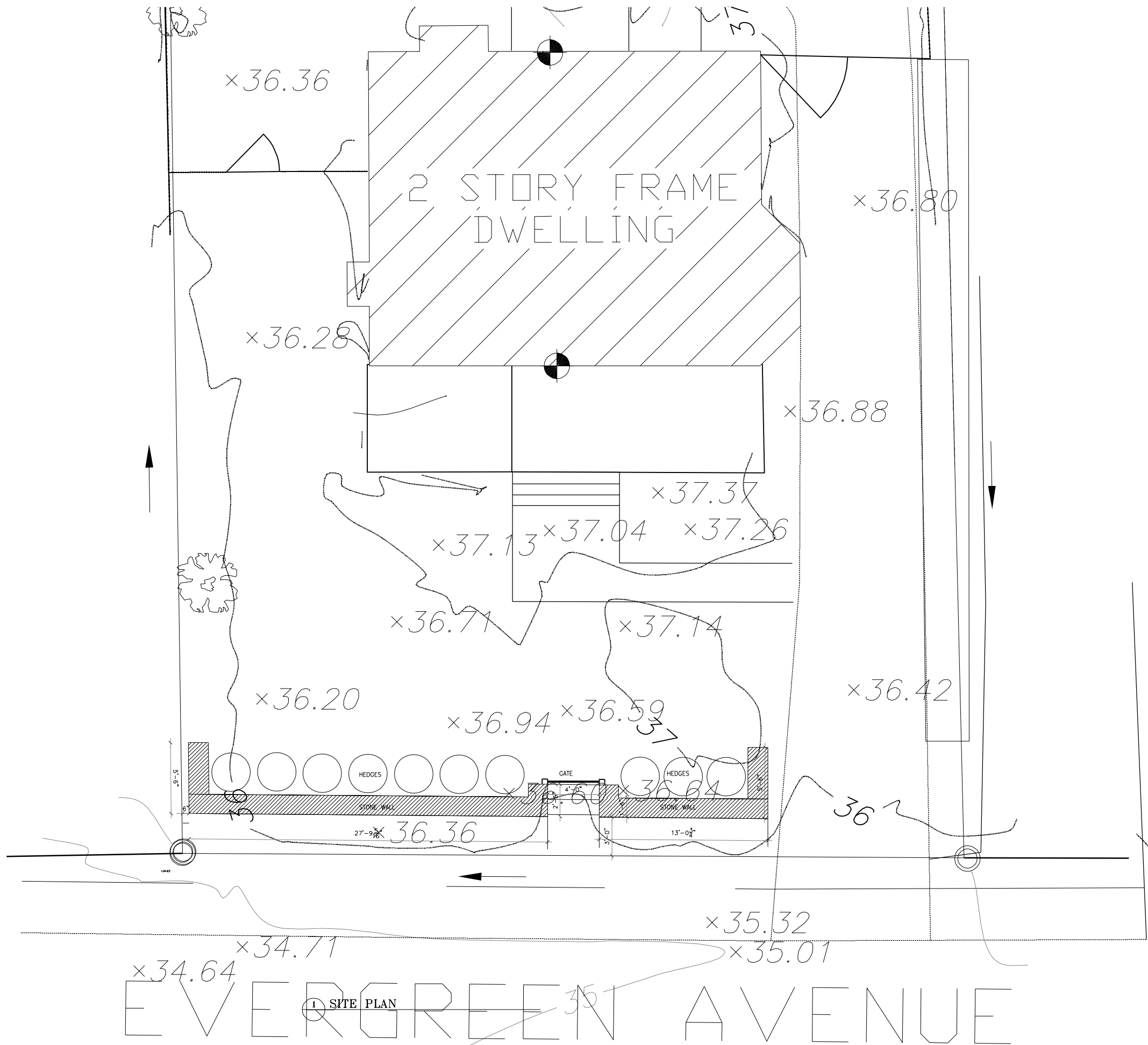


December 27, 2022

Historic District Commission  
Town Hall  
110 Myrtle Avenue  
Westport, CT 0880

A 16" high stone wall was added to the front of my property at 7 Evergreen Avenue, with 2 stone steps. There is a 4' wide break in the stone wall with a painted wood gate.

Liz Jahn



JAHN RESIDENCE

WESTPORT CT

ELIZABETH JAHN ARCHITECTURE LLC  
 ONE KINGS HIGHWAY NORTH WESTPORT CT 06880  
 W 203.571.1175 F 203.571.1176

NOTE: CONTRACTOR TO VERIFY IN FIELD ALL DIMENSIONS. ALL FRAME DIMENSIONS TO FACE OF STUD.

OWNERSHIP AND USE OF DOCUMENTS:  
 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF ELIZABETH JAHN ARCHITECTURE LLC.

SITE PLAN

SCALE 1/8"=1'-0"

DATE 12.27.22

DRAWN BY

JOB NO.

S1



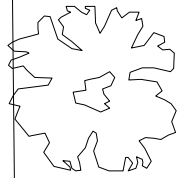
N40°E

ENCLOSED PORCH

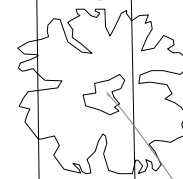
PORCH

PAVED DRIVE

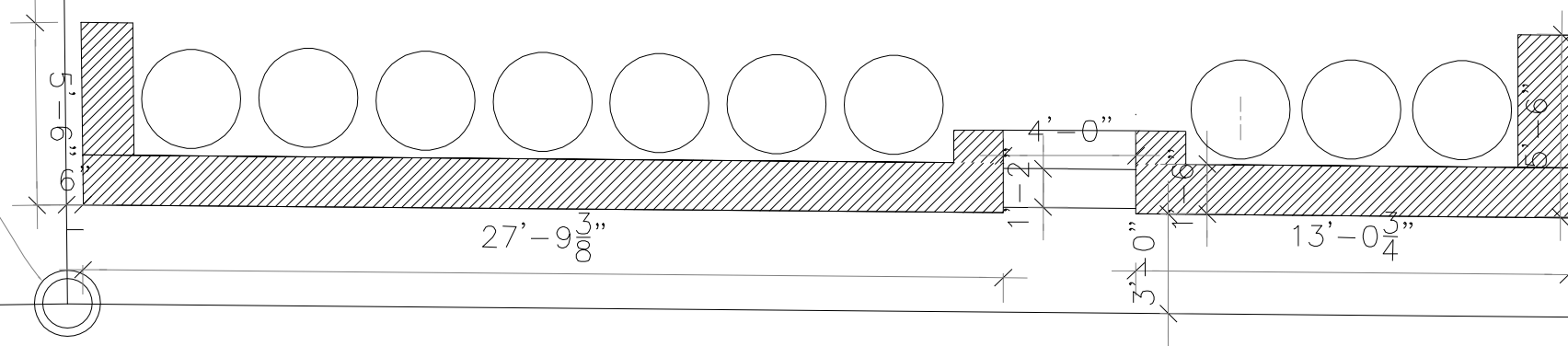
4"  
DOGWOOD



28.67'



PIPE  
JND



PAVED WALK

1 BASEMENT PLAN

EVERGREEN AVENUE

JAHN  
RESIDENCE

WESTPORT  
CT

ELIZABETH JAHN ARCHITECTURE LLC  
ONE KINGS HIGHWAY NORTH WESTPORT CT 06880  
W 203.571.1175 F 203.571.1176

NOTE: CONTRACTOR TO VERIFY IN FIELD  
ALL DIMENSIONS.  
ALL FRAME DIMENSIONS TO FACE OF  
STUD.

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WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES,  
OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED  
BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF  
ELIZABETH JAHN ARCHITECTURE LLC.

WALL PLAN

SCALE 3/16"=1'-0"

DATE 12.27.22

DRAWN BY

JOB NO.

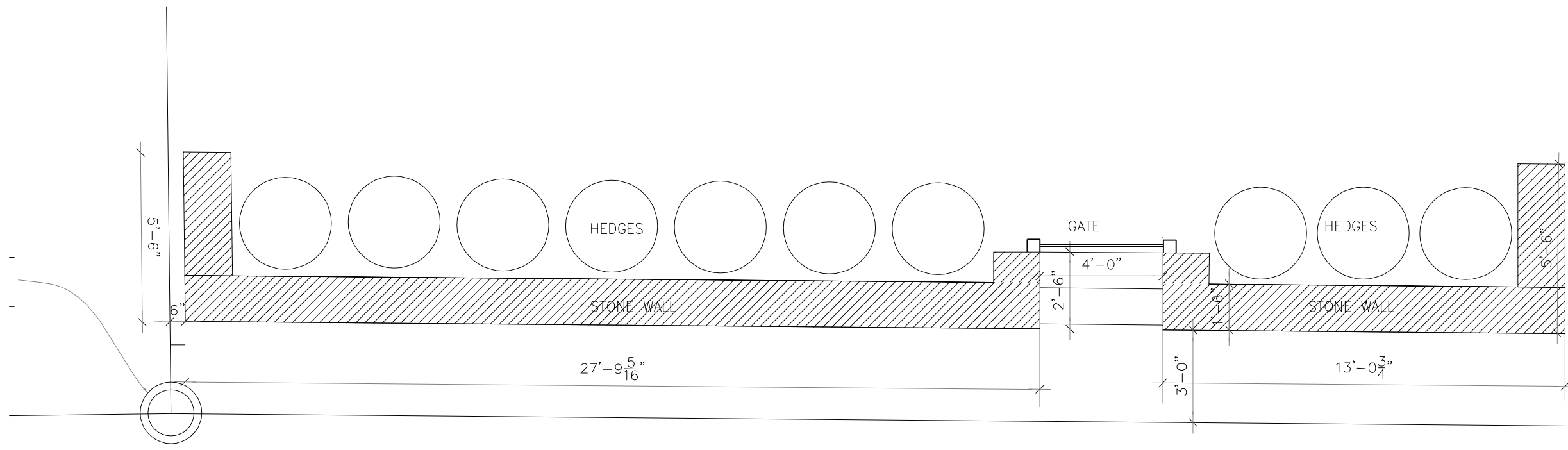
A101

JAHN  
RESIDENCE

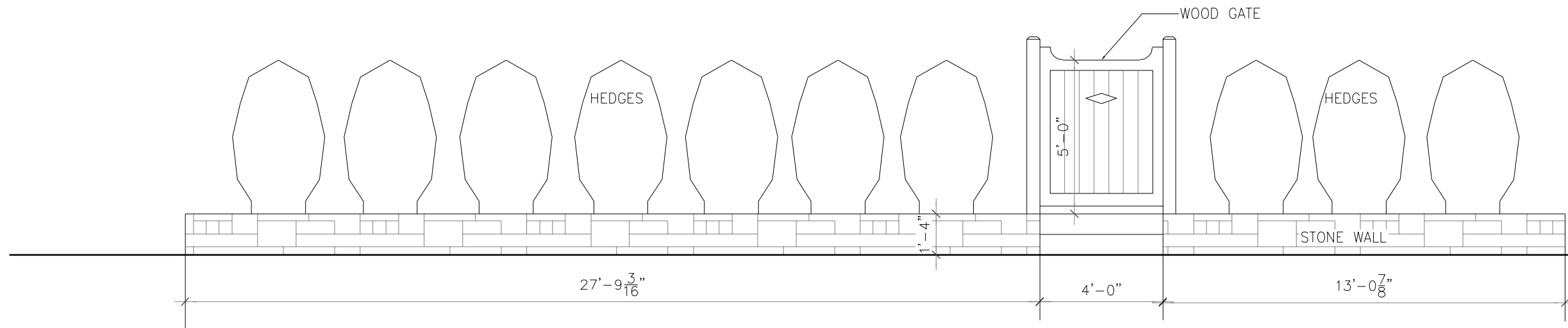
WESTPORT  
CT

ELIZABETH JAHN ARCHITECTURE LLC  
ONE KINGS HIGHWAY NORTH WESTPORT CT 06880  
W 203.571.1175 F 203.571.1176

NOTE: CONTRACTOR TO VERIFY IN FIELD  
ALL DIMENSIONS.  
ALL FRAME DIMENSIONS TO FACE OF  
STUD.



1 PLAN



1 ELEVATION

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF  
PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY  
OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN  
WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES,  
OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED  
BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF  
ELIZABETH JAHN ARCHITECTURE LLC.

WALL PLAN AND ELEVATION

SCALE 1/4"=1'-0"

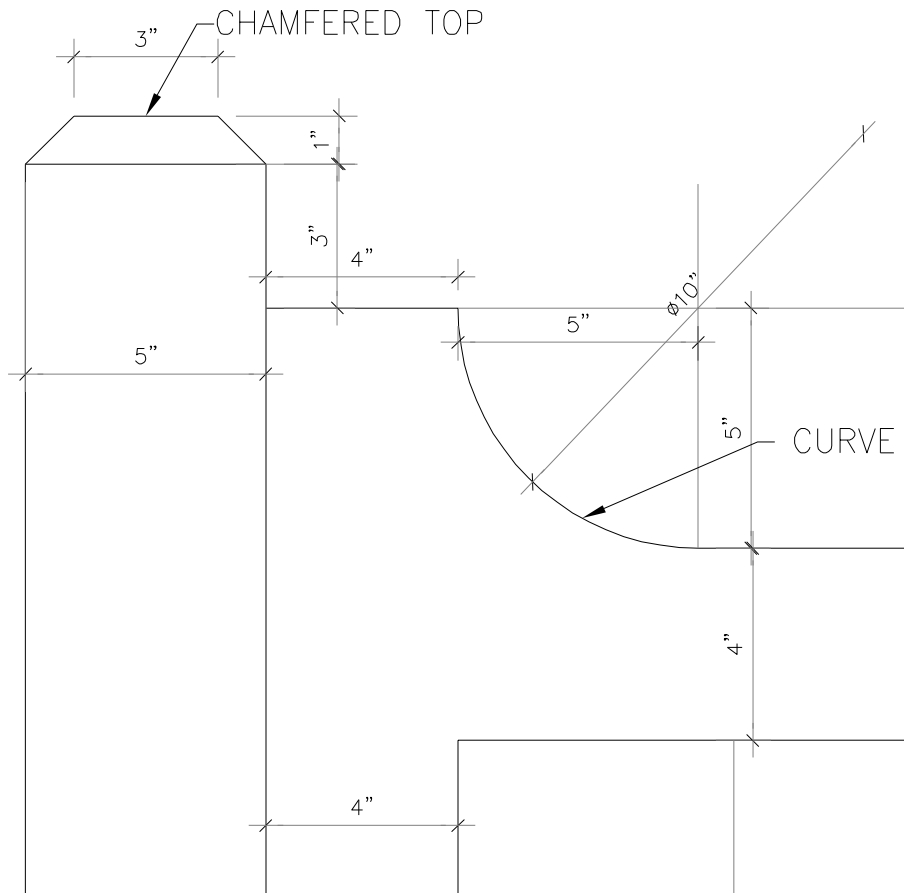
DATE 12.27.22

DRAWN BY

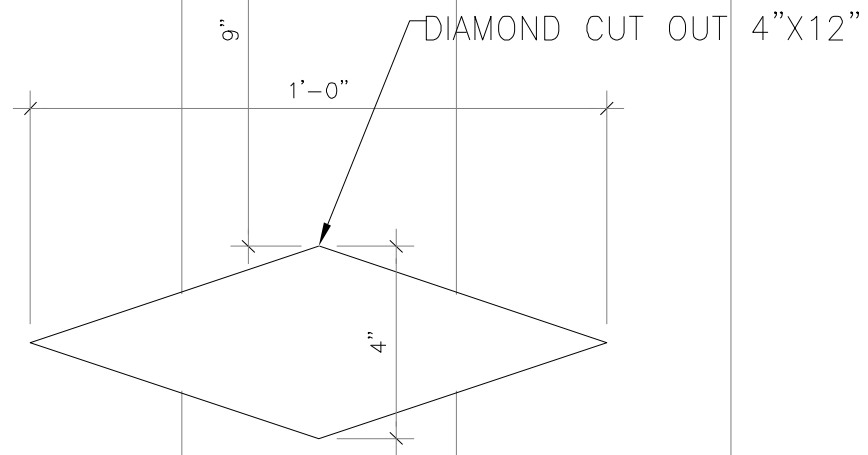
JOB NO.

A102

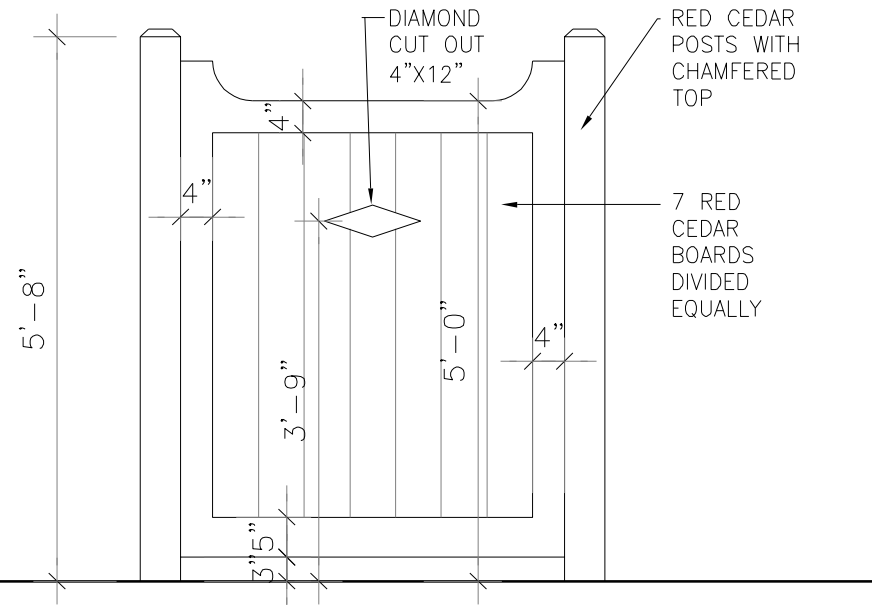




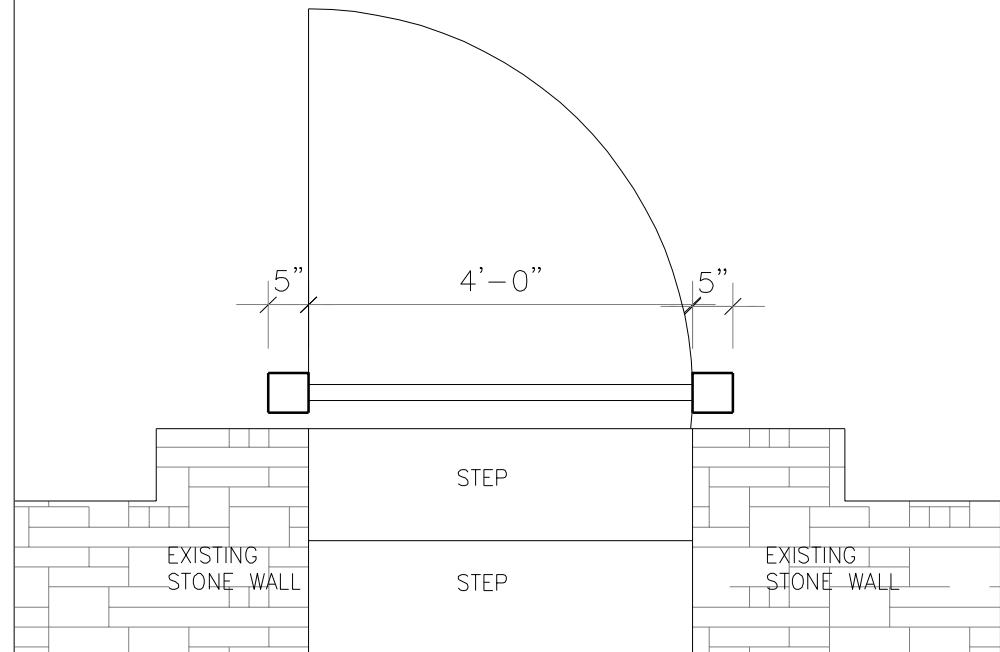
1 POST AND GATE DETAIL  
3/8"=1'-0"



1 CUT OUT DETAIL  
3/8"=1'-0"



2 ELEVATION/PLAN D



JAHN  
RESIDENCE

ELIZABETH JAHN ARCHITECTURE LLC  
7 EVERGREEN AVENUE WESTPORT CT 06880  
W 203.571.1175 F 203.571.1176

NOTE: CONTRACTOR TO VERIFY IN FIELD  
ALL DIMENSIONS.  
ALL FRAME DIMENSIONS TO FACE OF STUD.

OWNERSHIP AND USE OF DOCUMENTS:  
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WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES,  
OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED  
BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF  
ELIZABETH JAHN ARCHITECTURE LLC.

GATE IDEAS

SCALE 3/32"=1'-0"

DATE 6.30.22

DRAWN BY

JOB NO.

SK2



OLD PHOTO  
7 EVERGREEN AVENUE





NEW PHOTO  
7 EVERGREEN AVENUE



NEW PHOTO  
7 EVERGREEN  
AVENUE





3 EVERGREEN  
AVENUE





5 EVERGREEN AVENUE





5 EVERGREEN AVENUE

9 EVERGREEN  
AVENUE





11 EVERGREEN  
AVENUE



**HISTORIC RESOURCES INVENTORY  
BUILDING AND STRUCTURES**

HIST-6 REV 6-83

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

FOR OFFICE USE ONLY	
Town No.:	Site No.: 140
UTM	
QUAD:	
DISTRICT	IF NR, SPECIFY
<input type="checkbox"/> S <input checked="" type="checkbox"/> NR	<input type="checkbox"/> Actual <input checked="" type="checkbox"/> Potential

IDENTIFICATION	1. BUILDING NAME (Common) <span style="float: right;">(Historic)</span> Perry-Smith House <span style="float: right;">Perry House</span>	
	2. TOWN CITY Westport	VILLAGE COUNTY Fairfield
	3. STREET AND NUMBER (and/or location) 7 Evergreen Ave. 5319-3/45	
	4. OWNER(S) Radulski, David & Erskine, Sylvia <span style="float: right;"><input type="checkbox"/> Public <input checked="" type="checkbox"/> Private</span>	
	5. USE (Present) <span style="float: right;">(Historic)</span> Residence <span style="float: right;">Residence</span>	
	6. ACCESSIBILITY TO PUBLIC: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	EXTERIOR VISIBLE FROM PUBLIC ROAD <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	7. STYLE OF BUILDING Bungalow	
DATE OF CONSTRUCTION 1907-08		
DESCRIPTION	8. MATERIAL(S) (Indicate use or location when appropriate)	
	<input checked="" type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Brick <input type="checkbox"/> Other (Specify)
	<input checked="" type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Fieldstone
	<input type="checkbox"/> Board & Batten	<input type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone
	<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Concrete Type: <input type="checkbox"/> Cut stone Type:
	9. STRUCTURAL SYSTEM	
	<input 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 checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> sawtooth	
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify)	
(Material)		
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate	
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up <input type="checkbox"/> Tile <input type="checkbox"/> Other (Specify)	
NUMBER OF STORIES 1 1/2	APPROXIMATE DIMENSIONS 30x24	
12. CONDITION (Structural) <span style="float: right;">(Exterior)</span>		
<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	
13. INTEGRITY (Location) <span style="float: right;">(Alterations)</span>		
<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved	WHEN? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
IF YES, EXPLAIN		
14. RELATED BLDGS OR LANDSCAPE FEATURES		
<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify)	
<input type="checkbox"/> Carriage house <input type="checkbox"/> Shop <input type="checkbox"/> Garden		
15. SURROUNDING ENVIRONMENT		
<input type="checkbox"/> Open land <input type="checkbox"/> Wood-land <input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Rural	<input type="checkbox"/> High building density	
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS		
Part of an architecturally significant, early-20th century streetscape in Westport center.		

(OVER)



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

DESCRIPTION (Continued)

The well-proportioned, 1 1/2-story bungalow combines the massing, interior arrangement, broad overhanging eaves, and exterior chimney that are hall marks of the craftsman style with detailing from the Colonial Revival mode. A Tuscan-columned porch with a solarium serviced by double-leaf French doors on the south end is set beneath the graceful bellcast gable roof. A single, large dormer with a Palladian window set with diamond-muntin pattern sash is centered on the facade. The exterior brick chimney on the south elevation is balanced by an octagonal-ended bay on the north. The use of shingles in the gable ends and clapboards on the first level was originally accented by the use of a two-tone paint scheme.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SIGNIFICANCE

The handsome, well-proportioned bungalow was built in 1907 for Ophelia and Edgar H. Perry on a lot they purchased the same year from John L. Coley. Perry was a deputy sheriff for a number of years. In 1951, it was the home of Jennie Smith, widow of William H. Smith, who passed away in 1937. Mary Baldwin purchased the house in 1957 (151:258). It is one of the most distinctive and well-preserved bungalows in Westport.

SOURCES

Westport Land Records.  
Westport City Directories, 1931-55.

PHOTO

PHOTOGRAPHER: Mary E. McCahon  
DATE: May

VIEW: east  
NEGATIVE ON FILE: CHC 1:43

COMPILED BY: Mary E. McCahon, Architectural Historian  
DATE: June

ORGANIZATION: Westport Historic District Commission

ADDRESS: Town Hall Westport, Conn. 06880



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None known     Highways     Vandalism     Developers     Other \_\_\_\_\_

Renewal     Private     Deterioration     Zoning     Explanation \_\_\_\_\_

STATE OF CONNECTICUT

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

**HISTORIC RESOURCES INVENTORY FORM**  
For Buildings and Structures

**CONTINUATION SHEET**

Item number: \_\_\_\_\_

PAL, Pawtucket, RI 02860  
June 2000

**Address:** 7 Evergreen Avenue

**Name:** Edgar & Ophelia Perry House

**NR District:**

**Local District:**

**Neg No.:** 5:23

**HRS ID No.:** 0264





**HISTORIC RESOURCES INVENTORY**  
**BUILDING AND STRUCTURES**  
 HIST-6 NEW 5/77

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

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

IDENTIFICATION	1. BUILDING NAME (Common) <span style="float: right;">(Historic)</span>	
	Perry House <span style="float: right;">Perry House</span>	
	2. TOWN/CITY	VILLAGE
	Westport	
	3. STREET AND NUMBER (and/or location)	
7 Evergreen Avenue <span style="float: right;">Fairfield</span>		
4. OWNER(S)		
Elizabeth M. Jahn <span style="float: right;"><input type="checkbox"/> Public <input checked="" type="checkbox"/> Private</span>		
5. USE (Present) <span style="float: right;">(Historic)</span>		
Residence <span style="float: right;">Residence</span>		
6. ACCESSIBILITY TO PUBLIC: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
EXTERIOR VISIBLE FROM PUBLIC ROAD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
INTERIOR ACCESSIBLE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
IF YES, EXPLAIN		
7. STYLE OF BUILDING		
Colonial Revival <span style="float: right;">DATE OF CONSTRUCTION</span>		
ca. 1907		
8. MATERIAL(S) (Indicate use or location when appropriate)		
<input checked="" type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Brick <input type="checkbox"/> Other (Specify) _____ <input checked="" type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Fieldstone <input type="checkbox"/> Board & Batten <input type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Concrete Type: _____ <input type="checkbox"/> Cut stone Type: _____		
9. STRUCTURAL SYSTEM		
<input 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 checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> sawtooth <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify) _____ (Material) <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Roll Asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile <input type="checkbox"/> Other (Specify) _____		
11. NUMBER OF STORIES		
1 1/2		
APPROXIMATE DIMENSIONS		
30' x 24'		
12. CONDITION (Structural) <span style="float: right;">(Exterior)</span>		
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated		
13. INTEGRITY (Location) <span style="float: right;">(Alterations)</span>		
<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <span style="float: right;">IF YES, EXPLAIN</span> Asphalt Shingle Roof		
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES		
<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Other landscape features or buildings (Specify) _____ <input type="checkbox"/> Carriage house <input type="checkbox"/> Shop <input type="checkbox"/> Garden		
15. SURROUNDING ENVIRONMENT		
<input type="checkbox"/> Open land <input type="checkbox"/> Wood-land <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site <input type="checkbox"/> Commercial <input type="checkbox"/> Indus-trial <input type="checkbox"/> Rural <input type="checkbox"/> High building density		
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS		
Suburban Residential Neighborhood		

(OVER)

**7 Evergreen Avenue**

17. The property at 7 Evergreen Avenue is a Colonial Revival-style building.

19. See previous Historic Resources Inventory Survey Form

Sources:

Photographer:	Date:
Westport Historic District Commission	6.20.07

Organization:  
Westport Historic District Commission

Address:  
110 Myrtle Avenue  
Westport, Connecticut 06880

21. Check "Developers"



**7 Evergreen Avenue  
Westport, Connecticut**

**Date: June 2007**

