

FEB 14 2023

HISTORIC DISTRICT COMMISSION

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: 41 Wright Street

Owner: Frank Zmuda

Phone: 917-623-7098 Email: fzmuda@gmail.com

Agent/Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Anticipated date of completion: \_\_\_\_\_

[Signature] Owner's Signature (Application must be signed) Date 2/14/22

**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: \_\_\_\_\_



## Historic District Commission

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

RECEIVED FOR RECORD  
WESTPORT TOWN CLERK

2023 FEB 21 A 9:42

*[Handwritten signature]*  
TOWN CLERK  
CUMMERTON

### WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 867 4836 1318  
Passcode: 532315  
Dial by your location  
+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/86748361318?pwd=UE9rd0FmRDF1aitJdWxERVAvbEtrUT09>

The Westport Historic District Commission will hold an electronic special public meeting at **6:30 p.m.** on **Tuesday, March 7, 2023**, for the following purposes:

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated February 14, 2023, for proposed new asphalt driveway at **41 Wright Street** (PID # C09//043/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.

Grayson Braun, Chair  
Historic District Commission  
February 21, 2023

#### Special Notice Regarding This Electronic Meeting:

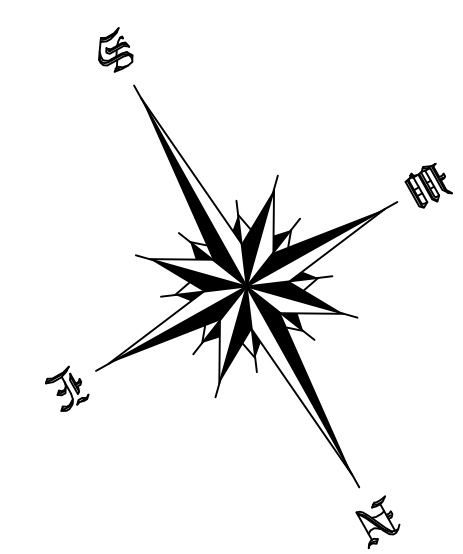
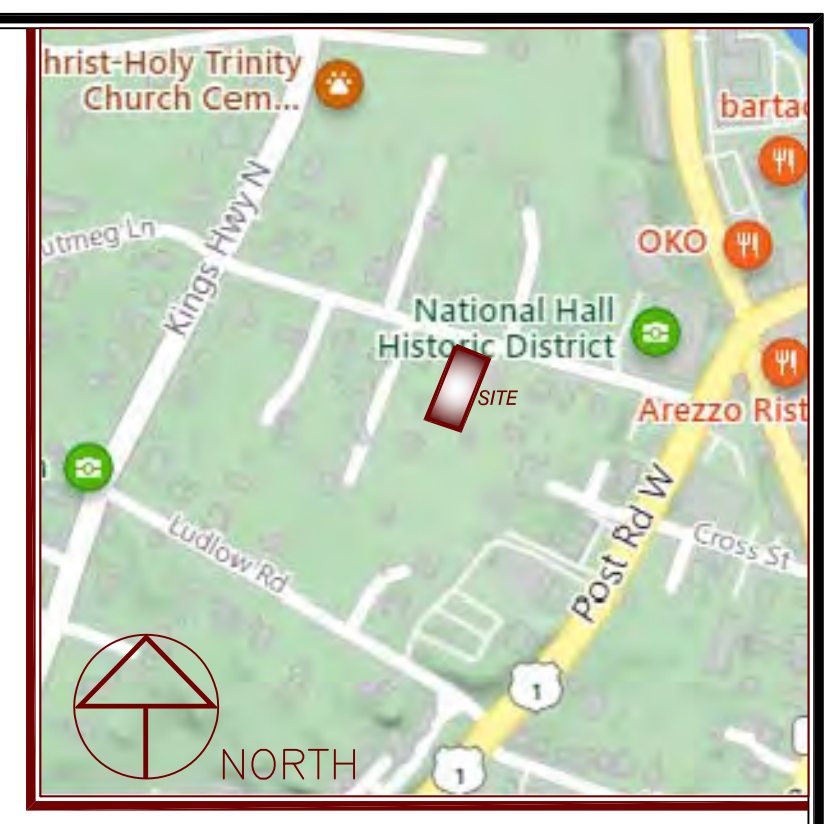
Pursuant to Public Act 22-3, there will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Historic District Commission agenda for the meeting is available on-line at [www.westportct.gov](http://www.westportct.gov) and on the Town Calendar web page under March 7, 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.*

To repair existing asphalt/gravel/dirt driveway with asphalt... leaving the driveway in the same location.

BASE LOT COVERAGE (All entries in square feet)		EXISTING	PROPOSED	AS-BUILT
1.	GROSS LOT AREA (SQ. FT.)	19,023± SF	19,023± SF	
2.	Above-Ground Utility Easements	---	---	
3.	Streets and Roads	---	---	
4.	Other Exclusive Surface Easements	---	---	
5.	TOTAL EASEMENTS AND ROADS (Sum Of Lines 2, 3 And 4)	---	---	
6.	Wetland area	---	---	
7.	Slope Slopes of 25% or greater	---	---	
8.	TOTAL WETLAND AND STEEP SLOPES (Sum of Lines 6 and 7)	---	---	
9.	Wetlands / Slopes Reduction BASE LOT AREA (Lines 1 minus line 5 and line 8)	0.80 X Line 8	---	---
10.	MAXIMUM LOT AREA COVERAGE CALCULATION BASE LOT AREA (SQ. FT.)	19,023± SF	19,023± SF	
11.	BASE LOT AREA (SQ. FT.)	19,023± SF	19,023± SF	
12.	Square feet of Total Coverage	3,156± SF	4,733± SF	
13.	Line 12 divided by line 11 for a percentage	16.6%	24.9%	
14.	square feet of Building Coverage	N/A	N/A	
15.	Line 14 divided by line 11 for a percentage	N/A	N/A	

SOIL DESCRIPTION OBSERVATION PITS TEST DATE: 10-20-2022	
TEST PIT #101	TEST PIT #102
0-18" TOPSOIL	0-6" TOPSOIL
18-36" BROWN F-M SAND LI	6-36" GREY F-M SAND LI
SILT	SILT
36-66" GREY F-M SAND LI	
SILT	
NL, NW, NM ROOTS TO 40"	L @ 36", NW, NM
TEST PIT #103	
0-12" TOPSOIL	
12-32" GROWN F-M SAND LI	
SILT	
32-54" GREY F-M SAND LI	
SILT	
L @ 54", NW, NM ROOTS TO 36"	



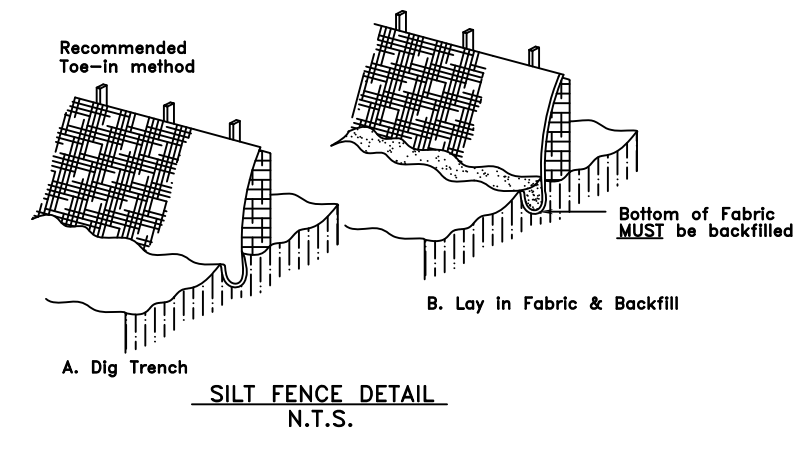
**GENERAL NOTES:**

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 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 Sept. 26, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Improvement Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds).
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and public water supply.

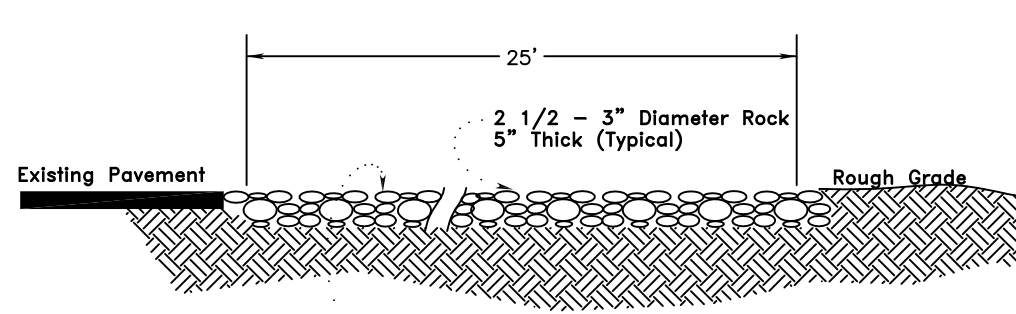
**PERCUSSION TEST RESULTS  
TEST DATE: 10-20-2022**

TIME	READING	DROP
3:05	8	N/A
3:15	12	4
3:25	13.8	1.8
3:35	14.18	3.14
3:45	14.34	5.8
3:55	15.14	1.2
4:05	15.34	1.2

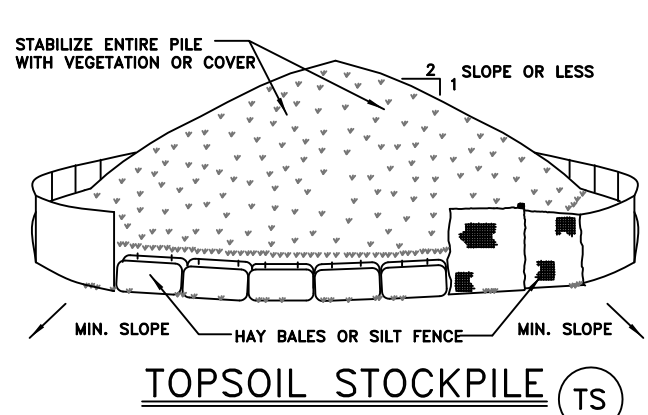
1" IN 20.0 MIN.



**SILT FENCE DETAIL**  
N.T.S.



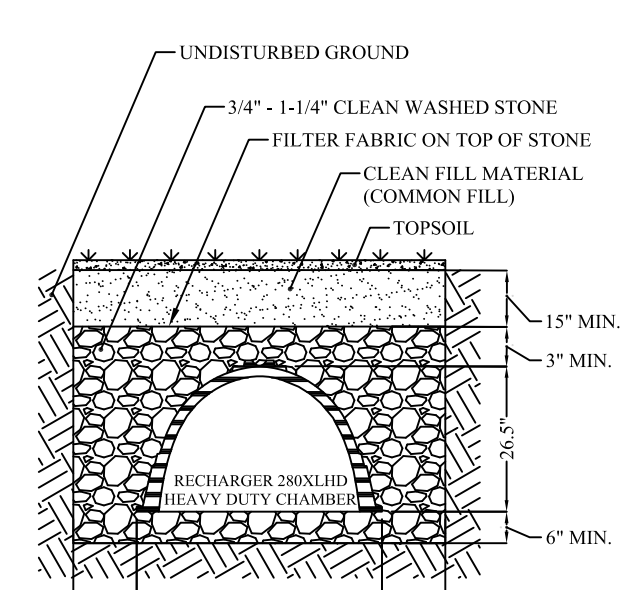
**ANTI-TRACKING APRON**  
N.T.S.  
(At Driveway Entrance)



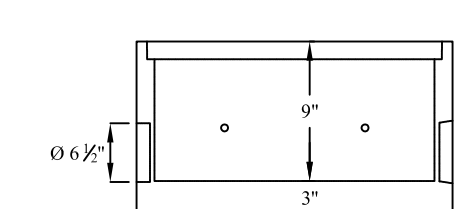
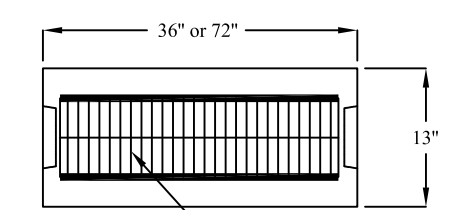
**TOPSOIL STOCKPILE**  
N.T.S.

- INSTALLATION NOTES**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED.
  - SEE SPECIFICATIONS (THIS SHEET) FOR INSTALLATION OF SILT FENCE.

**STORMWATER MANAGEMENT SYSTEM (SMS)-1  
PATIO DRAIN / CRUSHED STONE RESERVOIR SYSTEM  
NOT TO SCALE**



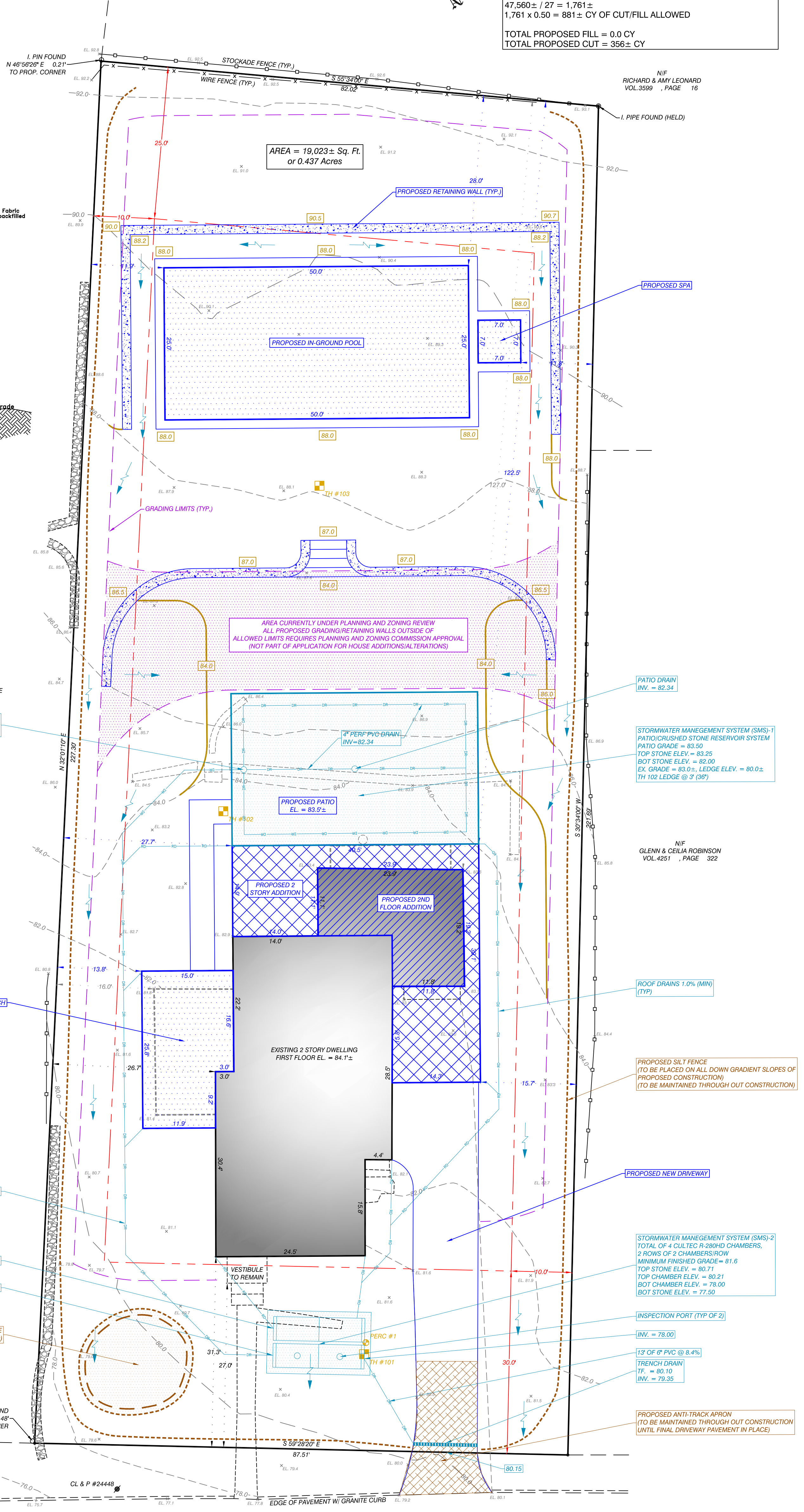
**CULTEC R-280HD RECHARGER**  
N.T.S.



- SPECIFICATIONS:**
- Concrete Minimum Strength -4000 P.S.I. at 28 days with Fibermesh.
  - Steel Reinforcement: #3 & 4 Rebar Grade 40.
  - Steel Grade Is Bicycle Safe.
  - Available in (3) Styles: Box Section-Both Ends Closed W/6" Inverts  
End Section-1 End Closed W/6" Invert, 1 End Open  
Center Section-Both Ends Open.

**PRECAST TRENCH DRAIN**

AVAILABLE FROM EASTERN PRECAST CO. INC. OR EQUAL  
N.T.S.



**CUT AND FILL CALCULATION**

19,023 SF (LOT AREA) x 0.25 (TOTAL COVERAGE) = 4,756± SF  
4,756± SF x 10 = 47,560± SF  
47,560± / 27 = 1,761±  
1,761 x 0.50 = 881± CY OF CUT/FILL ALLOWED  
TOTAL PROPOSED FILL = 0.66 CY  
TOTAL PROPOSED CUT = 3.56 CY

**DRAINAGE DESIGN**  
HK ASSOCIATES, LLC.  
20 TAPAZ LANE  
TRUMBULL, CT 06611  
OFFICE/FAX: 203-459-2471  
*Stavros Khona*  
HEM KHONA PE #9947

**LAND SURVEYING SERVICES, LLC**  
1275 POST ROAD, SUITE A-20  
FAIRFIELD, CONNECTICUT 06824  
TEL. (203) 522-4177  
FAX. (203) 615-0123  
EMAIL: info@A2survey.com

**TITLE BLOCK**  
ASSESSORS MAP # C09, PARCEL # 043  
APPLICANT: SAME AS OWNER  
CLASS A-2 SURVEY  
NEAL K. JAIN L.S. # 18139

DATE	DESCRIPTION
02-14-2023	REVISIONS
01-31-2023	REVISIONS
11-28-2022	REV. ADDITION
10-25-2022	REV. ADDITION
09-12-2022	REV. ADDITION

**IMPROVEMENT LOCATION SURVEY**  
PREPARED FOR  
**FRANK ZMUDA**  
41 WRIGHT STREET, WESTPORT, CONNECTICUT  
SCALE: 1"= 10'  
DATE: JULY 1, 2022













## 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. 2  
 Street Address or Location 41 Wright Street  
 Town/City Westport Village \_\_\_\_\_ County Fairfield  
 Owner(s) Frank J. Clark  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 ca. 1855

#### 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 checked="" type="checkbox"/> Concrete (Type replacement _____) | <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: Enclosed entrance, rear ell, attached 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

**41 Wright Street, Westport, CT**

**Interrelationship of building and surroundings:**

The house occupies a grass lawn that gently slopes towards Wright Street and faces north. The lot is bordered by tall trees and large shrubs that shield the front of the house. A gravel driveway runs along the west side of the house.

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

The building is a two-story, three-bay-by-one-bay, Greek Revival style residence. The asphalt shingle-clad, front-gable roof has wide rake boards and shallow gable returns with a brick chimney rising from the center of the ridge. The walls are clad in clapboard with narrow corner boards and rest on a concrete foundation. The main entrance is located in the east bay of the north (facade) elevation and consists of a wood panel door with four light sidelights within an enclosed, gable roof porch. The porch has a pediment with a wide entablature supported by narrow Doric columns and pilasters. The wood panel porch door has a twelve-light window in the top half flanked by four-light sidelights. Each side of the porch has large sixteen-light windows. A screen porch with squared Doric columns and a balustrade is located on the south end of the east elevation. Windows consist primarily of six-over-six, double-hung sash with wide lintels. A rectangular, fifteen-light, fixed sash is located under the gable on the facade. A large, two-story rear ell and attached garage project from the south (rear) elevation. The building plan is relatively intact, minor alterations include the replacement of some exterior materials.

**Historical or Architectural importance:**

The house was most-likely built by Zalman Sanford ca. 1855, who also constructed the house at 35 Wright Street at that time. Sanford also appears as the owner of the property on the 1855 map of Westport. He sold the property to Capt. Peter Buckley in 1857. It later appears on the 1876 map of Westport, where it is listed as the house of Capt. P. Buckley. The property remains in the Buckley family until 1927 when it was purchased by writer John M. Clark and his wife, Winifred. The Clarks owned the property through the twentieth century, with the listing switching from John M. Clark to Winifred M. Clark in the mid-1960s. The Clarks also remodeled the cow shed on the property into an in-law apartment. By 1985, the property was listed under Frank J., Frederick H.F., and Patricia A. Clark (relationship unknown). The current owner of the property is Frank J. Clark (relationship unknown).

**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

**41 Wright Street, Westport, CT**

**PHOTOGRAPHS**

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



View of the north elevation.



Detail of the main entrance.

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:** 41 Wright Street

**Name:** Zalmon Sanford/ Capt. Peter  
Bulkley House

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

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

**Neg No.:** 8:25

**HRS ID No.:** 0975

