



WESTPORT™

Historic District Commission

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

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, MAY 9, 2023 6:00 PM DRAFT MINUTES - WORK SESSION

Members Present:

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

Staff Present:

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic work session at **6:00 PM** on **Tuesday, May 9, 2023** for the following purposes:

1. To discuss and consider adopting HDC Demolition Policy.
Discussion held; no action taken.
2. To discuss and review potential plans at **134 Cross Highway**.
Discussion held; no action taken.
3. To adjourn the meeting.
MOTION (made by Braun): To adjourn the meeting.
Meeting adjourned at 6:56 PM

Grayson Braun, Chair
Historic District Commission
May 11, 2023



WESTPORT™

Historic District Commission

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Westport, CT 06880
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Telephone (203) 341-1184

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, MAY 9, 2023, 7:00 PM DRAFT MINUTES

Members Present:

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

Staff Present:

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic public meeting at **7:00 p.m.** on **Tuesday, May 9, 2023**, for the following purposes:

1. To approve the minutes of the March 7, 2023, special public meeting.
MOTION (made by Springer): To approve the minutes of the March 7, 2023, special public meeting.
SECOND: Braun
SEATED: Braun, Eidman, Springer
VOTE: Unanimously approved.
2. To approve the minutes of the April 11, 2023, public meeting.
MOTION (made by Van Wie): To approve the minutes of the April 11, 2023, public meeting.
SECOND: Braun
SEATED: Braun, Harris, Van Wie
VOTE: Unanimously approved.
3. To take such action as the meeting may determine to review and comment on a *Historic District Design* application, for proposed installation of window film at **2 & 8 Post Road West** (PID # C09/117/000) submitted by Chris Russo, Russo & Rizio, LLC, for property owned by WNH2-8PR-LLC which is located within the Historic Design District.
Discussion held; No vote taken. The HDC approves the application for the proposed installation of window film as specified for 2 & 8 Post Road West.
4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **6 Old Orchard Road** and require the full 180-day delay.
MOTION (made by Van Wie): To waive the 180-day delay and allow issuance of the demolition permit at 6 Old Orchard Road.
SECOND: Springer
SEATED: Braun, Eidman, Harris, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.
5. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **23 Blue Ribbon Drive** and require the full 180-day delay.
MOTION (made by Van Wie): To waive the 180-day delay and allow issuance of the demolition permit at 23 Blue Ribbon Drive.
SECOND: Eidman
SEATED: Braun, Eidman, Harris, 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 rescind adoption of the motion to oppose the issuance of the demolition permit at **114 Beachside Avenue**, which motion was adopted at the April 11, 2023, meeting.
Discussion held; No action taken.
7. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **1 Birchwood Lane**, which motion was adopted at the April 11, 2023, meeting.
No action taken.
8. To take such action as the meeting may determine to discuss and consider adopting HDC Demolition Policy.
MOTION (made by Harris): To adopt the draft demolition policy as presented in the agenda.
SECOND: Springer
SEATED: Braun, Eidman, Harris, Springer, Van Wie
VOTE: Unanimously approved.
9. To hear the Chairwoman's update.
Discussion held; No action taken.
10. To adjourn the meeting.
MOTION (made Braun): Meeting adjourned 7:53

Grayson Braun, Chair
Historic District Commission
May 11, 2023

RECEIVED

MAY 11 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: 1 Nutmeg Lane, Westport.

Owner: David + Rhodie Lorenz

Phone: 203 940 1753 Email: rhodie@jazzidentudio.com

Agent/Contractor: _____ Email: ccasa@optonline.com

Address: _____

Phone: _____ Email: _____

Anticipated date of completion: _____

Owner's Signature (Application must be signed) [Signature] Date 5.7.23
5/11/23

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. [Signature]

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: _____

1 Nutmeg Lane, Westport
Owners: Rhodie and David Lorenz

Narrative:

We are planning to reconstruct our garage due to it needing an upgrade and to increase the size to accommodate two cars. The wood that constructs the current garage and shed are rotting and the footprint of the garage, while designed to hold two cars, is outdated due to the larger models of automobiles to date.

The garage currently sits on the set back, so in the reconstruction it will be within the town's stipulations from the road.

The garage will be constructed in keeping with the historic period of our home at 1 Nutmeg Lane but will be built in the look of a barn, in keeping with the time period. We will be using vertical wood slats, stained grey, similar to the paint of the house, with a metal roof.

2 sets of construction plans by architect Chris Carpinellio to be submitted by Chris.

Demolition plans.

The extent of demolition is "the complete demolition of the existing single story wood frame two-car garage and shed structure to make way for the proposed single story wood frame two-car garage at the same location."

The proposed siding of the garage structure-stained grey cedar wood to replicate a “barn style” garage in keeping with historical aesthetics of the neighborhood. See example photo.



Roofing of seam metal roof in a charcoal grey.



Current photo of existing elevation where work is proposed.



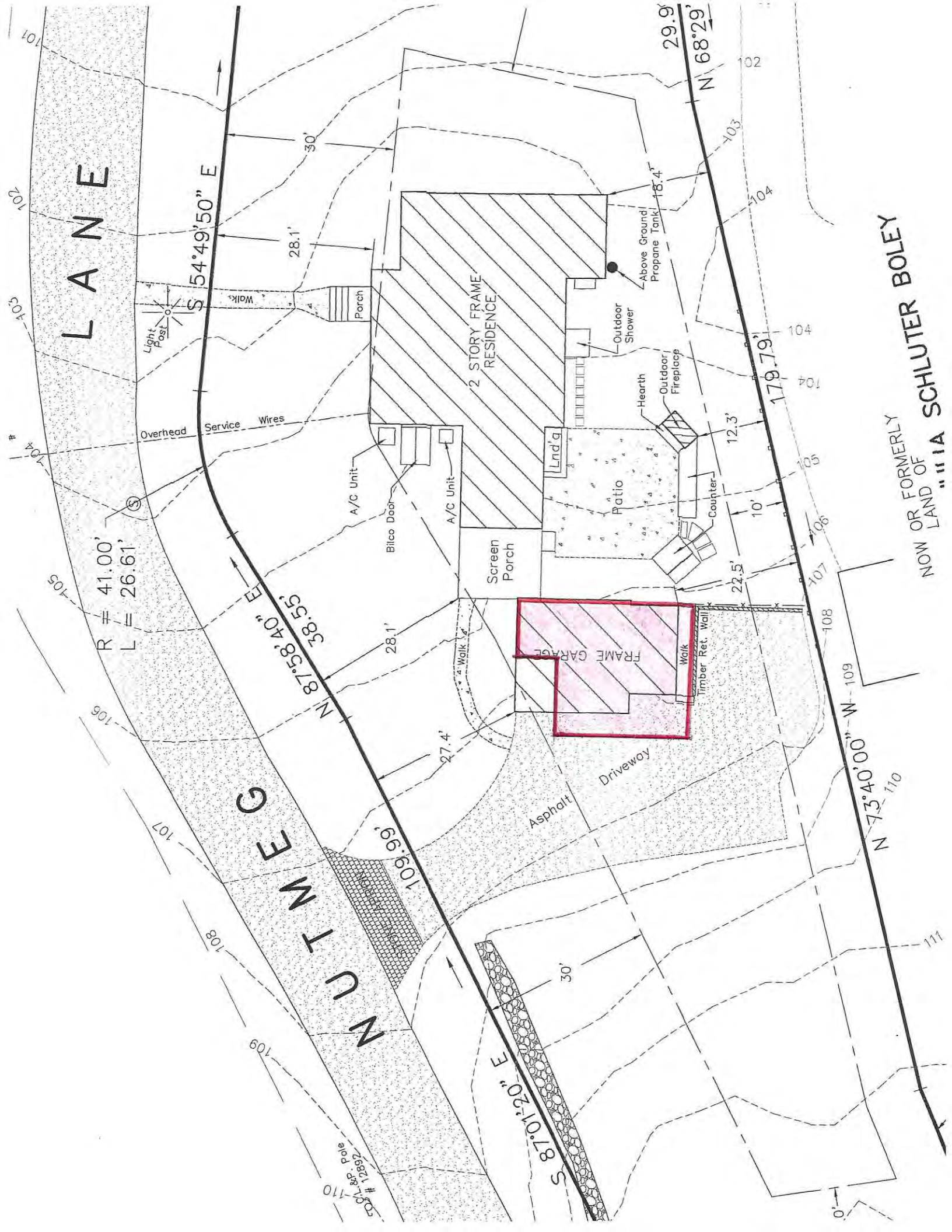
Adjacent street frontage - two properties in each direction. All Kings Highway North.





Thank you. Please let me know if you have any further questions or need more information. We look forward to bearing back from you.

Peace,
Rhodie
cell) 203.940.1753



NOW OR FORMERLY
LAND OF
"A SCHLUTER BOLEY

LANE

WUTMENG

2 STORY FRAME RESIDENCE

FRAME GARAGE

Driveway

Asphalt

Outdoor Shower

Hearth

Outdoor Fireplace

Above Ground Propane Tank

A/C Unit

A/C Unit

Bilco Door

Screen Porch

Patio

Counter

Light Post

Walks

Overhead Service Wires

Walk

Walk

Timber Ret. Wall

CO-1 Reg. Pole # 12892

0'

101
102
103
104
105
106
107
108
109
110
111

S 54°49'50" E
N 87°58'40" E
S 87°01'20" E
N 73°40'00" W
N 68°29'
179.79'
29.9'
28.1'
30'
27.4'
28.1'
22.5'
10'
12.3'
18.4'
109.99'
109
110

R = 41.00'
L = 26.61'

Project

Replacement Garage

The Lorenz Residence

1 Nutmeg Lane
Westport CT 06880

DATE DRAWING ISSUE

3 MAY 2023 INITIAL SCHEMATIC DESIGN
DRAWING ISSUE

10 MAY 2023 WESTPORT HISTORIC DISTRICT
COMMISSION APPLICATION
DRAWING ISSUE

christopher carpiello
architect

30 Blue Ridge Lane
Wilton, Connecticut 06897
(203) 762.5953

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THIS DRAWING IS COPYRIGHT

Drawing Title

Existing First Floor
and Garage Plan

Reference no.

5 2 3

Date

10 MAY 2023

Scale

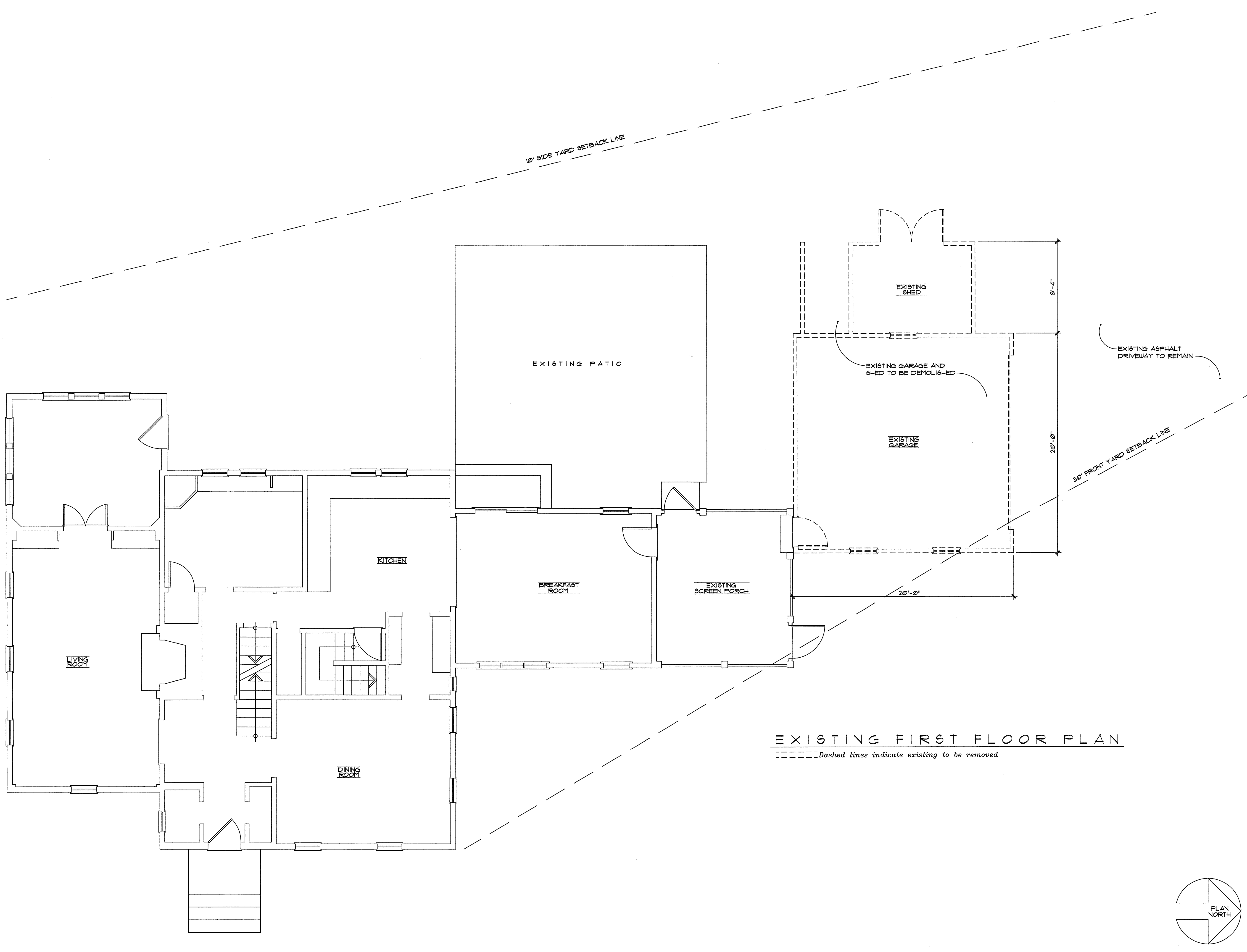
1/4" = 1'-0"

Drawn by

CC

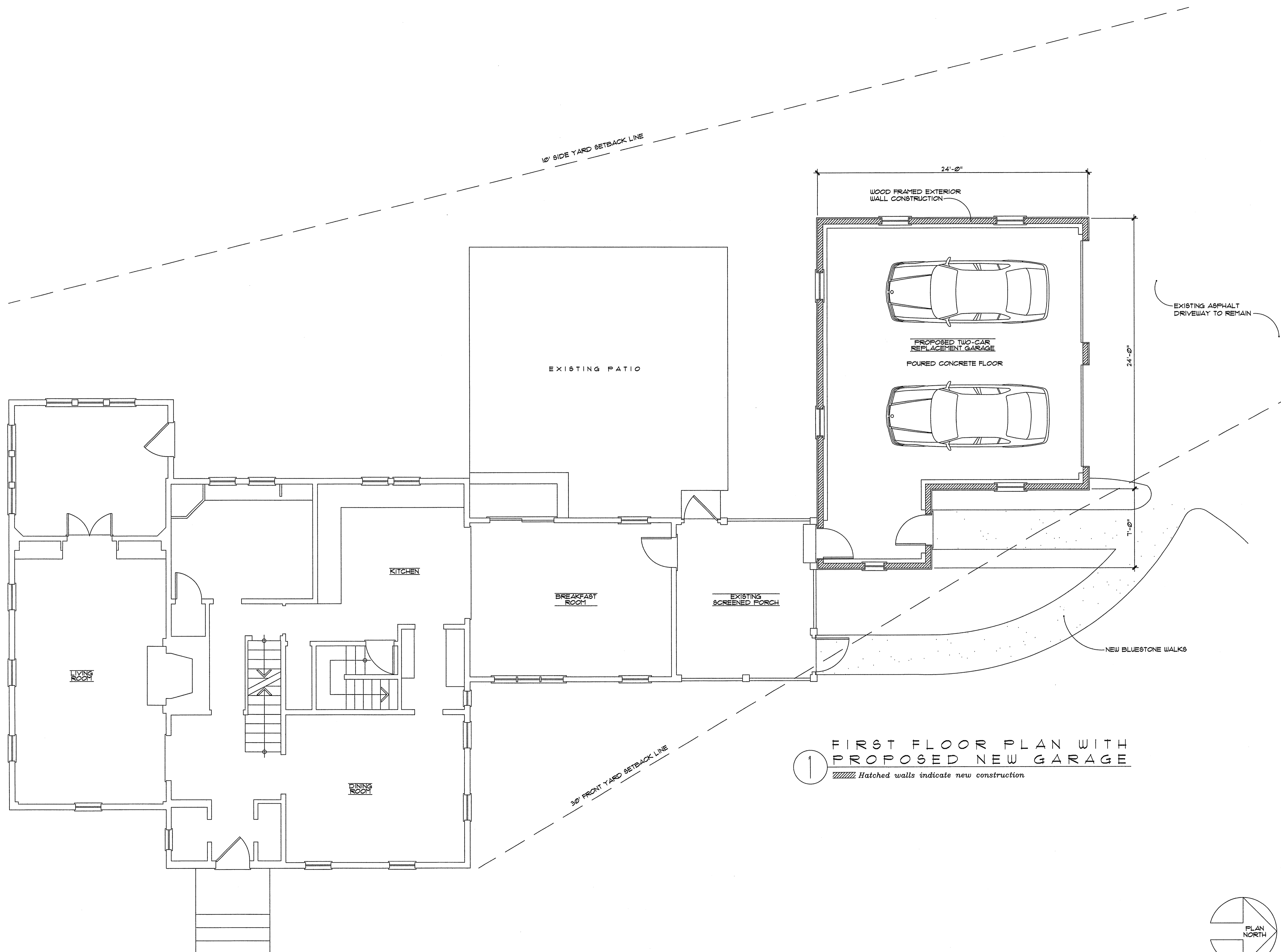
Drawing no.

EX1



EXISTING FIRST FLOOR PLAN

-----Dashed lines indicate existing to be removed



1 FIRST FLOOR PLAN WITH PROPOSED NEW GARAGE
 Hatched walls indicate new construction

Project
 Replacement Garage
 The Lorenz Residence
 1 Nutmeg Lane
 Westport CT 06880

DATE	DRAWING ISSUE
3 MAY 2023	INITIAL SCHEMATIC DESIGN DRAWING ISSUE
10 MAY 2023	WESTPORT HISTORIC DISTRICT COMMISSION APPLICATION DRAWING ISSUE

christopher carpiello
 architect

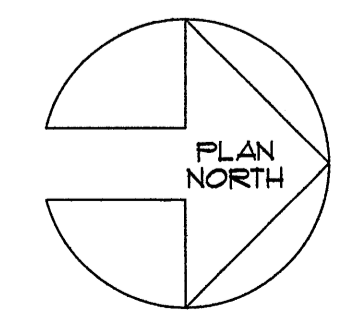
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 (203) 762.5953

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Drawing Title
 Existing First Floor and Proposed Garage Plan

Reference no. B 2 3	Drawing no. A 1
Date 10 MAY 2023	
Scale 1/4" = 1'-0"	
Drawn by CC	



Project

Replacement Garage

The Lorenz Residence

1 Nutmeg Lane
Westport CT 06880

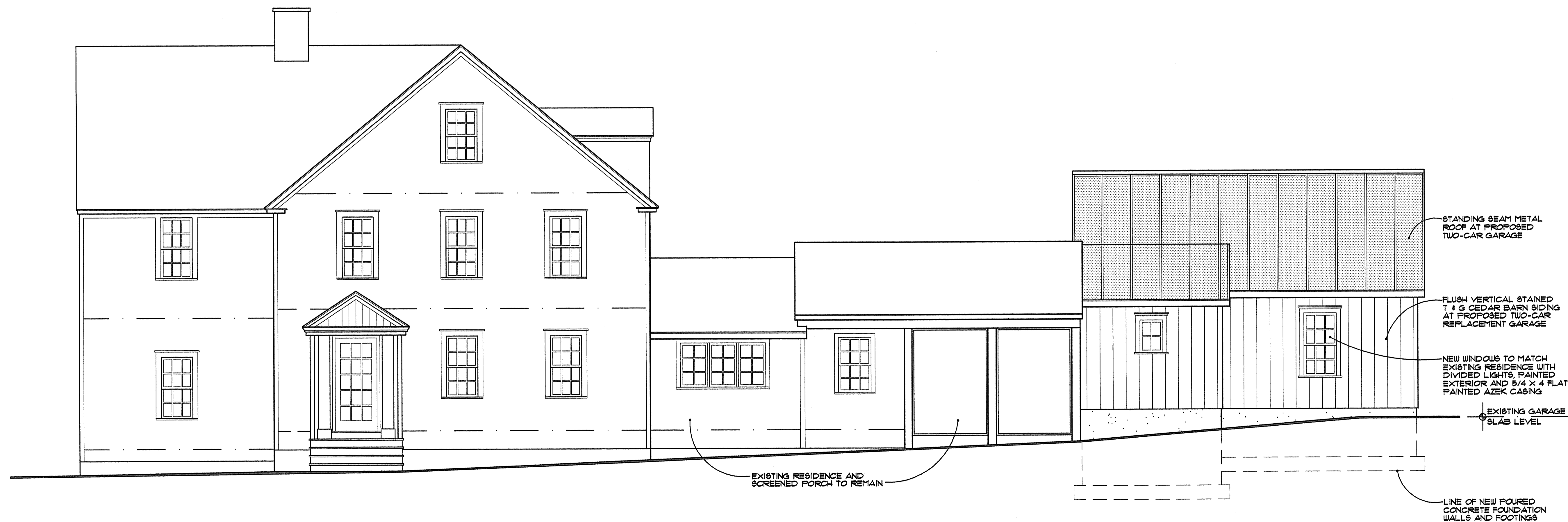
DATE DRAWING ISSUE

3 MAY 2023 INITIAL SCHEMATIC DESIGN
DRAWING ISSUE

10 MAY 2023 WESTPORT HISTORIC DISTRICT
COMMISSION APPLICATION
DRAWING ISSUE

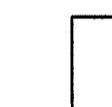


EXISTING EAST ELEVATION
NUTMEG LANE ELEVATION



1 PROPOSED EAST ELEVATION
NUTMEG LANE ELEVATION

christopher carpiniello
architect



30 Blue Ridge Lane
Wilton, Connecticut 06897
(203) 762.5953

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Drawing Title

**Existing & Proposed
Garage Elevations**

Reference no.

5 2 3

Date

10 MAY 2023

Scale

1/4" = 1'-0"

Drawn by

CC

Drawing no.

A2

Project

Replacement Garage

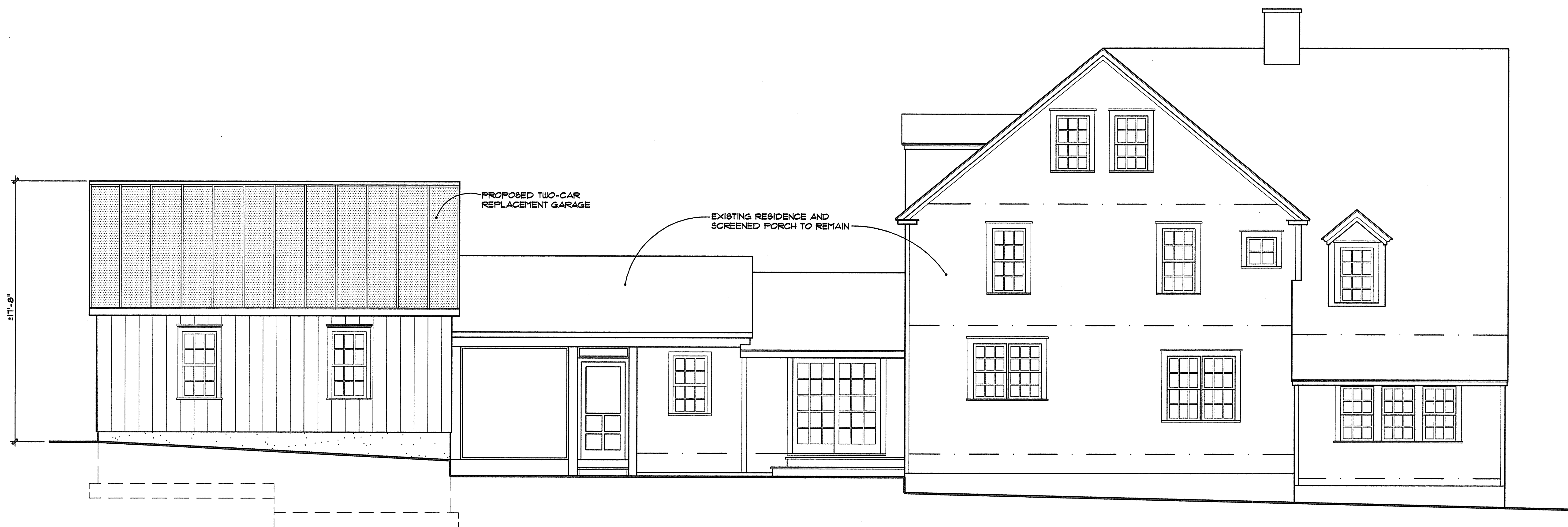
The Lorenz Residence

1 Nutmeg Lane
Westport CT 06880

DATE	DRAWING ISSUE
3 MAY 2023	INITIAL SCHEMATIC DESIGN DRAWING ISSUE
10 MAY 2023	WESTPORT HISTORIC DISTRICT COMMISSION APPLICATION DRAWING ISSUE



EXISTING WEST ELEVATION
PATIO ELEVATION



2 PROPOSED WEST ELEVATION
PATIO ELEVATION

christopher carpiniello
architect



30 Blue Ridge Lane
Wilton, Connecticut 06897
☎ (203) 762.5953

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THIS DRAWING IS COPYRIGHT

Drawing Title

Existing & Proposed
Garage Elevations

Reference no.
523

Date
10 MAY 2023

Scale
1/4" = 1'-0"

Drawn by
CC

Drawing no.

A3



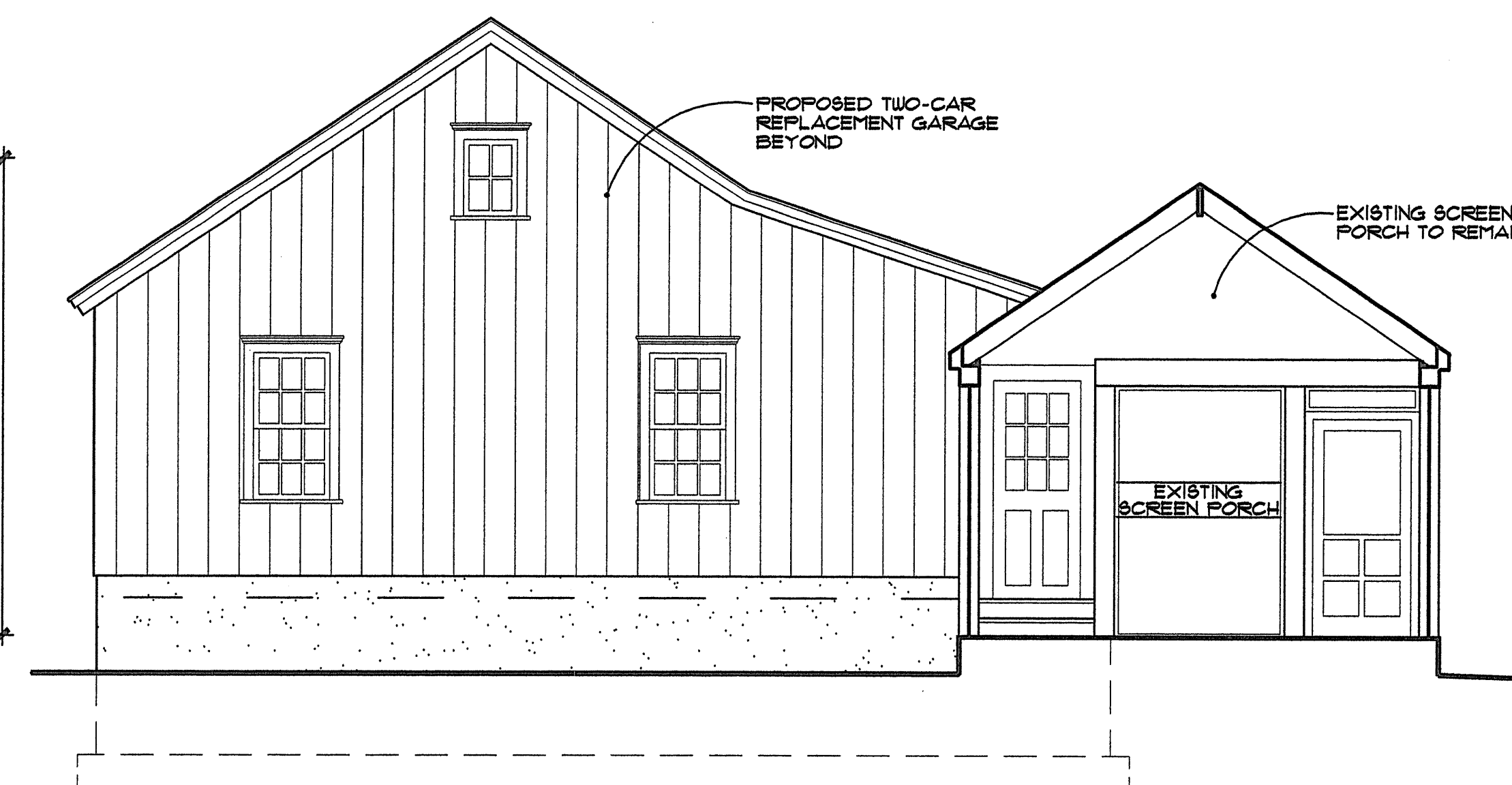
EXISTING NORTH ELEVATION
DRIVEWAY ELEVATION



EXISTING SOUTH ELEVATION
KINGS HIGHWAY ELEVATION



3 PROPOSED NORTH ELEVATION
DRIVEWAY ELEVATION



4 PROPOSED SOUTH ELEVATION/PORCH SECTION
PATIO ELEVATION

Project

Replacement Garage
The Lorenz Residence
1 Nutmeg Lane
Westport CT 06880

DATE	DRAWING ISSUE
3 MAY 2023	INITIAL SCHEMATIC DESIGN DRAWING ISSUE
10 MAY 2023	WESTPORT HISTORIC DISTRICT COMMISSION APPLICATION DRAWING ISSUE

christopher carpinello
architect

30 Blue Ridge Lane
Wilton, Connecticut 06897
(203) 762.5953

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Drawing Title

Existing & Proposed
Garage Elevations

Reference no.
523

Date
10 MAY 2023

Scale
1/4" = 1'-0"

Drawn by
CC

Drawing no.

A4



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) F.E. Bailey House

Street Address or Location 1 Nutmeg Lane

Town/City Westport Village _____ County Fairfield

Owner(s) Rhodie A. Lorenz 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 Colonial Revival Date of Construction 1932

Material(s) (Indicate use or location when appropriate):

- | | | | | |
|--|---|--------------------------------------|--|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick | <input checked="" 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 <u>Poured</u>) | <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: Rear addition, 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 _____ Date _____

View _____ Negative on File _____

Name _____ Date 10/4/2011

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

CONTINUATION SHEET

Item Number: _____ Date: October 2011

PAL, Pawtucket, RI 02860

1 Nutmeg Lane, Westport, CT

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

Interrelationship of building and surroundings:

The building is sited on a level lot at the southwest corner of Nutmeg Lane and Kings Highway North. It is set back from the road and faces north toward Nutmeg Lane. The east boundary of the property is lined with box hedges and deciduous trees. Vegetation consists of evergreens and deciduous trees along the northwest boundary with bushes and low plants along the foundation. A paved driveway north of the house leads to an attached garage.

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

The building is a two-story, four-bay-by-four-bay, Colonial Revival style residence. The asphalt shingle-clad, front-gable roof has a gable dormer on the west slope and a brick chimney on the east slope. The two-story, side-gable ell on the east elevation incorporates a lean-to on the south elevation creating a salt-box form and is original to the plan. The walls are clad in wood shingle and rest on a stone and concrete foundation. A small one-story, gable-roof addition is located on the south end of the west elevation. The primary entrance is located off-center on the facade and contains a fifteen-light wood door flanked by pilasters. The entry porch has rubble stone stairs covered by a pedimented roof and supported by turned posts. Windows consist of twelve-over-twelve and six-over-twelve, double-hung sash with lintels. A one-story, one-bay by two-bay garage was constructed in the 1930s and is attached to the west elevation of the one-story addition. It is accessed by a screen porch addition and has a shed addition on the south elevation. The building appears to be mostly original with minimal alterations to the plan consisting of the one-story addition on the west elevation and the attached screen porch.

Historical or Architectural importance:

The house was constructed in 1932 to replace an earlier Italianate style residence on the property depicted on the 1878 map of Westport. Nutmeg Lane, originally called "Ferra" in 1931 and later "Wright Street Extension", was laid out in the early 1930s. The house footprint is shown on the 1931 Sanborn map labeled "from plans" indicating it was not built yet, but is shown on the 1940 Sanborn as finished. The address appears in the 1933 as the home of F.E. Bailey. By 1941, the property had been sold to Delano J. Hitch. A few years later the property was occupied by James B. Owen, who moved by 1950. By 1954, the house was owned by Harry A. Wilcox. Wilcox remained there until the late 1960s, after which the house changed hands several times. In 1980 the property was owned by Peter L. Leepson, who sold the house to William J. Yonan in the late 1980s. In 1991, the property was purchased by Bradford W. and Anita W. Coupe. Eight years later, the Coupes sold the lot to Bruce R. and Meredith M. Johnson. Meredith M. Johnson, who took over ownership of the property, sold it to the current owner, Rhodie A. Lorenz, in 2005.

Sources:

Cunningham, Jan. Kings Highway North HD NR. Hartford: CT Historical Commission, 1997; 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

1 Nutmeg Lane, Westport, CT

PHOTOGRAPHS



View of the north elevation.



View of the west elevation of the attached garage and screened-in porch.

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: 1 Nutmeg Lane

Name: William Meeker/Alfred Violet House

NR District: Kings Highway North Historic District

Local District: Kings Highway North Historic District

Neg No.: 17:11

HRS ID No.: 0629

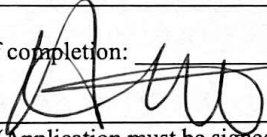


For Office Use Only:
Date of Filing: _____
Date of Public Hearing: _____
65 Day Period Ends: _____
Type of Work: _____

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: 64 Kings Highway N.
Owner: Evangelia Tsiropoulos
Phone: 203-219-7474 Email: angela.tsiropoulos@gmail.com
Agent/Contractor: Same as Above
Address: _____
Phone: _____ Email: _____
Anticipated date of completion: September 2023
 5/17/23
Owner's Signature (Application must be signed) Date

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: _____

Evangelia Tsiropoulos

May 17, 2023

Ms. Donna Douglas
Historic District Commission
110 Myrtle Avenue; Town Hall
Westport, CT 06880

Subject: Historic District Commission Application for 64 Kings highway N., Westport, CT

Dear Ms. Douglas:

I am hereby submitting my request for a modification to my Historic Commission Approval dated March 2023. I have included the application and the following supporting documents:

1. Application for Certificate of Appropriateness,
2. Project narrative
3. A copy of the front elevation
4. GIS map of abutting property owners
5. List of abutting neighbors,
6. Stamped envelopes of abutting neighbors
7. Photos of the proposed chimney stone
8. Photo of the proposed coach lights and lamp posts

I will also submit all of the above electronically to your office. If all is in order once you have completed your review please place us on the next available Historic District Commission hearing.

Thank you for all your help. If you have question or need additional information, please contact me on 203.219.7474 or at angela.tsiropoulos@gmail.com

Very truly yours,

Evangelia Tsiropoulos

Historic District Application Narrative

Address: 64 Kings Highway N., Westport, CT

Project: Additions and Renovations to an existing residence

Owner: Evangelia Tsiropoulos

The proposed project includes additions and renovations to an existing residence, originally constructed circa 1938. Several additions, including a wing to the right side, a dining room/porch to the rear, and a wood deck to the rear, have been added in the ensuing years.

The plan is to add onto the existing residence, while still maintaining the visual importance of the existing main body of the original home. In general, the concept is to utilize materials in details that will be in harmony with the existing house. More specifically, the project materials will be as follows:

1. Roof: asphalt shingles with aluminum valley flashing
2. Siding: cedar shingles, white
3. Windows: white, simulated divided light (lite cuts as shown in elevations). Double hung windows. Windows will be wood painted white facing Kings Highway and clad white on sides and rear.
4. Exterior trim: white, as shown on the drawings
5. Shutters: recessed, flat panel, black, with true hinges, and "S" type shutter dogs
6. Chimneys: stone, aluminum flashing. Chimney top details to be in stone. Existing center mask chimney, to be removed and rebuilt made with stone. (picture of stone attached)
7. Garage doors: white, overhead, carriage style as indicated on the elevations
8. Gutters/leaders: white, half round gutters; round white leaders
9. Porches: bluestone flagging with stone risers and sides
10. Front walk: bluestone
11. Front door: wood with simulated divided lights as shown. Existing entablature to be reused. New roof overhang on corbels over front door, as indicated on the drawings. Coach lights on each side of the door - attached
12. Driveway: asphalt
13. Decorative light at garage doors – attached
14. Decorative light posts at driveway opening - attached
15. Pool: gunite with stone coping and patios

New/Existing Chimney Stone:

Ledge stone:



Mosaic Stone:



Coach lights (on each side of front door) to match above garage light:

Founders One Light Outdoor Wall Lantern



Above Garage Lighting:

Circa Lighting: <https://www.visualcomfort.com/founders-large-one-light-outdoor-wall-lantern/#2461=35591>

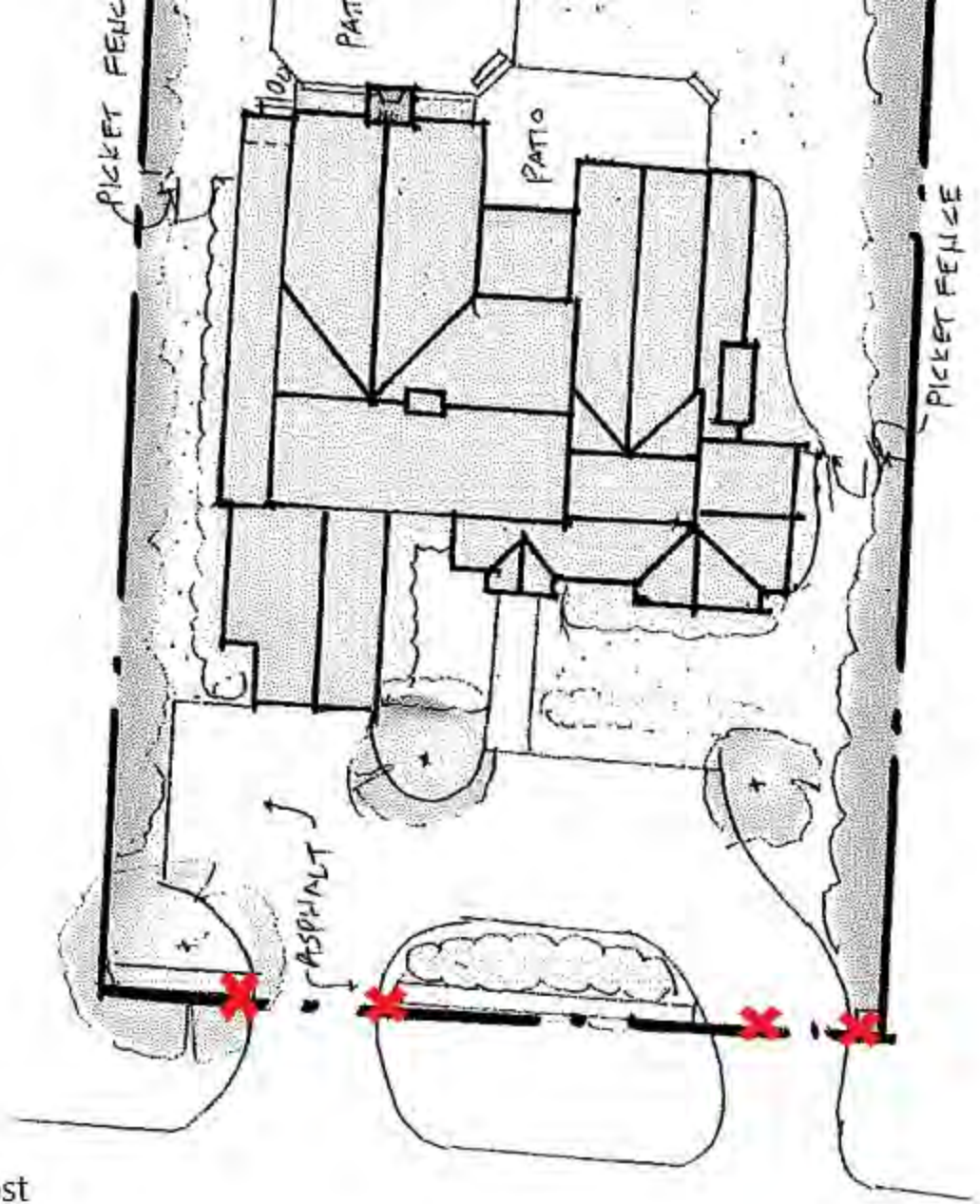
Founders Large One Light Outdoor Wall Lantern

Front stone wall – Lamp Posts (on each side of the driveway):

Founders One Light Outdoor Post Lantern



N 51° 52' 50" W

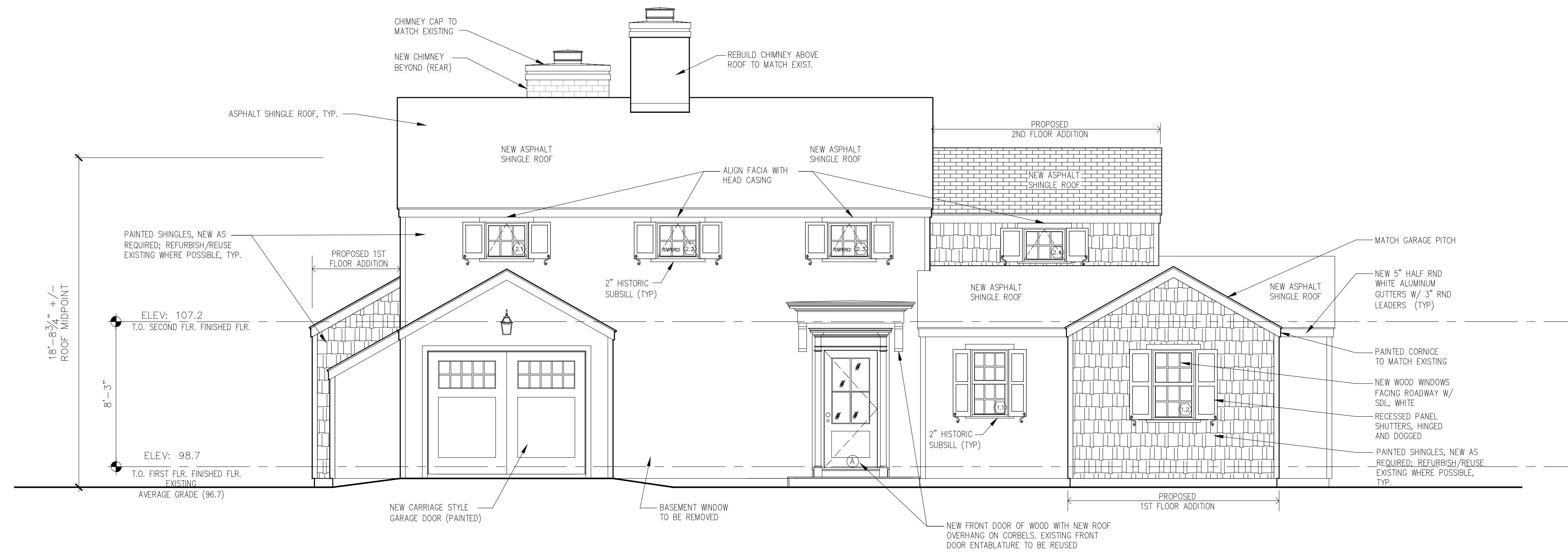


X = Lamp post

PROPOSED SITE PLAN
64 KINGS HIGHWAY NORTH, WESTPORT, CT

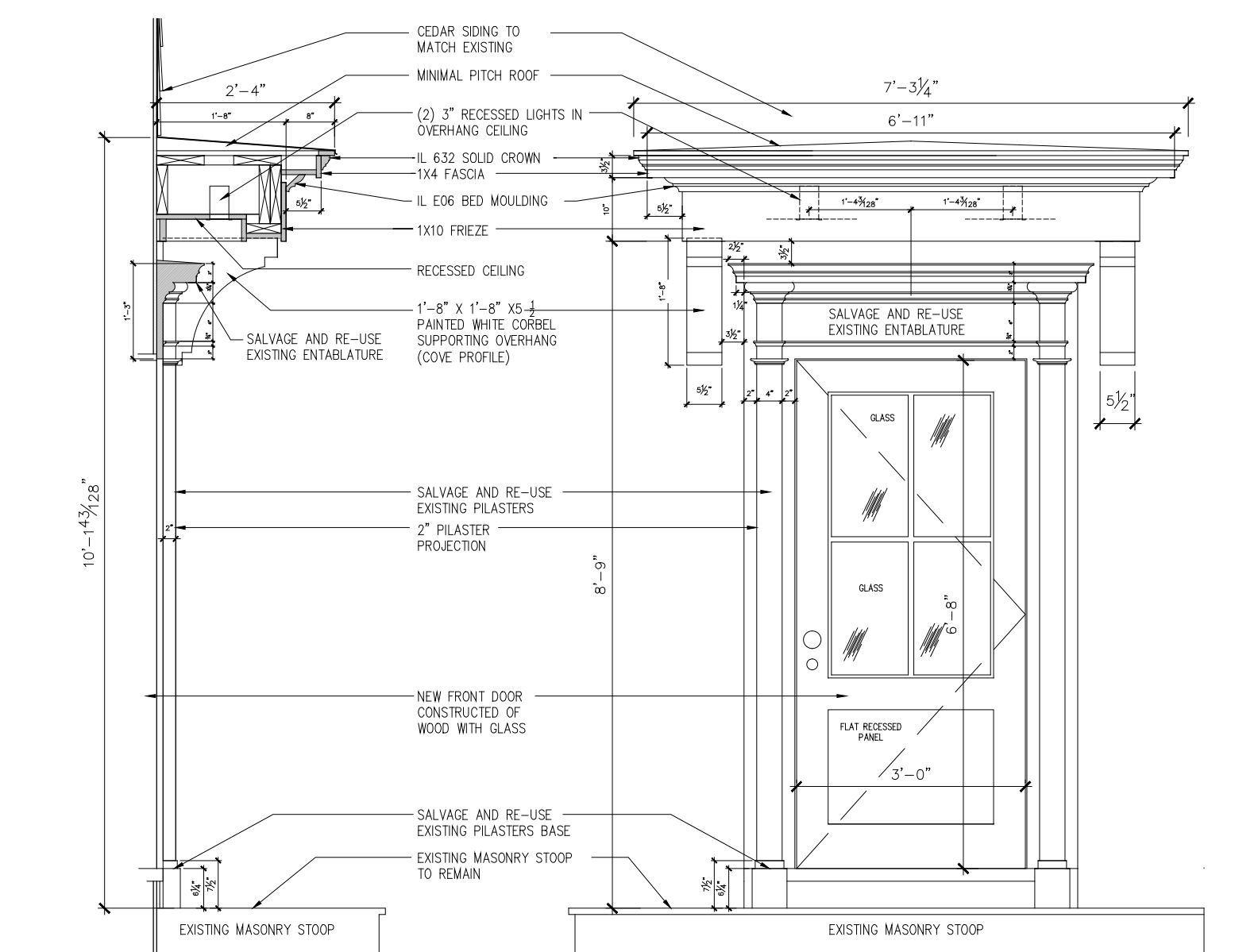
APPROVED BY HISTORIC

DATE: 12/16/22



PROPOSED FRONT ELEVATION

1/4" = 1'-0"



FRONT DOOR ENTABLATURE

1/2" = 1'-0"

- DO NOT SCALE THESE DRAWINGS
- ALL EXTERIOR STUDS ARE 5-1/2" UNLESS NOTED OTHERWISE
- STATE AND LOCAL CODES AND BASED ON 2015 INTERNATIONAL RESIDENTIAL CODE PORTION OF THE 2018 CT. STATE BUILDING CODE.
- PROTECTION OF WOOD AND WOOD-BASED PRODUCTS SHALL COMPLY WITH SEC. R317. ALL SILL PLATES ON CONCRETE TO BE PRESERVATIVE TREATED W/ WITH A CAPILLARY BREAK.
- STAIRS: HANDRAILS SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".
- GUARDRAILS: PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE HANDRAIL @ NOT LESS THAN 36" IN HEIGHT. INTERMEDIATE RAILS/BALUSTERS SHALL NOT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER PER SEC. R312.
- SMOKE, HEAT AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY FEDERAL AND STATE BUILDING CODES. (SEC. R314 AND R315)
- ALL BATHROOMS AND WATER CLOSETS SHALL BE PROVIDED WITH AN EXHAUST FAN.
- ALL HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING SHALL BE TEMPERED PER SEC. R308.
- GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE EXECUTED AND PROVIDED IN LOCATION PER SEC. E3902.
- ALL SLEEPING AREAS TO HAVE AN EGRESS IN ACCORDANCE W/ SEC. R310 AND R311
- EXTERIOR AIR SUPPLY TO BE PROVIDED AS IT RELATED TO MASONRY FIREPLACES SO THAT THE INDOOR PRESSURE IS NEUTRAL OR POSITIVE PER SEC. R1006.

DISCLAIMER
 THIS DOCUMENT IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGN, DIMENSIONS, AND MATERIALS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DOCUMENT. ALL RIGHTS ARE RESERVED. © 2023 MICHAEL GREENBERG & ASSOCIATES, INC.

Michael Greenberg & ASSOCIATES
 Concept - Design - Construction

64 KINGS HIGHWAY N., WESTPORT, CT 06880

DRAWING TITLE:
PROPOSED FRONT ELEVATION

REVISED

DATE
 02/24/23

SCALE:
 1/4" = 1'-0"

A-2.1



Abutting Neighbors to 64 Kings Highway N.

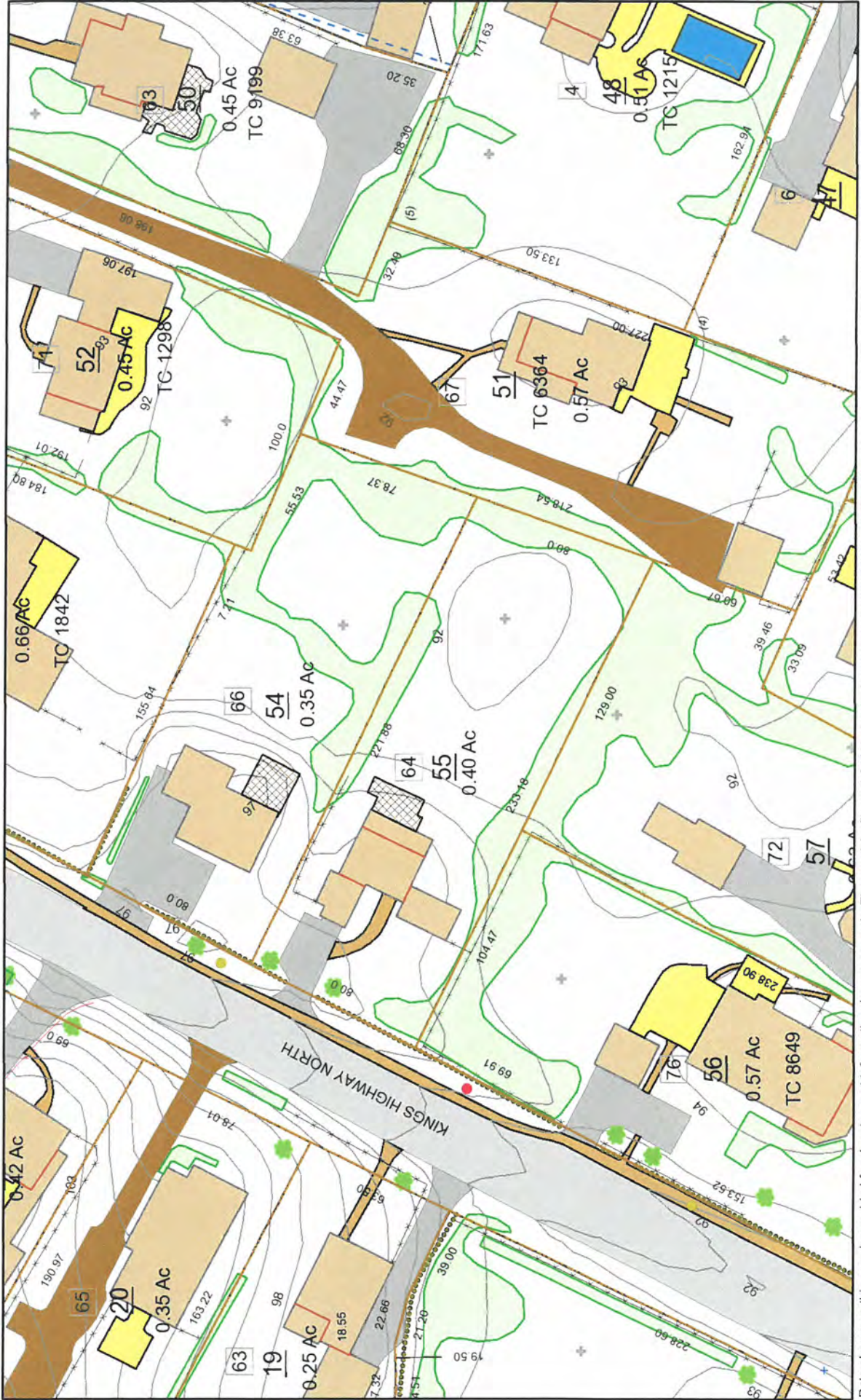
Westport, CT

February 24, 2023

1 inch = 60 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

**64 Kings Highway North
Historical District Commission Application**

Subject Property Owner

Angela Tsiropoulos
64 Kings Highway N.
Westport, CT 06880

Abutting neighbor list

66 Kings Highway North
Owner: Margaret Buddenhagen
597 Westport Ave. Apt. B328
Norwalk, CT 06851

67 Wright Street
Owner: James M. & Katherine Graves
67 Wright Street
Westport, CT 06880

76 Ludlow Road
Owner: Adam & Katherine R. Apton
76 Ludlow
Westport, CT 06880

72 Ludlow Road
Owner: William Berson & Deborah J. Ziskin



HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator,
Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

* Note: Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) _____
 Building Name (Historic) _____
 Street Address or Location 64 King's Highway North
 Town/City Westport Village _____ County Fairfield
 Owner(s) Anne H. Graham 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 Colonial Revival Date of Construction ca. 1940

Material(s) (Indicate use or location when appropriate):

- | | | | | |
|--|---|--------------------------------------|--|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick | <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 checked="" type="checkbox"/> Concrete (Type <u>Poured</u>) | <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 addition

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

64 King's Highway North, Westport, CT

Interrelationship of building and surroundings:

The building is sited on a relatively level lot on the east side of Kings Highway North. It is set back from the road and faces west. A fieldstone wall runs parallel to the road along the west boundary of the property. Vegetation consists of evergreens and deciduous trees around the perimeter of the property and bushes along the foundation. The short driveway north of the house leads to an attached garage A flagstone walkway connects the driveway and the primary entrance.

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

The building is a two-story, two-bay-by-two-bay, Colonial Revival style residence. The asphalt shingle-clad, side-gable roof has a brick chimney in the center of the ridge. The walls are clad in wood shingle and rest on a concrete foundation. An attached one-story, one-bay garage original to the plan extends west from the north end of the west (facade) elevation. One-story additions attached to the south and east elevations were built after 1940. The south addition is two bays long with a side gable roof and a cupola. The primary entrance is located off-center on the facade and contains a wood panel door covered by a twelve-light storm door flanked by pilasters with a wide entablature. Windows consist of six-over-six, double-hung sash in varying sizes. The house is relatively intact. Alterations include the two additions, but the main block of the house retains its original layout. The windows appear original to the house and there are no extensive changes to the exterior materials.

Historical or Architectural importance:

The house was constructed ca. 1940 and is visible on the 1940 Sanborn map of the area. The property does not appear in directories until 1950, when it is listed as the residence of Stuart B. Hurlbutt. Hurlbutt remained in the house until the late 1960s, when it was passed to Mrs. Beatrice M. Haynes. The property was listed as vacant in the 1975 directory, and in 1980 it was occupied by Cesar Miranda. By 1991, the house was owned by Timothy J. Robson, who sold it to the current owner, Anne H. Graham, in 1994.

Sources:

Cunningham, Jan. Kings Highway North HD NR. Hartford: CT Historical Commission, 1997; HRI. Hartford: CT Historical Commission, 1986; 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

64 King's Highway North, Westport, CT

PHOTOGRAPHS



View of the west elevation.

FOR OFFICE USE ONLY

TOWN NO.: _____ SITE NO.: _____

UTM: 18/____/____/____/____/____

QUAD: _____

DISTRICT: _____

NR: Actual
Potential

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

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET/

For: 64 Kings Highway North, Westport, CT 06880
Continuation for HRI created by PAL, 210 Lonsdale Avenue, Pawtucket, RI 02860, October 2011

Section 19: Historical or Architectural Importance

On June 14, 1941 Annie W. Wood transferred ½ interested in a parcel of land, without mention of buildings, to Theresa J. Ingersoll. This parcel of land is now known as 64 Kings Highway North. To determine the built date of the house we look at the Westport tax records in 1940 and 1941. In 1940 Ingersoll was not assessed for any property but in 1941 she was assessed for a house at \$6,250.

One additional factor is that the assessment tax for Annie Wood in 1941 was reduced by \$7,500, from 2 dwelling houses to one. During the same year, Annie transferred a property to William J. Jr, who was assessed, that year, for a dwelling house at \$7,500. This transfer provides evidence that Annie Wood didn't transfer a dwelling house to Theresa J. Ingersoll and therefore, Ingersoll built the house at 64 Kings Highway North in 1941.

Since the current HRI of 2011 states that the house was built in c.1940 and the Kings Highway North National Historic submission of 1998 states c.1938, the date of 1941 seems reasonable. Additionally, the current HRI of 2011 states that the house was on the 1940 Sanborn Insurance map but looking at the map, it could not be found. So, it must have been built after 1940.

Therefore the plaque should read Wood-Ingersoll House, built 1941.

Bob Weingarten
WHS House Historian
Clerk for the HDC
November 3, 2017, updated June 3, 2022

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:

^{VA}
63 Kings Highway North

Name:

Edmund Smith House

NR District:

Kings Highway North Historic District

Local District:

Kings Highway North Historic District

Neg No.:

14:35

HRS ID No.:

0430



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: 64 Kings Highway North

Name: House

NR District: Kings Highway North Historic District

Local District: Kings Highway North Historic District

Neg No.: 32:5

HRS ID No.: 0431

