For Office Use Only:	
Date of Filing:	
Date of Public Hearing	

## 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):	TIEGETYEE
Address of proposed work: 53 Kings Highway No	rth AUG 2 9 2023
Owner: Thad and Martha Eidman	HISTORIC DISTRICT COMMISSION
Phone: 203-247-6250	Email: thad@eidman.us
Agent/Contractor: Craig Chard , Chard Builder	
Address: 4 Twin Rocks Drive	
Phone: New Fairfield, CT 06812	Email: chardbuilders@snet.net
	Brief description of project: Execure prior approved
Master P&Z Master Permit ID 4875, Bui	
	request change to door and several windows.
TENN MAN I	08/27/2023
Owner's Signature (Application must be signed)	Date
Signature of Zoning Enforcement Officer indicating preliminal  SECTION 3 (To be completed by the Historic District Com  Date of Public Hearing:  Certificate of Appropriateness APPROVED  List any conditions or modifications:	
☐ Certificate of Appropriateness DENIED  List reasons for denial:	
	08/27/2023
Sign	nature/Chair, WHDC Date
After approval has been obtained from the Historic District Commi obtained from the Planning and Zoning and Building Departments	ssion, work cannot commence until proper zoning and building permits have be
SECTION 4 (To be completed by the Historic District Con FINAL APPROVAL	nmission)
Signature/WHDC:	Date of Site Inspection:

For Office Use Only:	
Date of Filing:	
Date of Public Hearing	

# 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.

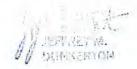
SECTION 1 (To be completed by the Applicant):			
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Owner: Thad and Martha Eidman			
Phone: 203-247-6250	Email: thad@eidman.us		
Agent/Contractor: Craig Chard, Chard Build			
Address: 4 Twin Rocks Drive			
Phone: New Fairfield, CT 06812	Email: char	Email: chardbuilders@snet.net	
Anticipated date of completion: June 2024	Brief description of project:	Execure prior approved	
Master P&Z Master Permit ID 4875, B	uilding Permit 41856 an	d Special Permit	
Approval/Resolution # 17-058, Owner	s request change to doo	r and several windows.	
TELL Made No.	08/27/20	)23	
Owner's Signature (Application must be signed)	Date		
<ul> <li>□ Appears not to comply with regulations</li> <li>□ More information needed</li> <li>Signature of Zoning Enforcement Officer indicating prelin</li> </ul>	ninary review of compliance with zon	ing 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:			
		08/27/2023	
	Signature/Chair, WHDC	Date	
After approval has been obtained from the Historic District Coo obtained from the Planning and Zoning and Building Departm		proper zoning and building permits have be	
SECTION 4 (To be completed by the Historic District	Commission)		
FINAL APPROVAL	Date of Site Inspection		





### **Historic District Commission**

Town Hall, 110 Myrtle Avenue Westport, CT 06880 Westportct.gov Telephone (203) 341-1184 2023 AUG 29 A 11: 16



#### WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 830 9464 9553 Passcode: 870951 Dial by your location • +1 646 876 9923 US (New York)

Join Zoom Meeting

https://us02web.zoom.us/j/83094649553?pwd=aHBrNUpnY2EzdVVqQ05iRmZHbk0yQT09

The Westport Historic District Commission will hold an electronic public meeting at **7:00 p.m.** on **Tuesday**, **September 12**, **2023**, for the following purposes:

- To take such action as the meeting may determine to approve a Certificate of Appropriateness application dated August 17, 2023, for proposed modification of the January 4, 2022, CoA to replace the solid panel railing design with an open railing with Newels at 35 Wright Street (PID # C09//042/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.
- To take such action as the meeting may determine to approve a Certificate of Appropriateness application dated August 24, 2023, for proposed modification of the July 20, 2022, CoA for removal of balance of existing crawlspace, move structure, raise the ridge height, and construct new foundations and two-story residence at 66 Kings Highway North (PID # C09//054/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.
- To take such action as the meeting may determine to approve a Certificate of Appropriateness application dated August 27, 2023, for proposed modification of the July 24, 2017, CoA for change of windows and footprint/left side elevation at 53 Kings Highway North (PID # B09//118/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.
- 4. To take such action as the meeting may determine to approve a Certificate of Appropriateness application dated August 25, 2023, for proposed modification of the September 25, 2022, CoA for windows on the barn to be wood framed, aluminum wrapped instead of solid wood at 45 Kings Highway North (PID # B09//116/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District

Grayson Braun, Chair Historic District Commission August 29, 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 <a href="https://www.westportct.gov">www.westportct.gov</a> and on the Town Calendar web page under September 12, 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 <a href="mailto:efluq@westportct.gov">efluq@westportct.gov</a> at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

## Thad and Martha Eidman 53 Kings Highway North Westport, CT 06880

- Continuation of a 2017 Special Permit Approval/Resolution # 17-058:
  - C of A, P&Z Building Permit # 41856 opened in 2017.
  - Permit extended for 10 years via State legislators during pandemic.
- 3 residential structures approved, 2 completed :

Phase One: Carriage House/Barn: Completed

Phase Two: From shed garage to one-bedroom cottage: Completed

Phase Three: Main house - restoration restarted in July 2023

See Appendix A for HRI information

## Phase One: The Barn





Original Front Original Side

## Phase One: The Barn



The Barn completed prior to landscaping



The original barn doors were found during restoration as part of a sub-floor. They were restored and hung with original late 1800's horseshoe hangers.

## Phase One: The Barn





Original Rear

Upon Completion Note: All wood Marvin Windows

## Phase Two: The Cottage





Original Upon Completion

## Phase Three Initiated: The Main House

Projects completed to date on main house have been exterior/cosmetic:

- Wraparound Porch entirely rebuilt in 2017, with 14 new footings (see Appendix B)
- Exterior painting 2022





2017 2023

We appreciate that our work to date has been recognized.



## Phase Three Completion: The Main House

## Some key project areas of focus:

- Replacement of caved-in rubble foundation
- Installation of new primary support beams in basement to eliminate 2" drop in the center of the house for both first and second floors
- New floor joists for second floor
- Two car garage

See examples of issues in Appendix C

## Safety Concerns Emerging From Our Initial Work

- House renovated/added on to many times in the early to mid 1900's - created major structural issues.
- We have an overarching concern about one specific area, fire safety.
- The picture to the right shows discovery of burned/disintegrated fireplace brick several inches from a flammable wooden beam.

These fire safety concerns, compel us to meet egress code for fire safety and to **LIMIT LIABILITY** in the event of a fire in the residence.



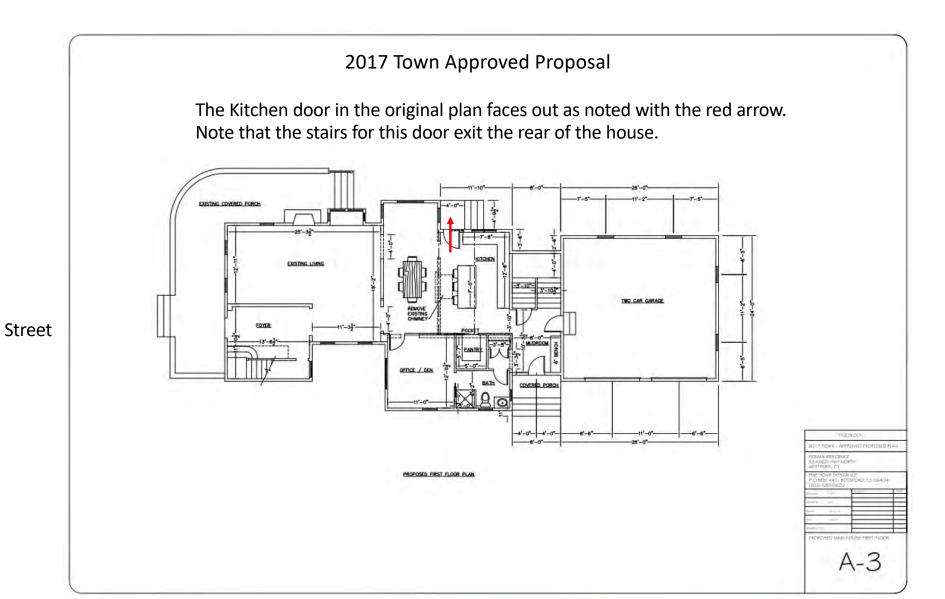
## Main House Part Two: Restoration/Renovation

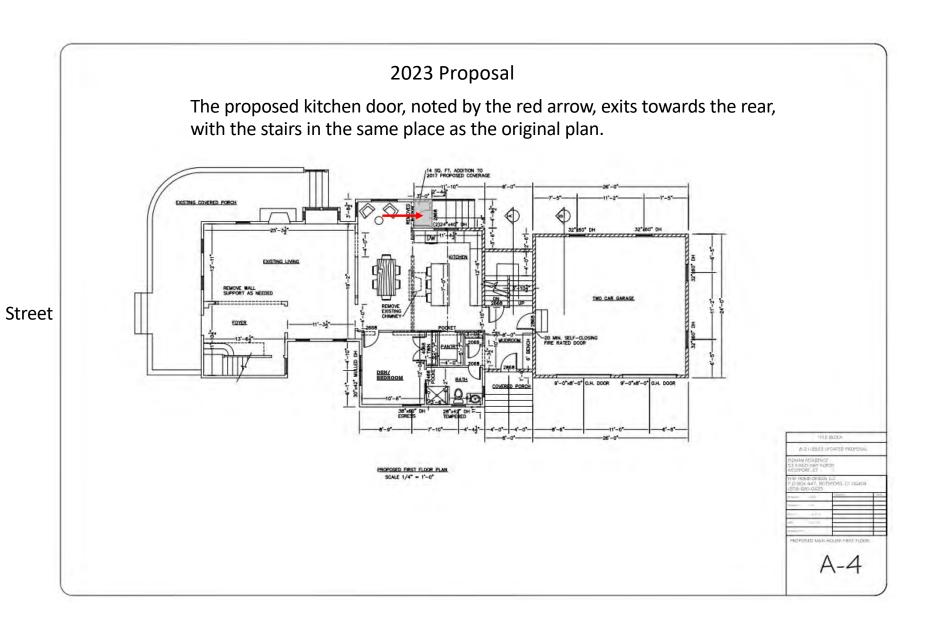
Today, we are seeking HDC approval for two specific changes to the approved master plan for the front house.

- 1. FOOTPRINT/LEFT SIDE ELEVATION CHANGE prompted by the move of an exterior door in the kitchen to enhance functionality of the kitchen's workstation triangle. This results in only a slight .06% coverage increase.
- 2. WINDOWS We plan to retain original windows in as many common areas as possible but request that the Marvin Windows approved for our project be allowed to meet safe egress codes even where Building Code grandfathers-in ORIGINAL WINDOWS \* . This would apply to:
  - a) <u>2<sup>nd</sup> Story bedrooms.</u> The 3 bedrooms all have side elevations. We propose that their windows are either converted to larger double hung windows <u>OR</u> they retain existing openings and use wood casement windows with a double-hung appearance.
  - **b)** <u>3<sup>rd</sup> Story Attic</u>. These windows ARE NOT Bedroom but we are concerned about safe egress because they could become living space in the future and are located on 3<sup>rd</sup> floor. We would like them to be casement because of size constraints of the openings in their dormer windows.

<sup>\*</sup>NOTE that some bedroom-bath "original" windows <u>ARE NOT</u> grandfathered in by BUILDING CODE. IF THE Bedroom or Bath SPACE IS A CHANGE-OF-USE then the windows <u>MUST</u> be changed to meet current safety code.

1. Footprint/Left Elevation Change





2017 Town Approved Proposal

ASPHALT SHNOLES

FISH SCALE SIDING

ASPHALT SHNOLES

FISH SCALE SIDING

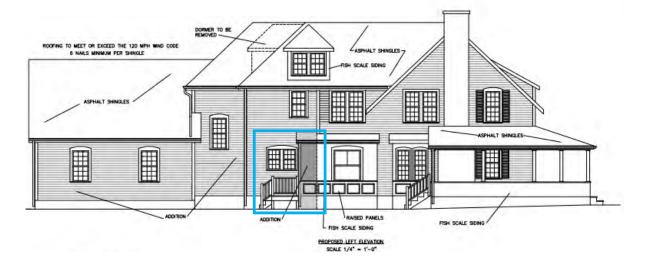
FISH SCALE SIDING

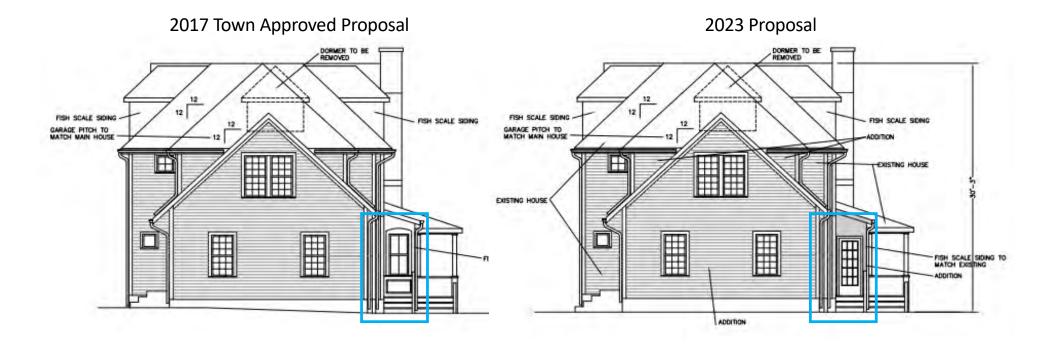
FISH SCALE SIDING

FISH SCALE SIDING

Change in elevation view barely visible from street.

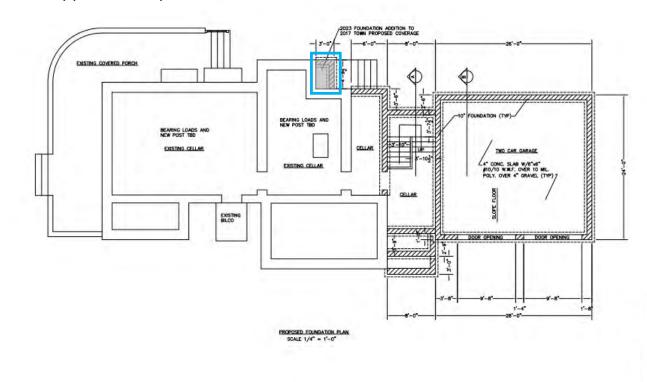
2023 Proposal





Three steps face rear of house just as original plan.

We will Require P&Z approval for an increase in coverage of 0.06% (14 sq. ft.) due to a new required foundation footing. This footing should have been included in the original 2017 Town Approved Proposal.



TIBLEROX

OPI JOSE UT AITE PREPOCAL

EDMAN REPORT

STANDA ORIGINA

TIPLE ROSS CORES

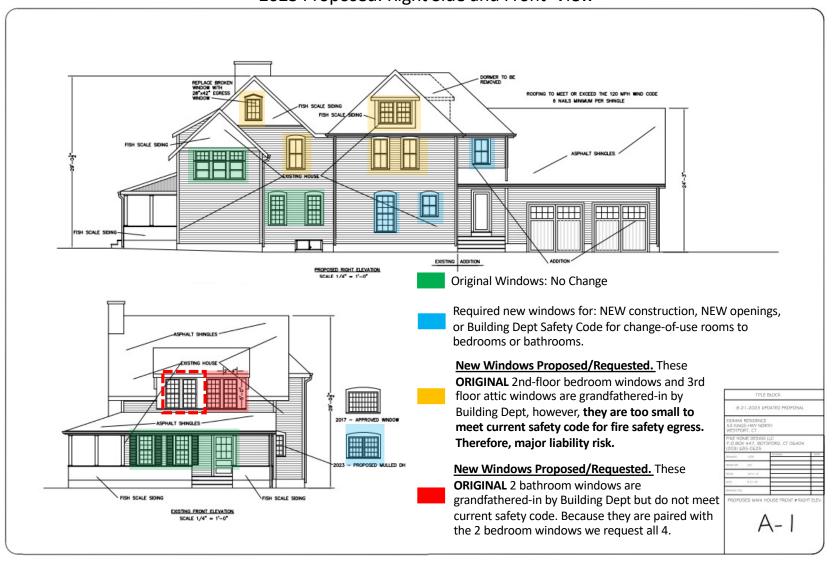
2. The Requested Window Change

### 2017 Approved Plan: Right Side and Front View



Street

#### 2023 Proposed: Right Side and Front View



### New All Wood Marvin Window versus Current Front Bed/Bath Windows

#### Marvin All Wood on Barn



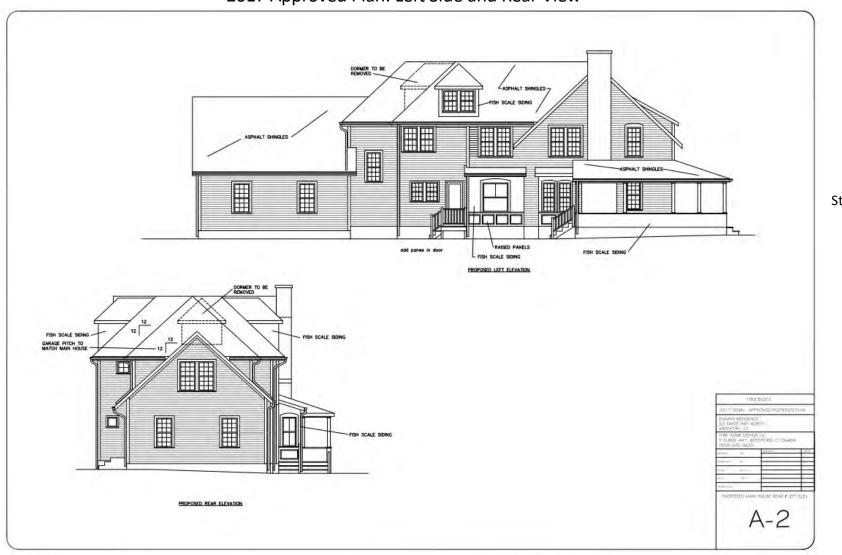
See enclosed separate documents for comprehensive window specifications

## CURRENT ON MAIN HOUSE, Front El 2<sup>nd</sup> FLOOR BED/BATH



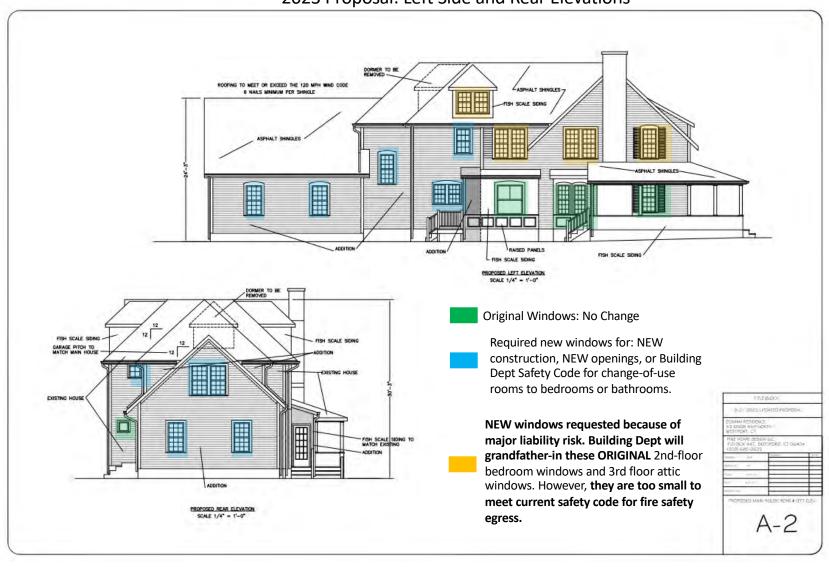
Existing storms block original windows and will remain unless new windows are installed.

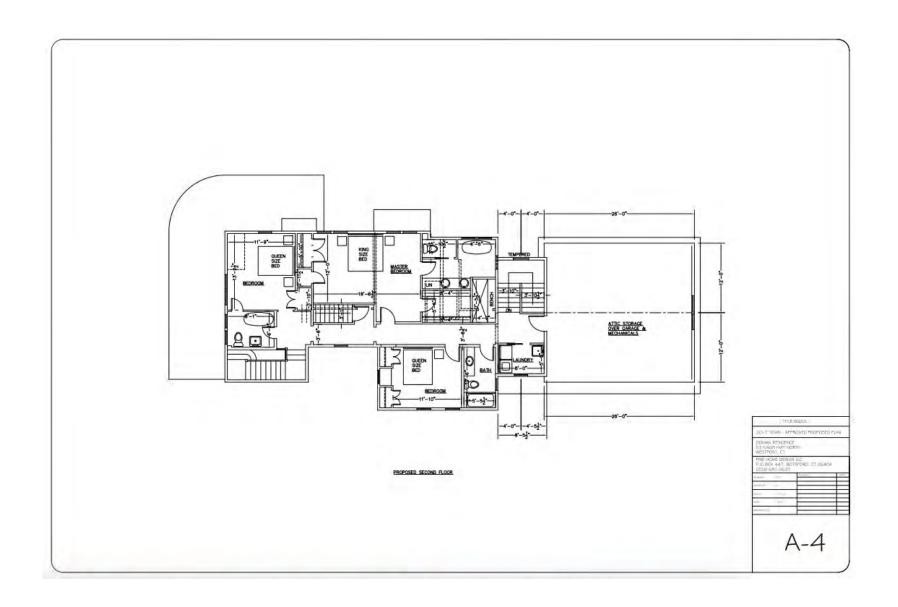
## 2017 Approved Plan: Left Side and Rear View

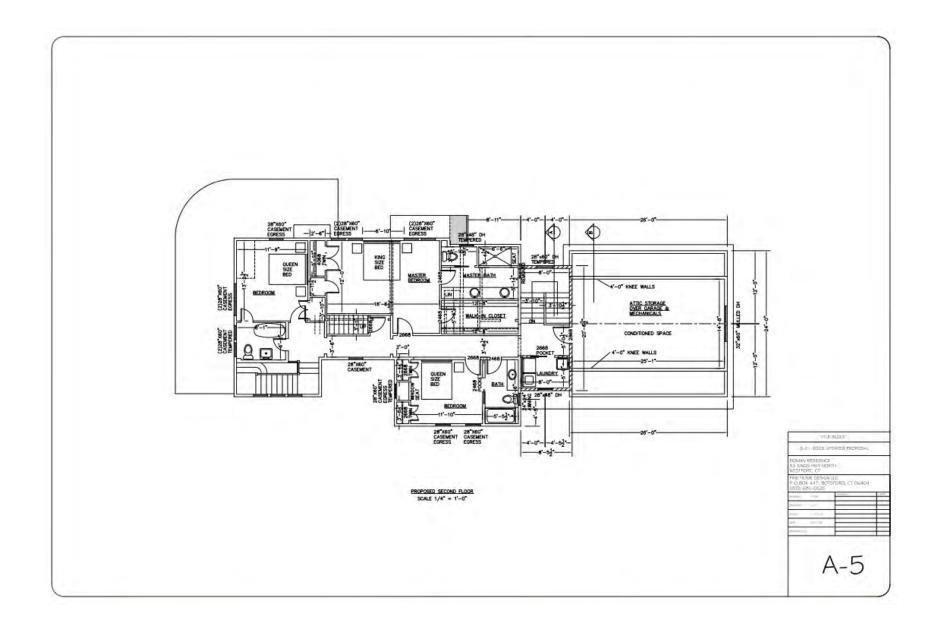


Street

### 2023 Proposal: Left Side and Rear Elevations







# Appendix A

**HRI Information** 

### AT RIGHT: From 2011 HRI

(Historic Resource Inventory)

**2023 Eidman NOTES:** Discovered artifacts support a different narrative than told in the HRI. The rear "cottage" was originally a barn and never a "carriage house" for Chas Fable's hearses, as local hearsay had told us. Farm animal bones onsite, and carpentry clues discovered in renovation have revised the narrative. The Main House had 3 or more iterations based on 3+ different foundations of stone and brick. Structural clues support that it started as a 4-room house, 2 up and 2 down, followed by two 1st floor rooms on a rough stone foundation added to the back . The wraparound porch seems to have been added as part of a significant 1930s addition/upgrade that also added the formal front staircase, window bumpouts on the left elevation, the upstairs 2<sup>nd</sup> floor bathroom at the rear, and the addition of the 2<sup>nd</sup> story bedroom on the driveway -- all constructed on the "new" brick foundation. A sleeping porch existed on the back side of the house on the 2<sup>nd</sup> floor, that was removed in 2023, and does not seem part of that iteration because it was over a wooden deck. now removed.

#### CONTINUATION SHEET

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

PAL, Pawtucket, RI 02860

53 King's Highway North, Westport, CT

#### Interrelationship of building and surroundings:

The building is sited on a relatively level lot on the west side of Kings Highway North. It is set back from the road and faces east. Vegetation includes evergreens and deciduous trees around the perimeter of the property and small planting along the foundation of the house. A paved driveway north of the house leads to a cottage at the west (rear) end of the property and a garage southwest of the house.

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

The building is a one-and-one-half-story, three-bay-by-two-bay residence. The house was originally in the Queen Anne style but has been altered. Its asphalt-clad, side-gable roof is punctured by a shed dormer on the east slope flush with the east (facade) elevation and has an exterior end chimney on the south elevation. The walls are clad in clapboard and decorative wood shingles and rest on a brick foundation. An ell built before 1923 on the west (rear) elevation sits perpendicular to the main house creating a C-shaped plan. The ell is two stories with a hip-roof. It has two interior brick chimneys, dormers on the north, west, and south roof slopes, and a two-story, enclosed porch on the west elevation. The primary entrance is covered by a porch that extends across the facade and wraps around the south elevation. The entrance contains a wood panel door with a window in the top half covered by a storm door. Windows consist primarily of nine-over-nine, double-hung replacement sash in the main block of the house and two-over-two, double-hung sash in the rear ell. The one-and-one-half-story cottage at the rear of the property has a side-gable roof with a gable on the west slope and a brick, exterior end chimney on the north elevation. A one-story, two-bay-by-one-bay, detached garage sits between the main house and cottage on the south boundary of the property. The garage and the cottage were constructed ca. 1923. Alterations to the original plan include the large addition to the rear of the house, but were made before 1923. Minor alterations include the replacement of the windows in the main block of the house and exterior cladding. The rear ell retains the majority of the early twentieth-century windows.

#### Historical or Architectural importance:

According to tax records, the house was built by Charles Fable ca. 1885. Fable was an undertaker and owned a funeral parlor on State Street (Post Road West). Fable and his wife lived in the house until 1939, when it was purchased by Anastasia H. Keedy. Keedy appears to have moved away by the mid 1940s, maintaining the house as a rental property. Keedy passed the house to her son, Robert B. Keedy, in her will in 1955. Robert B. Keedy continued to rent out the property through the late 1980s. In 1989 the residence was purchased by Scott R. Emerson. In 2001, Ralph S. and Sydney H. Emerson sold the property to the current resident, Maeve Hand Durkan.

#### 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.

# Appendix B

Front Porch Restoration

# Main House Part One: Front Porch Completed in 2018





## Original Parts Retained Wherever Possible



Shingles had to be hand cut one at a time to match the original pattern



New bases for restored columns



Restored columns installed



Replace rotted top rails with oversized mahogany boards matching original size



Detail showing restored columns, new bases, new top rail and hand cut shingles all matching originals (prior to final finishing/painting).



# Appendix C

**Examples of Issues** 



Rubble foundation under rear of house is collapsing (inside view)



Sill plate on top of that foundation is rotted through.

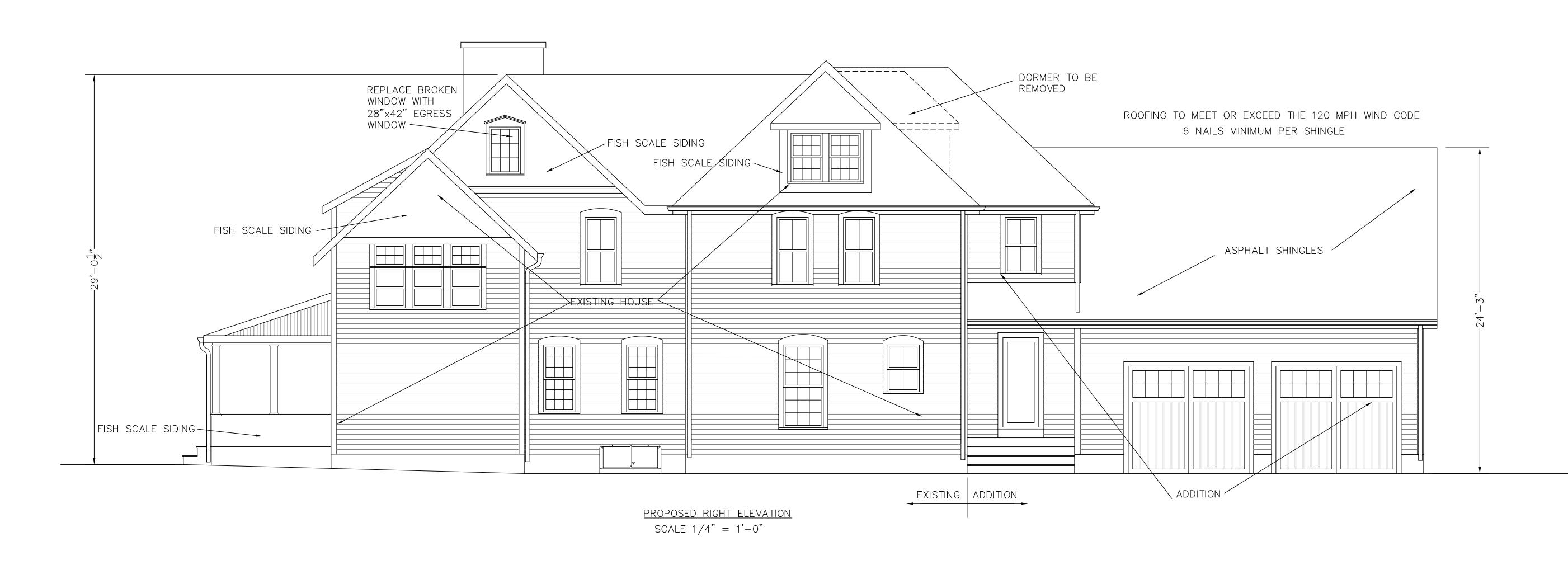


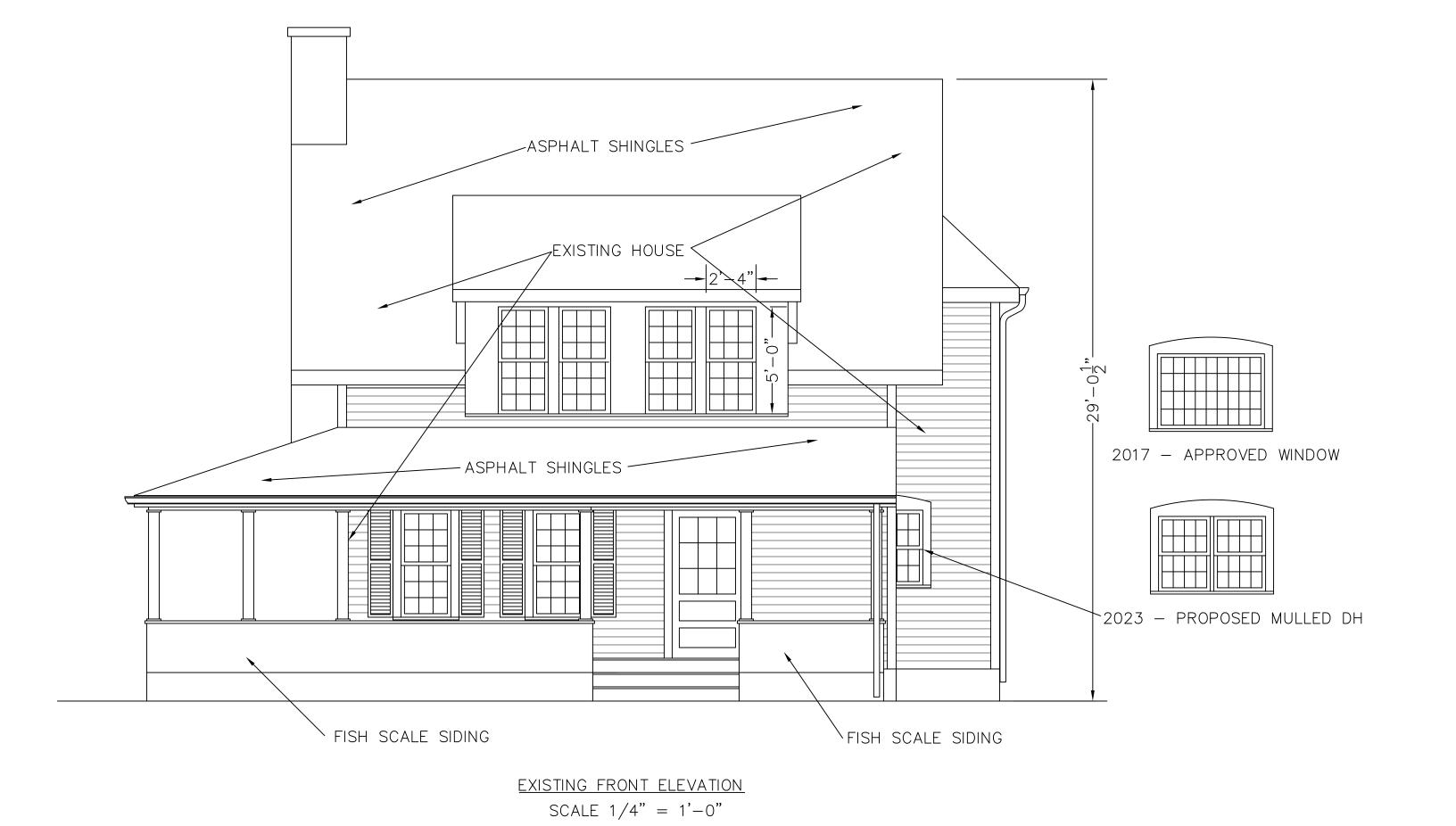
Primary load bearing wall on first floor is 2 inches down and continuing to sink.



Ceiling joists supporting second floor are woefully undersized for span and are failing.

Large "shims" between ceiling joist and second story floor are.....well.....unexpected.





TITLE BLOCK

8-21-2023 UPDATED PROPOSAL

EIDMAN RESIDENCE
53 KINGS HWY NORTH
WESTPORT, CT

FINE HOME DESIGN LLC
P.O.BOX 447, BOTSFORD, CT 06404
(203) 685-0625

DRAWING: 10F8

DRAWN BY: LSH

SCALE: 1/4"=1-0

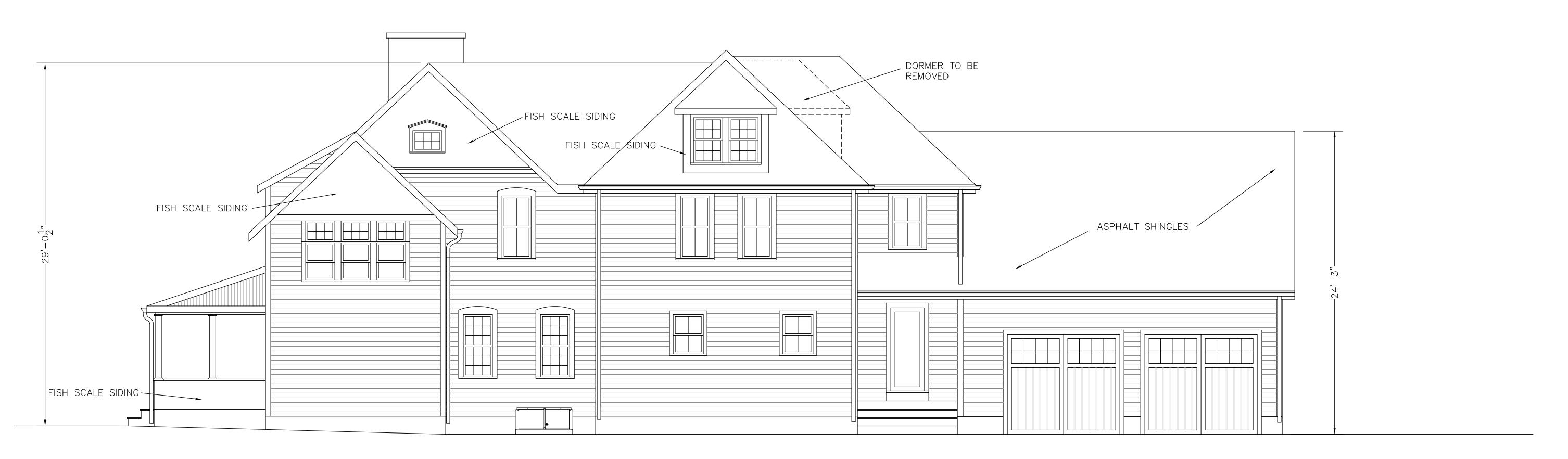
DATE: 8-21-23

PROPOSED MAIN HOUSE FRONT & RIGHT ELEV

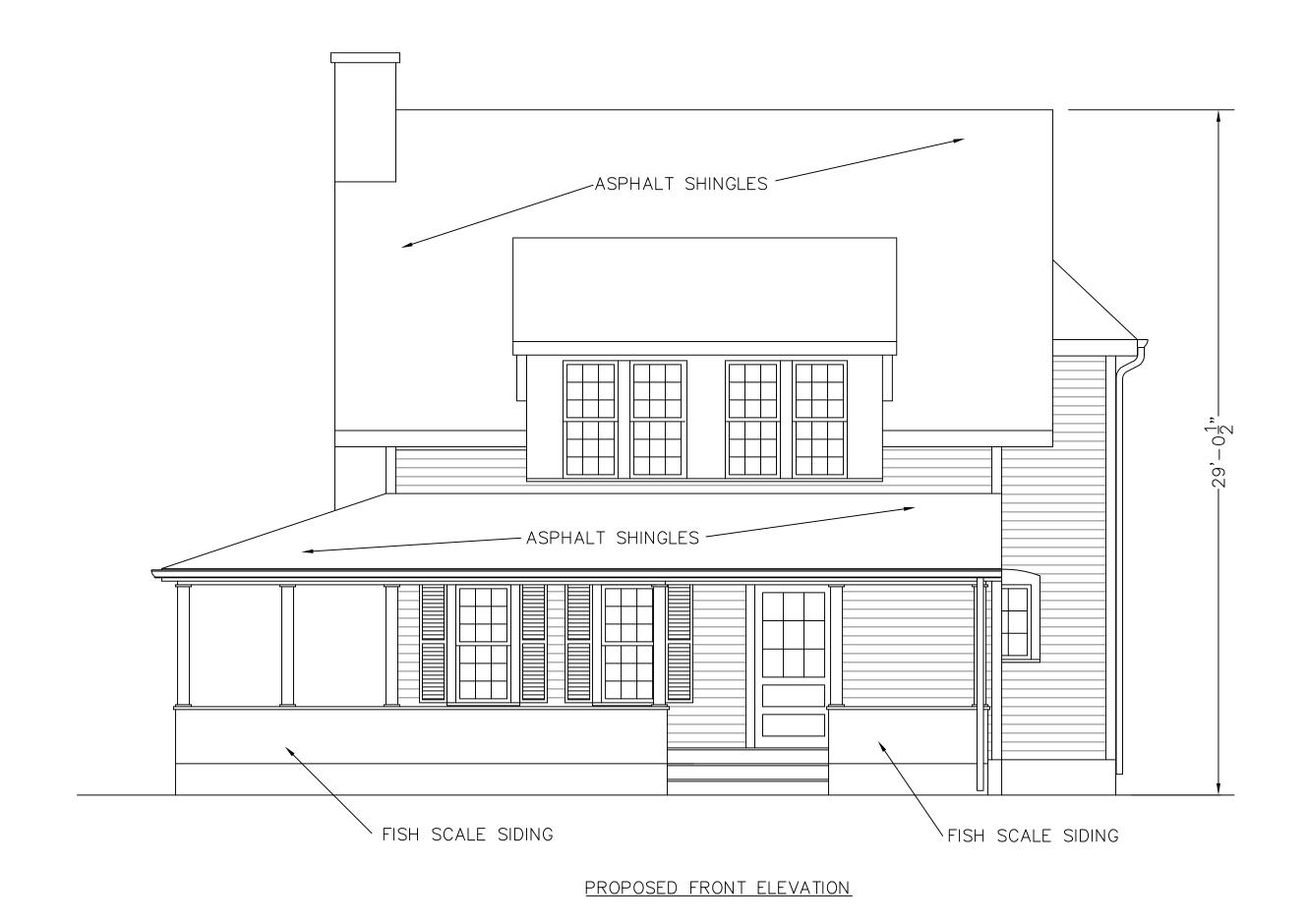
DRAWING FILE:

= FISH SCALE SIDING

A–



### PROPOSED RIGHT ELEVATION



= FISH SCALE SIDING

TITLE BLOCK

2017 TOWN - APPROVED PROPOSED PLAN

EIDMAN RESIDENCE
53 KINGS HWY NORTH
WESTPORT, CT

FINE HOME DESIGN LLC
P.O.BOX 447, BOTSFORD, CT 06404
(203) 685-0625

DRAWING: 10F7

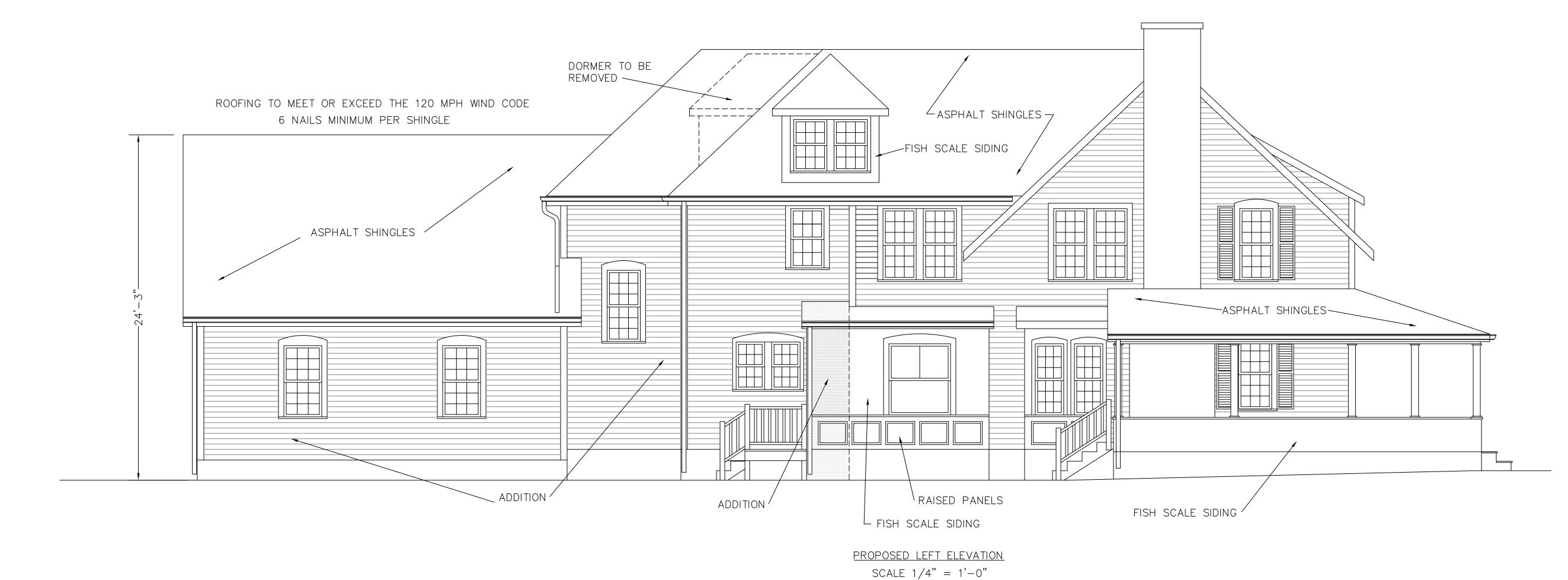
DRAWN BY: LSH

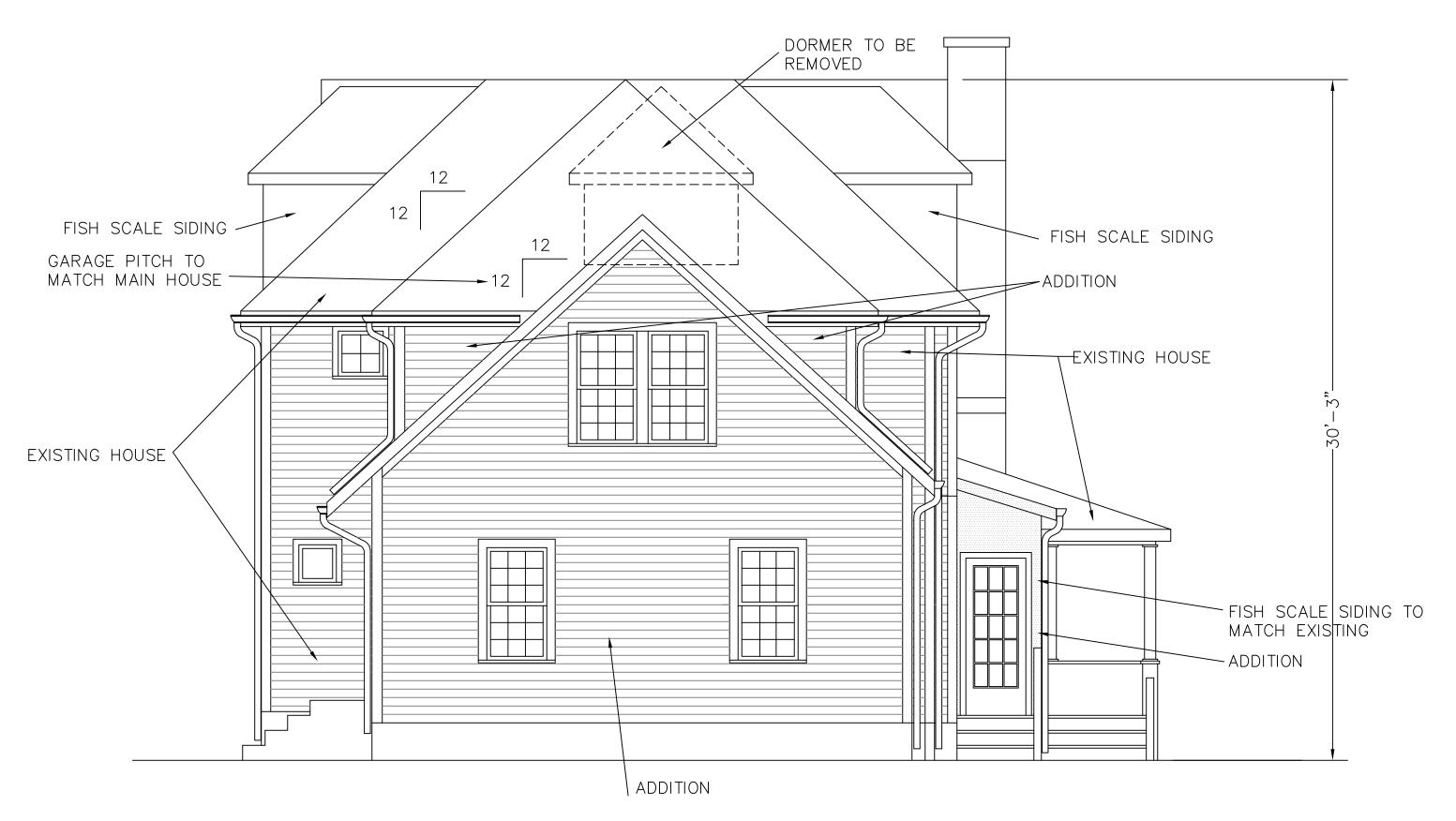
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DATE: 7-20-17

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PROPOSED MAIN HOUSE FRONT \$ RIGHT ELEV





PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"

TITLE BLOCK

8-21-2023 UPDATED PROPOSAL

EIDMAN RESIDENCE
53 KINGS HWY NORTH
WESTPORT, CT

FINE HOME DESIGN LLC
P.O.BOX 447, BOTSFORD, CT 06404
(203) 685-0625

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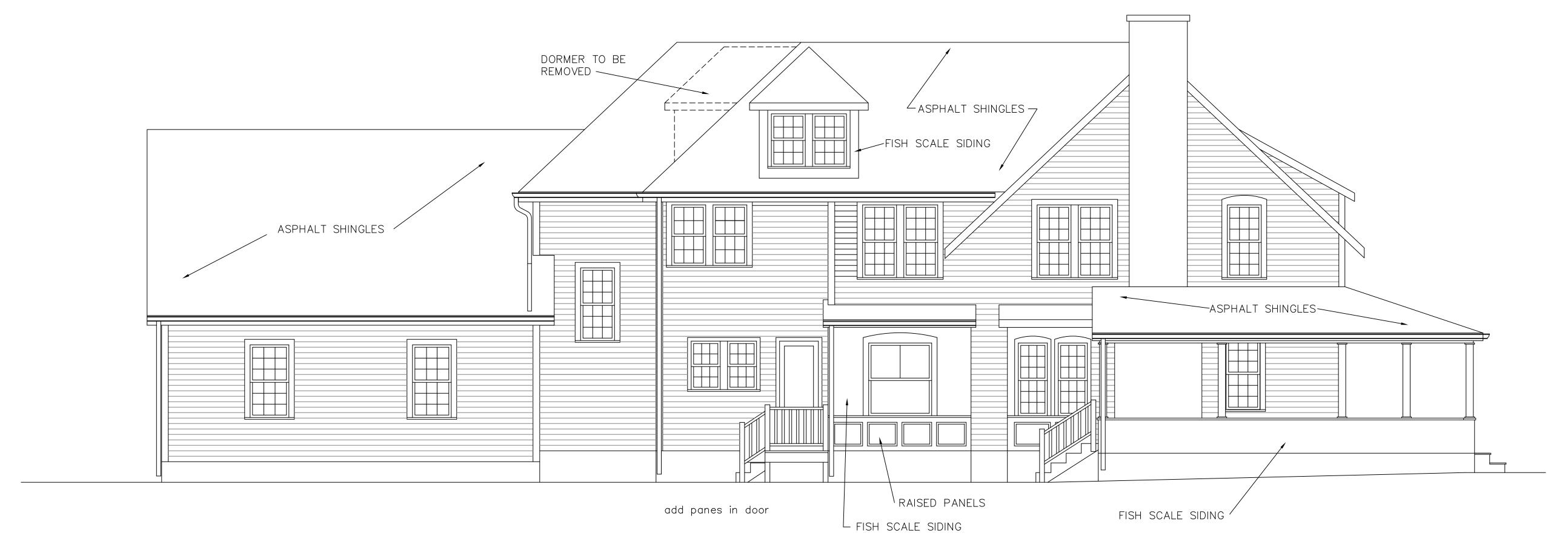
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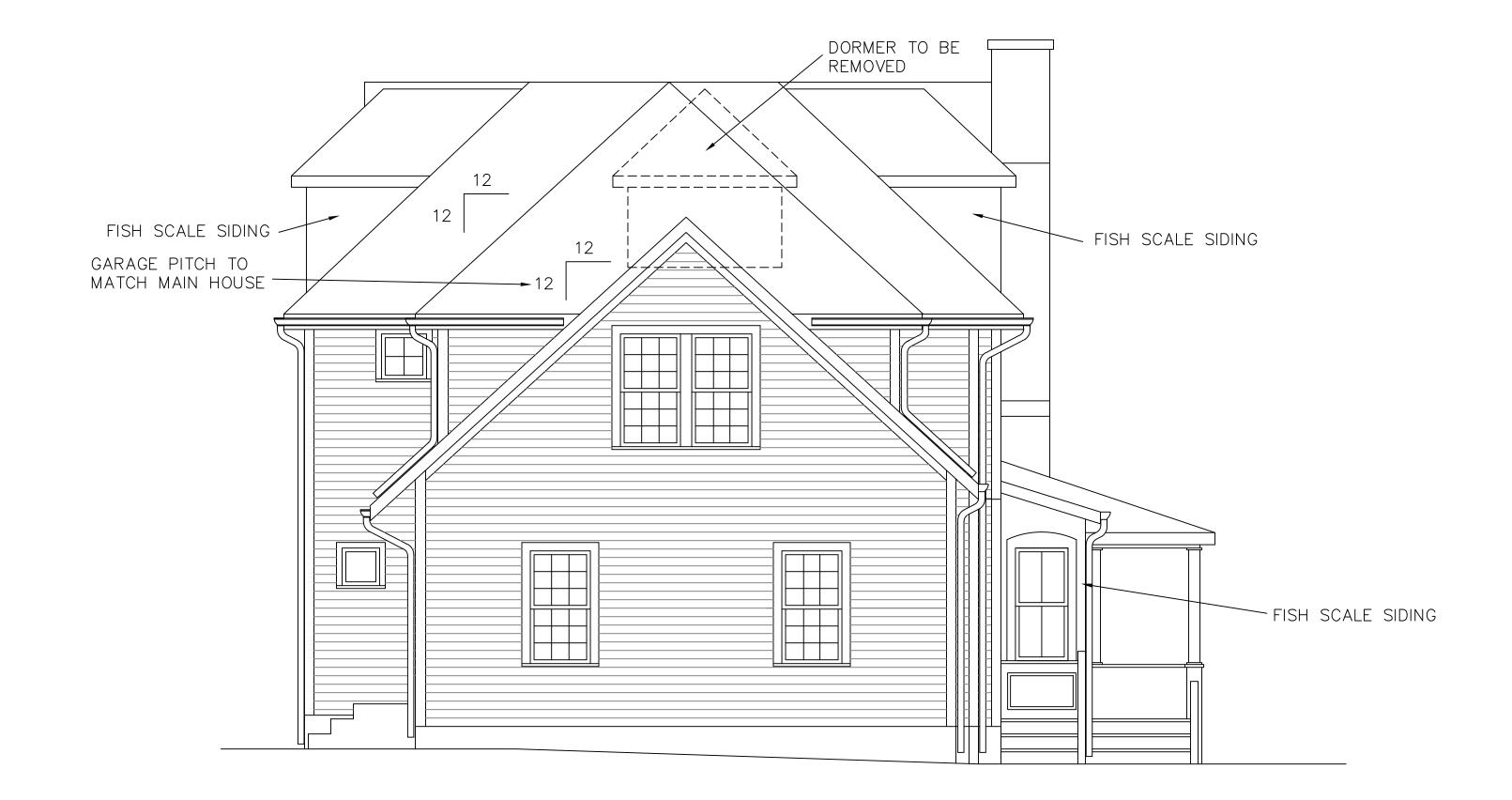
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PROPOSED MAIN HOUSE REAR \$ LEFT ELEV.







PROPOSED REAR ELEVATION

TITLE BLOCK

2017 TOWN - APPROVED PROPOSED PLAN

EIDMAN RESIDENCE
53 KINGS HWY NORTH
WESTPORT, CT

FINE HOME DESIGN LLC
P.O.BOX 447, BOTSFORD, CT 06404
(203) 685-0625

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DRAWING: 20F7

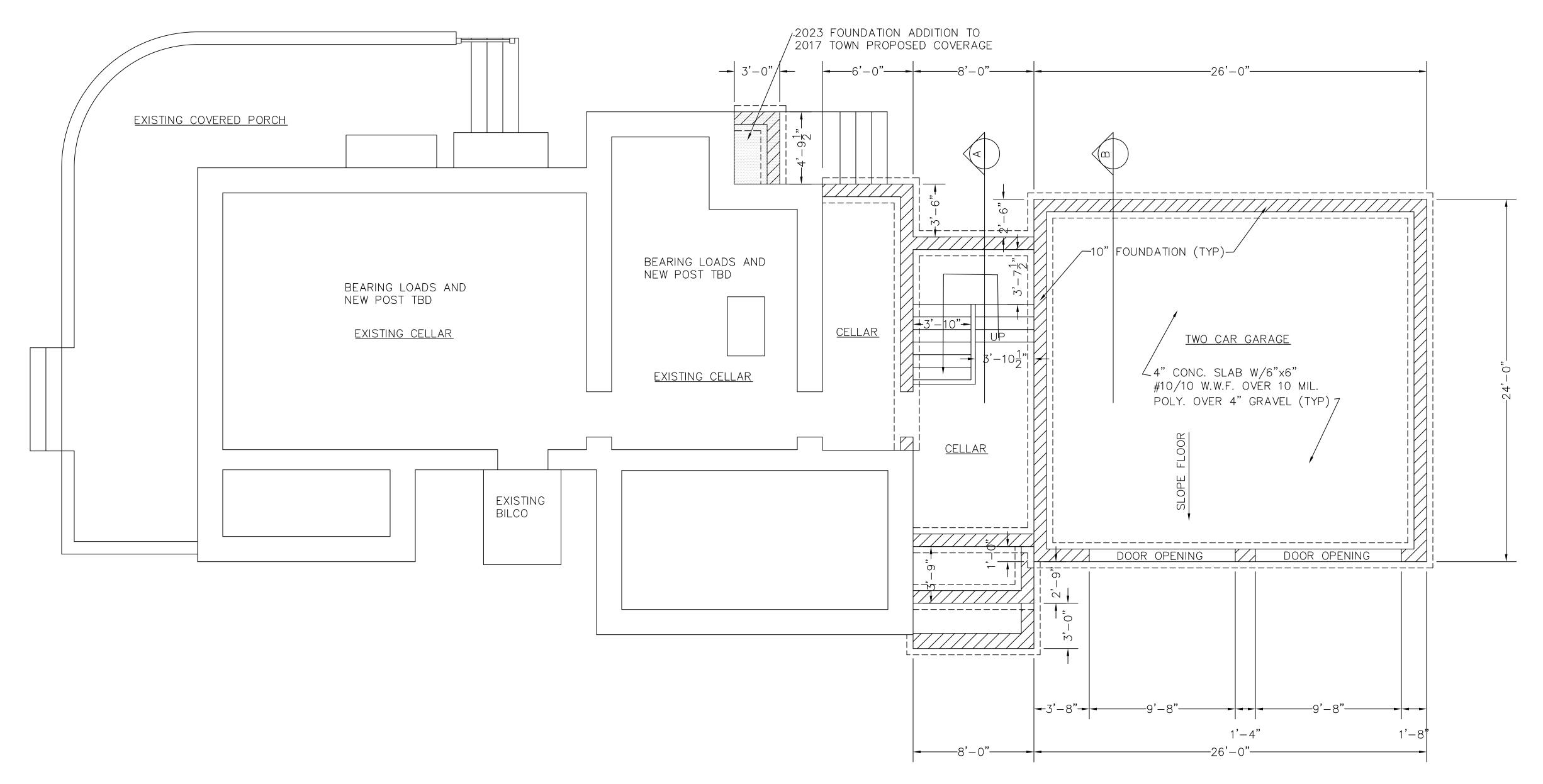
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PROPOSED MAIN HOUSE REAR \$ LEFT ELEV.



PROPOSED FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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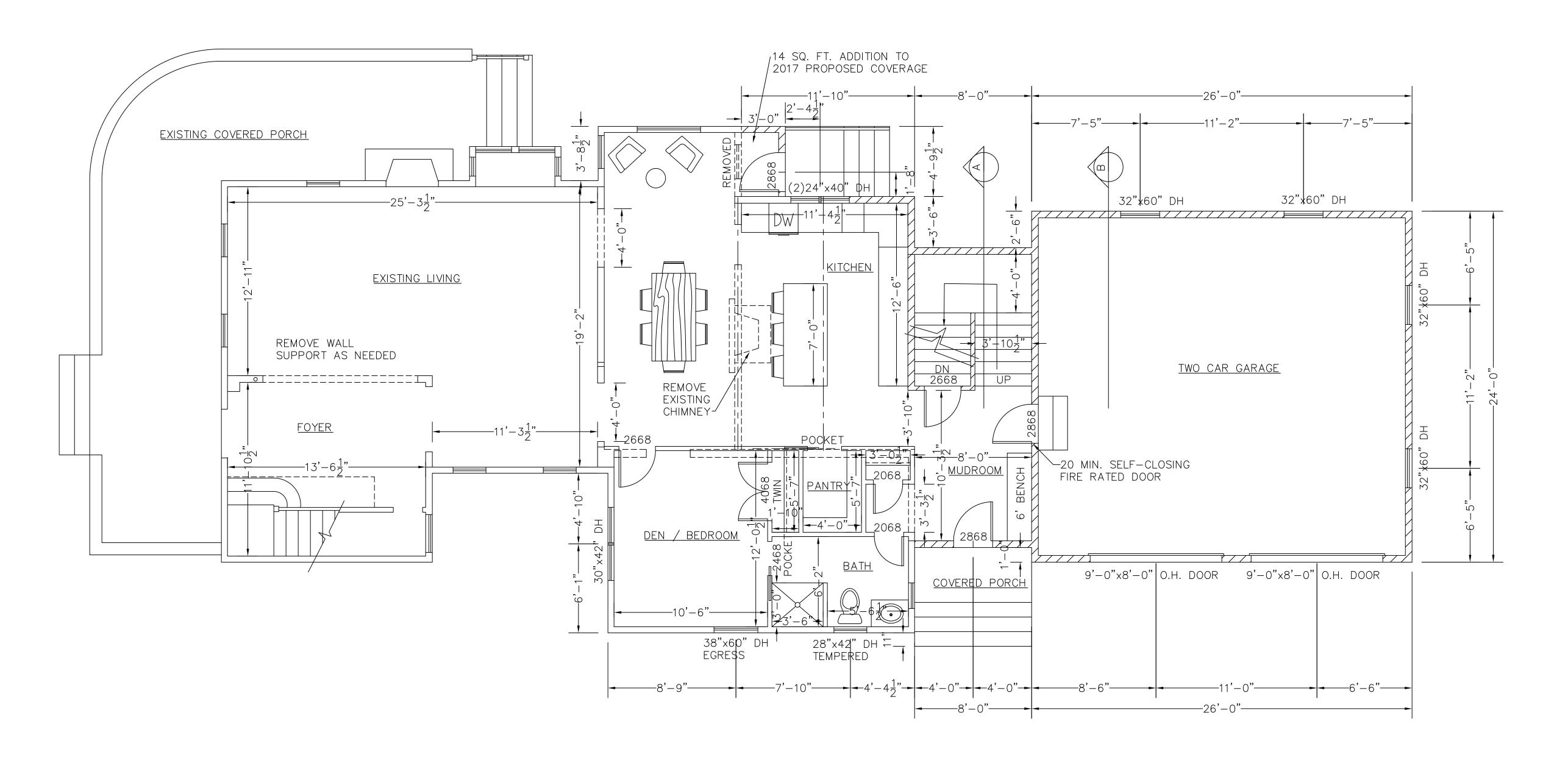
8-21-2023 UPDATED PROPOSAL

EIDMAN RESIDENCE
53 KINGS HWY NORTH
WESTPORT, CT

FINE HOME DESIGN LLC
P.O.BOX 447, BOTSFORD, CT 06404
(203) 685-0625

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PROPOSED FOUNDATION PLAN



PROPOSED FIRST FLOOR PLAN

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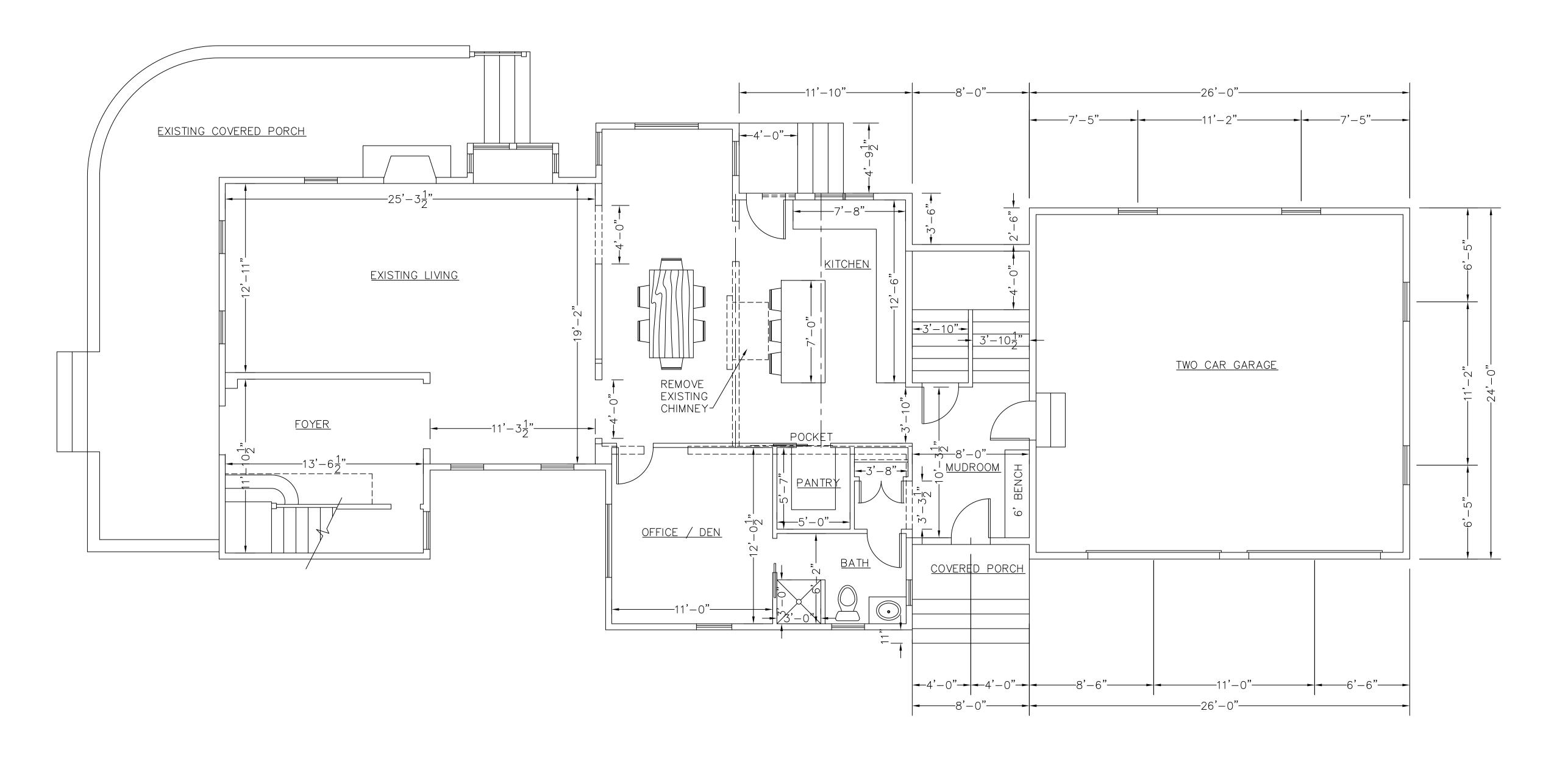
TITLE BLOCK

EIDMAN RESIDENCE 53 KINGS HWY NORTH WESTPORT, CT

FINE HOME DESIGN LLC P.O.BOX 447, BOTSFORD, CT 06404 (203) 685-0625

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PROPOSED MAIN HOUSE FIRST FLOOR



PROPOSED FIRST FLOOR PLAN

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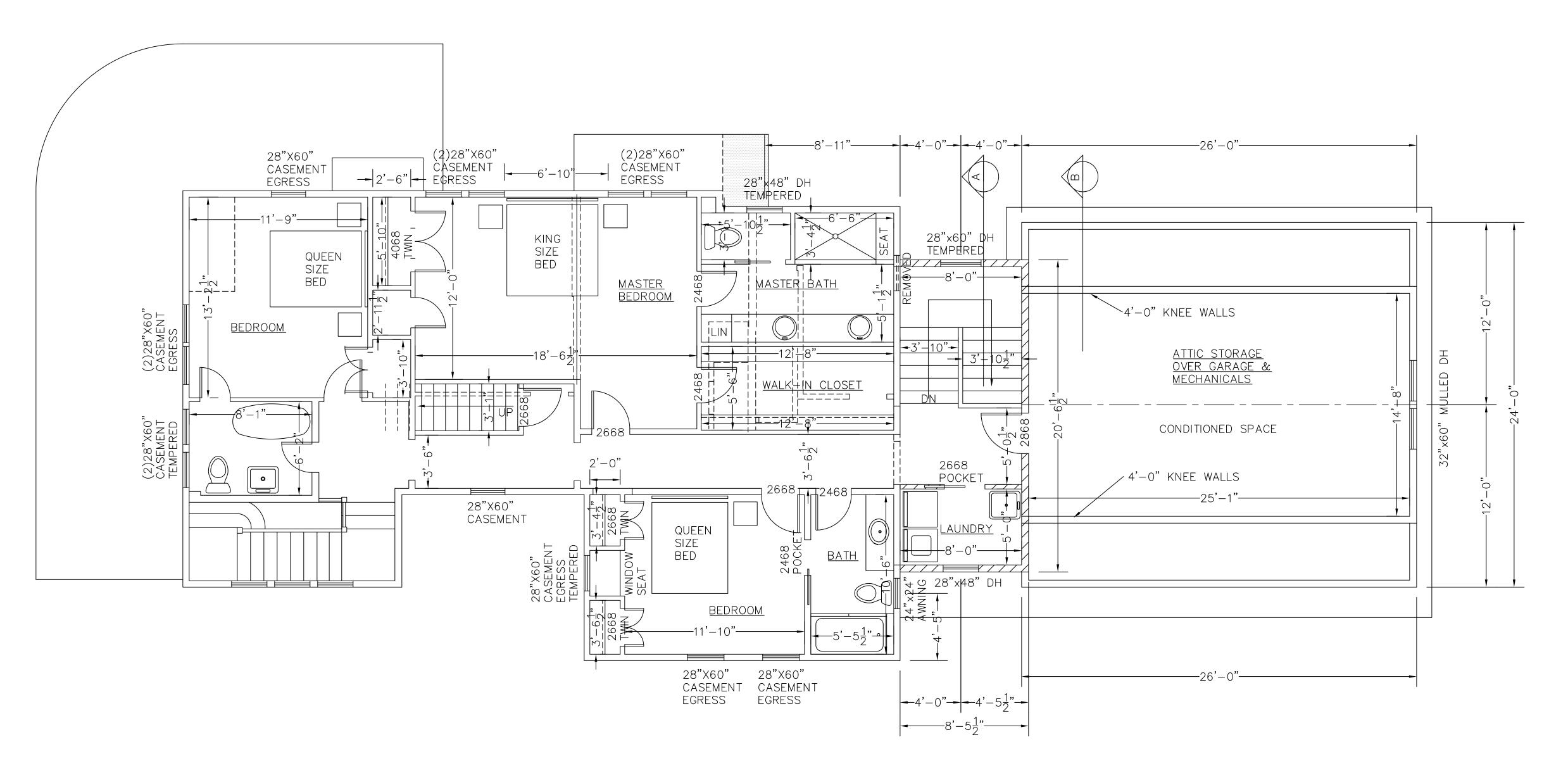
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PROPOSED MAIN HOUSE FIRST FLOOR



PROPOSED SECOND FLOOR

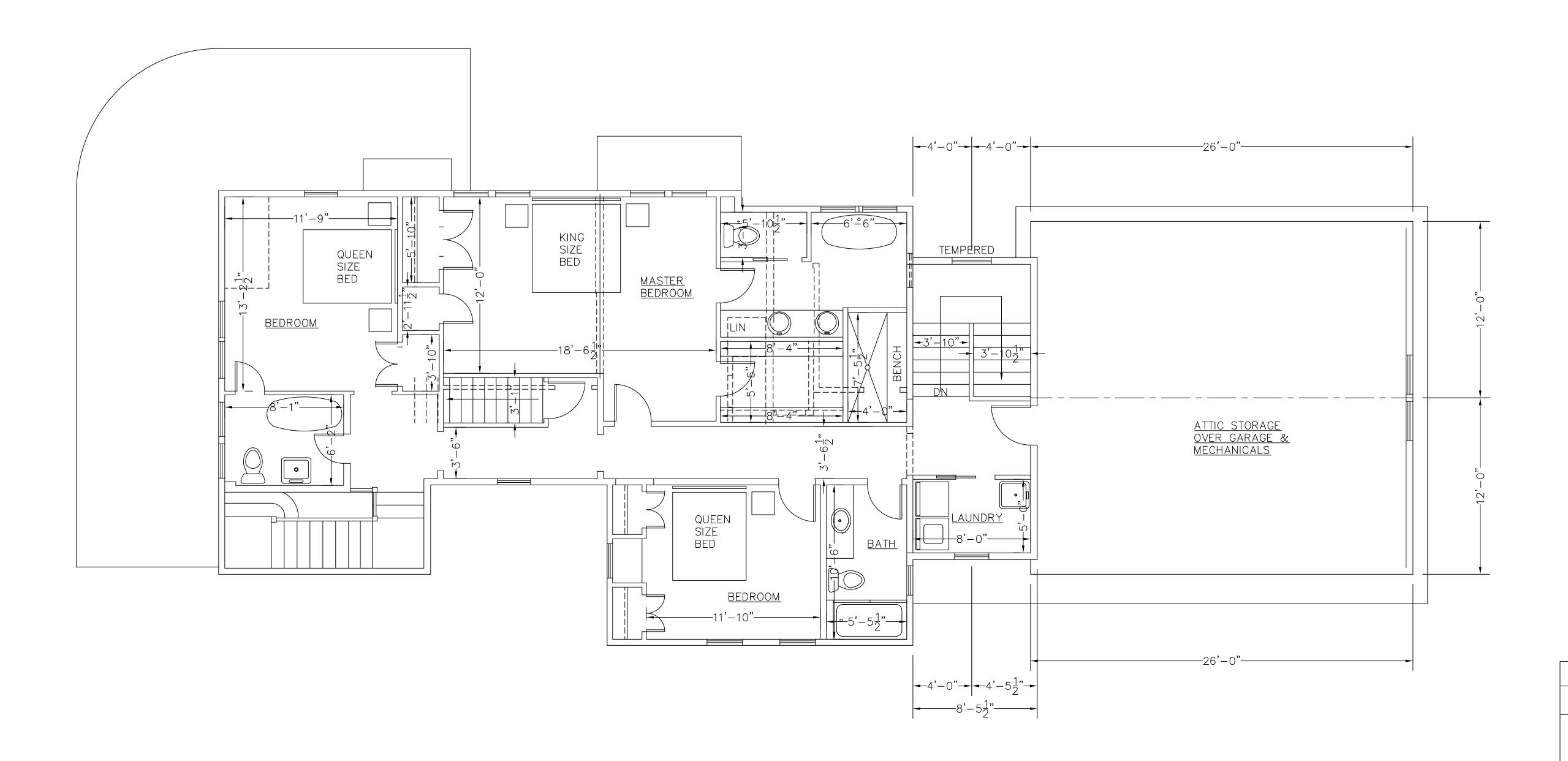
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8-21-2023 UPDATED PROPOSA

EIDMAN RESIDENCE 53 KINGS HWY NORTH WESTPORT, CT

FINE HOME DESIGN LLC P.O.BOX 447, BOTSFORD, CT 06404 (203) 685-0625

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PROPOSED SECOND FLOOR

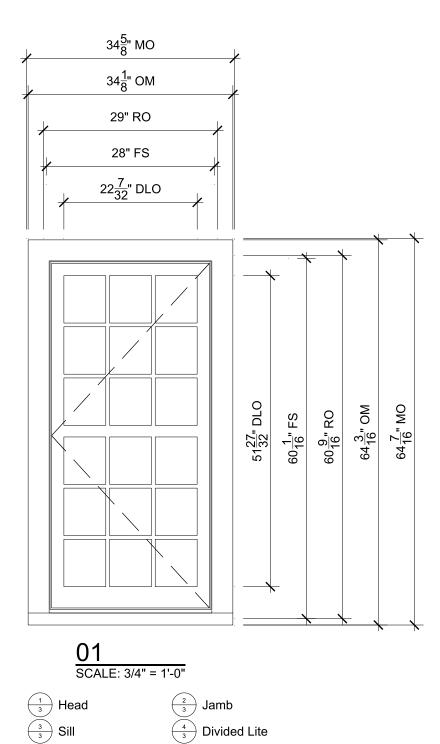
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FINE HOME DESIGN LLC P.O.BOX 447, BOTSFORD, CT 06404 (203) 685-0625

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# **SPECIFICATIONS**

Product Line: Ultimate Wood Unit Description: Casement



PROJ/JOB: Thad Eidman / wood casement option

Simulated Rail

DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY

DRAWN: DAVE MORRIS

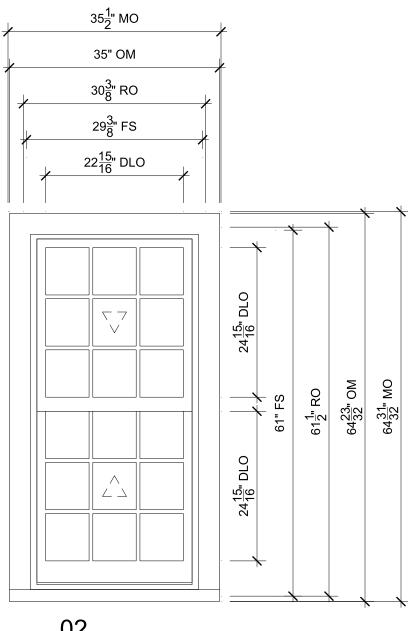
QUOTE#: 3MWUD4T

PK VER: 0004.03.00 CREATED: 08/24/2023

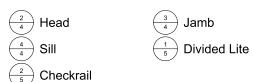
SHEET

**REVISION:** 

1



### 02 SCALE: 3/4" = 1'-0"



### **SPECIFICATIONS**

Product Line: Ultimate Wood Unit Description: Double Hung



PROJ/JOB: Thad Eidman / wood casement option

DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY

DRAWN: DAVE MORRIS

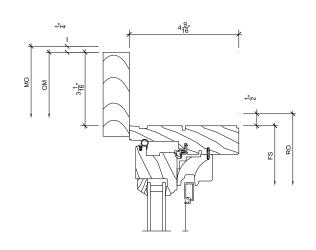
QUOTE#: 3MWUD4T PK VER: 0004.03.00

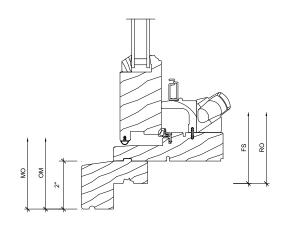
CREATED: 08/24/2023

**REVISION:** 

SHEET

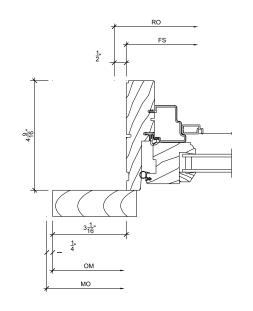
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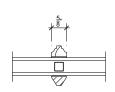




Head SCALE: 3" = 1'-0"

Sill 3 SCALE: 3" = 1'-0"





**Jamb** 2 SCALE: 3" = 1'-0"

**Divided Lite** 4 SCALE: 3" = 1'-0"



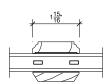
PROJ/JOB: Thad Eidman / wood casement option DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY DRAWN: DAVE MORRIS

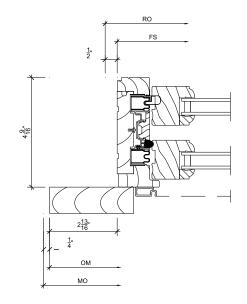
QUOTE#: 3MWUD4T PK VER: 0004.03.00

CREATED: 08/24/2023

**REVISION:** 

SHEET 3





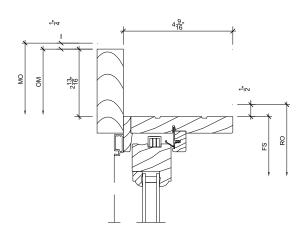


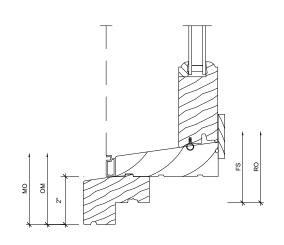
## Simulated Rail

SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"





2 4

Head

SCALE: 3" = 1'-0"

4 Sill
4 SCALE: 3" = 1'-0"

**REVISION:** 



PROJ/JOB: Thad Eidman / wood casement option

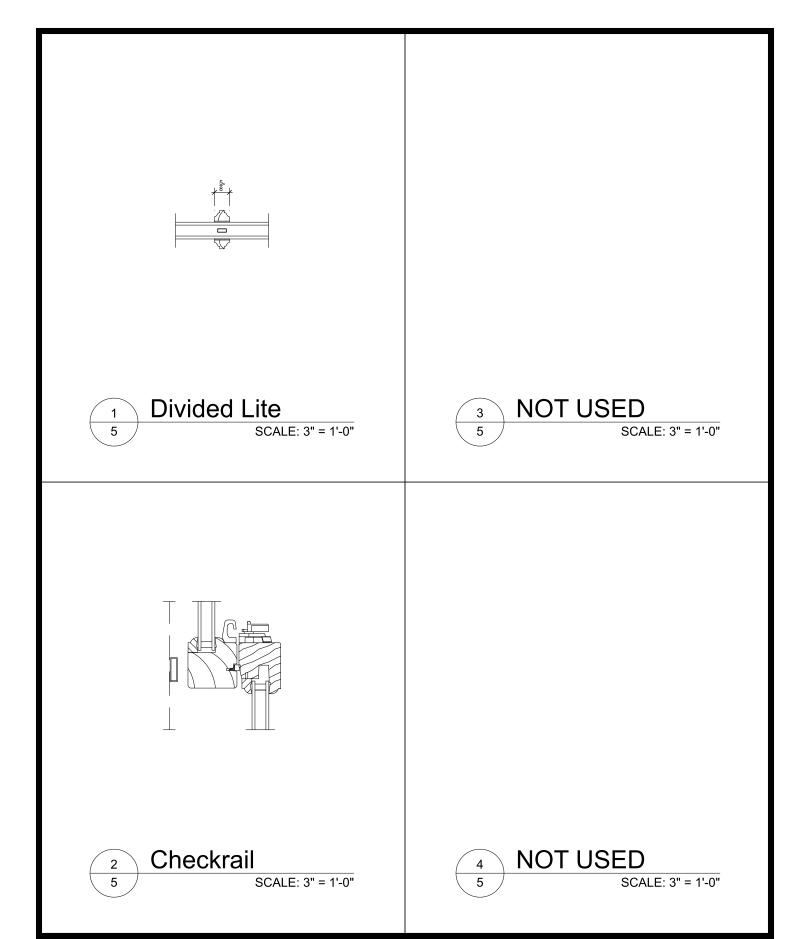
DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY

DRAWN: DAVE MORRIS

QUOTE#: 3MWUD4T PK VER: 0004.03.00

CREATED: 08/24/2023

SHEET 4





PROJ/JOB: Thad Eidman / wood casement option

DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY

DRAWN: DAVE MORRIS

QUOTE#: 3MWUD4T PK VER: 0004.03.00

4.03.00 CREATED: 08/24/2023

SHEET

**REVISION:** 

5



## 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) Charles Fable House Street Address or Location 53 King's Highway North Town/City Westport \_ Village \_\_ \_\_\_\_\_ County Fairfield Owner(s) Maeve Hand Durkan O Public Private PROPERTY INFORMATION Present Use: Residential Historic Use: Residential Accessibility to public: Exterior visible from public road? • Yes O No Interior accessible? O Yes O No If yes, explain \_ Style of building Vernacular with Queen Anne details \_ Date of Construction ca. 1885 Material(s) (Indicate use or location when appropriate): Clapboard Asbestos Siding ✓ Brick Wood Shingle Asphalt Siding Fieldstone Board & Batten Stucco Cobblestone Aluminum Siding Concrete (Type \_\_\_\_ Cut Stone (Type\_ 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: 1.5 Approximate Dimensions Structural Condition: Excellent Good Fair Deteriorated Exterior Condition: Excellent Good Fair Deteriorated Location Integrity: 
On original site O Moved When? Alterations? • Yes O No If yes, explain: Rear addition FOR OFFICE USE: Town # Site # UTM District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CO	ONT'D)
Related outbuildings or landscape	e features:
☐ Barn ✓ Shed	Garage Carriage House Shop Garden
✓ Other landscape features or	buildings: Second residence (55 King's Highway North)
Surrounding Environment:	
	Residential Commercial Industrial Rural
High building density	Scattered buildings visible from site
Interrelationship of building and su	arroundings:
See Continuation Sheet	
Other notable features of building	or site (Interior and) or Exterior)
See Continuation Sheet	Andrew American and American American
Architect	Builder
AT 1	4,00000
· Historical or Architectural importa	nce:
See Continuation Sheet	
• Sources:	
See Continuation Sheet	
Photographer PAL	Date 10/4/2011
	Negative on File
	Date
	awtucket, RI 02860
Address 210 Ediladale Avende, 1 e	Tradicity 1.0 Control of the control
<ul> <li>Subsequent field evaluations:</li> </ul>	
The serve to the building on citat	
Threats to the building or site:	lighways
	ngnways
☐ Deterioration ☐ Z	oning 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

53 King's Highway North, Westport, CT

#### Interrelationship of building and surroundings:

The building is sited on a relatively level lot on the west side of Kings Highway North. It is set back from the road and faces east. Vegetation includes evergreens and deciduous trees around the perimeter of the property and small planting along the foundation of the house. A paved driveway north of the house leads to a cottage at the west (rear) end of the property and a garage southwest of the house.

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

The building is a one-and-one-half-story, three-bay-by-two-bay residence. The house was originally in the Queen Anne style but has been altered. Its asphalt-clad, side-gable roof is punctured by a shed dormer on the east slope flush with the east (facade) elevation and has an exterior end chimney on the south elevation. The walls are clad in clapboard and decorative wood shingles and rest on a brick foundation. An ell built before 1923 on the west (rear) elevation sits perpendicular to the main house creating a C-shaped plan. The ell is two stories with a hip-roof. It has two interior brick chimneys, dormers on the north, west, and south roof slopes, and a two-story, enclosed porch on the west elevation. The primary entrance is covered by a porch that extends across the facade and wraps around the south elevation. The entrance contains a wood panel door with a window in the top half covered by a storm door. Windows consist primarily of nineover-nine, double-hung replacement sash in the main block of the house and two-over-two, double-hung sash in the rear ell. The one-and-one-half-story cottage at the rear of the property has a side-gable roof with a gable on the west slope and a brick, exterior end chimney on the north elevation. A one-story, two-bay-by-one-bay, detached garage sits between the main house and cottage on the south boundary of the property. The garage and the cottage were constructed ca. 1923. Alterations to the original plan include the large addition to the rear of the house, but were made before 1923. Minor alterations include the replacement of the windows in the main block of the house and exterior cladding. The rear ell retains the majority of the early twentieth-century windows.

#### Historical or Architectural importance:

According to tax records, the house was built by Charles Fable ca. 1885. Fable was an undertaker and owned a funeral parlor on State Street (Post Road West). Fable and his wife lived in the house until 1939, when it was purchased by Anastasia H. Keedy. Keedy appears to have moved away by the mid 1940s, maintaining the house as a rental property. Keedy passed the house to her son, Robert B. Keedy, in her will in 1955. Robert B. Keedy continued to rent out the property through the late 1980s. In 1989 the residence was purchased by Scott R. Emerson. In 2001, Ralph S. and Sydney H. Emerson sold the property to the current resident, Maeve Hand Durkan.

#### 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.

FOR OFFICE USE ONLY

TOWN NO .: SITE NO .: UTM: 18/ / \_\_\_\_\_\_

QUAD: DISTRICT:

NR: Actual Potential

#### 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

53 King's Highway North, Westport, CT

**PHOTOGRAPHS** 

#### FOR OFFICE USE ONLY

TOWN NO.: SITE NO.: UTM: 18/\_/\_/\_/\_/\_/\_QUAD:

DISTRICT:

NR: Actual Potential



View of the west elevation.

#### 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:

53 Kings Highway North

Name:

Charles Fable House

**NR District:** 

Kings Highway North Historic

District

Local District: Kings Highway North Historic

District

Neg No.:

15:1

HRS ID No .:

0428

