

Village District Overlay (VDO) Zone Westport Center §36;

The purpose of this Village District Overlay (VDO) is to protect the distinctive character, landscape, and historic structures and development pattern within this Village District while encouraging a mixed use, walkable district that is attractive to residents, employees, and visitors. New construction or substantial rehabilitation in the Village District should be compatible with the existing character of the district and reinforce both the existing development patterns and connections to the Saugatuck River. (See copy of Westport Regulations §36-2)

RECEIVED

JOINT COMMITTEE

**Village District Overlay (VDO) Zone / Westport Center
REVIEW and RECOMMENDATION**

NOV 1 2023

HISTORIC DISTRICT
COMMISSION

Date: 10.31.2023

Property Address: 75 Church Lane, Westport CT 06880

Owner of Record: Episcopal Diocese of CT Phone: 203 227 0827

Owner's Address: 75 Church Lane, Westport CT 06880 Email: klehn@chtwestport.org

Applicant's Name (if different): Deirdre O'Farrelly architect Phone: 2038951960

Applicant's Address: 58 Wright Street, Westport CT 06880 Email: ofarrellyarchitects@gmail.com

Property Owner's Signature

Legal Representative's Signature (As authorized by owner)

If the applicant is unable to obtain property owner's signature, please submit a letter of authorization signed by the property owner with this application, as per §43-3.3.

Required Review and Approvals for Properties Located in the VDO Zone:

- Certificate of Appropriateness (if property is located within a local historic district or designated a local historic property)
- Joint Committee Review and Recommendation of proposed design plans
- Compliance Alternative for Joint Committee Review (if applicant requests consideration of an alternative approach that satisfies the intent of the design principles but is not in compliance with design standards)
- Site Plan Approval by the Planning and Zoning Commission

Each application must be accompanied by:

- Completed application form.
- Narrative including description of the project, construction details, proposed materials and how the improvements are consistent with the style or how the improvements vary, a rationale of why the variation should be, approved under Sec 36-2.2.
- Historic Resources Inventory Form if applicable (Available from HDC Office).
- Site plan.
- Scaled building plans, including existing conditions plans and proposed plans.
- Photos showing the original historic building (if applicable), include photos of the buildings to either side of the proposed project and the view from across the street. A contrasting demonstration of the existing building in current streetscape and the proposed building within context of its surroundings
- Other materials deemed appropriate by applicant to enable the Joint Committee to evaluate the design.

One copy of the above required application and materials should be sent to the HDC office, Room 108 and digital copy emailed to the HDC Administrator, Donna Douglass, at ddouglass@westportct.gov. Hearings are typically held on the first Tuesday of each month at 7:00PM. The deadline for applications is 2 weeks prior to the next regularly scheduled meeting.

Joint Committee Recommendation to Planning and Zoning Commission:

Signature: _____ Date: _____

If you have any questions about the procedures contact Donna Douglass at ddouglass@westportct.gov or 203-341-1184.

CHRIST & HOLY TRINITY CHURCH, 75 Church Lane, Westport CT 06880

#65 Myrtle Ave. Rectory front porch and rear deck repairs



The front edge of the porch facing Myrtle ave., has dropped significantly as the supporting posts under each of the round columns have sunk sinking and or deteriorated over time and the supporting posts are sitting on stones without anchors. There are 8 to be replaced with concrete sonotube foundations., see attached section drawing.

The front stairs have sunk on the right handside and need to be rebuilt with new foundations.

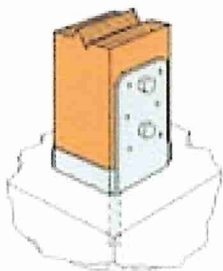
The rear stair has collapsed altogether and has no foundation – note the railing post left sitting on a stone and needs to be rebuilt on a solid foundation.

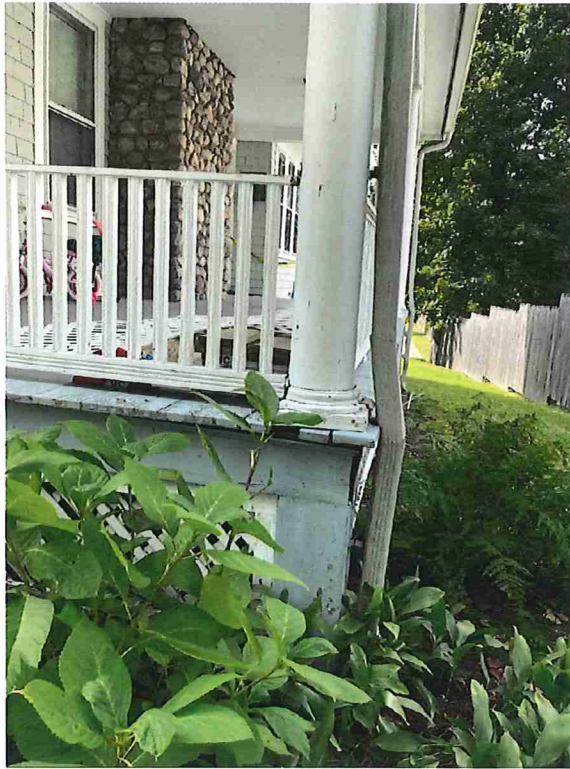
The white round wood columns are in good condition but some of the bases need to be replaced.

The existing wood railing is non code-conforming – it is 8” too low and dangerous, needs repair, adding top rail and raising the bottom rail to 4” above the deck will make the railing height 36” above the porch floor and strengthen the whole railing.

The framing below the deck is good but needs to have joist hangars installed to stiffen the structure.

The new 6x6 PT posts need to be anchored to the conc. foundations to prevent uplift and to the load-bearing wood columns holding up the roof above.





Existing Corner post



Rear stair has collapsed.



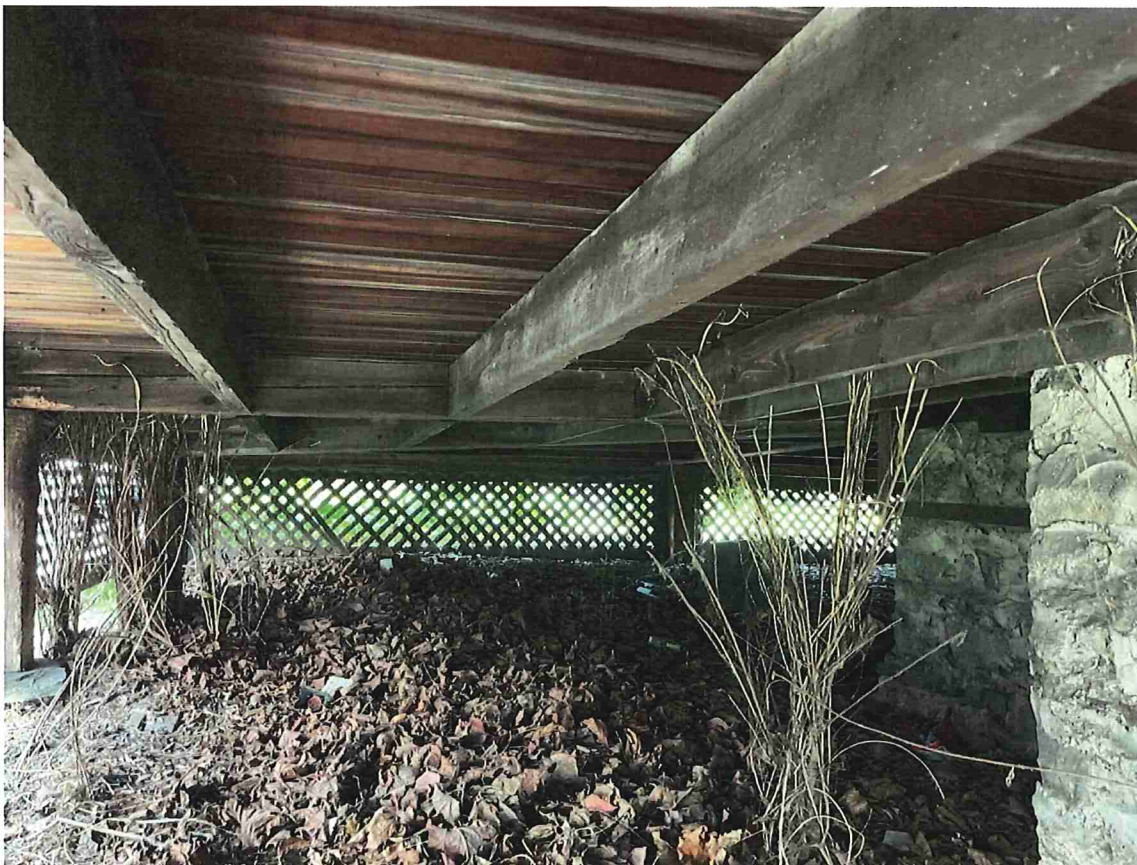
Posts sitting on stone foundations



Deterioration of load bearing base of corner post.



Front steps are collapsing on the right side & require foundations under the existing circular columns.



Framing under the deck

CHRIST & HOLY TRINITY CHURCH, WESTPORT

65 Myrtle Ave. Associate Rectory rear deck repairs

The deck framing is in good condition and has sonotube foundations supporting the posts. Timbertech, light grey, boarding is suggested to replace the deteriorated decking and stairs, additional joists will need to be added as they are spaced at 16" and need to be at 12" for Timbertech.

The upper landing and stair to the deck at the Mudroom door will be replaced with timbertech and the two steps of steps to grade will be replaced with timebertech.

The existing railing and posts are to be protected and maintained.



Deteriorated decking is splintered.

Concrete sonotube foundations, railing & posts to remain.

HISTORIC RESOURCES INVENTORY—BUILDINGS AND STRUCTURES

State Historic Preservation Office, Department of Economic and Community Development
450 Columbus Boulevard, Suite 5
Hartford, CT 06103

GENERAL INFORMATION

Building Name (Common) _____

Building Name (Historic) _____

Street Address or Location 75 Church Lane (formerly 65 Myrtle Street)

Town/City: Westport Village: _____ County: Fairfield

Owner(s): Christ & Holy Trinity Church Public Private

PROPERTY INFORMATION

Present Use Residence

Historic Use Residence

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 c. 1910

Materials (Indicate use or location when appropriate):

- Clapboard Asbestos Siding Brick Wood Shingle Asphalt Siding
- Fieldstone Board & Batten Stucco Cobblestone Vinyl 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: 2 Approximate Dimensions 30 x 30; 20 x 11; plus porch and rear deck

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Alterations? Yes No If yes, explain: Some window sash replaced; rear deck; skylight

FOR OFFICE USE

Town # _____ Site _____ UTM _____

- District S 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:

This Myrtle Avenue house is the northernmost on the HTLC campus. It fronts east onto Myrtle Avenue, and the site is elevated above the campus parking lot to the west. Mackenzie House stands to the south. A drive runs between the two buildings, connecting Myrtle Avenue and the parking lot below. The garage (former wagon house) is located down a slope, behind the house, on the east edge of the parking lot.

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

No. 65 Myrtle Avenue is simply massed building erected on a cobblestone foundation with a square plan, peaked roof and gables oriented to the north and south. The east elevation serves as the façade, and a one-story hip-roofed porch mounted on columns with Doric capitals fronts the house, wrapping around its northwest corner. The southernmost porch bay frames the entry, which is offset to the left (south) side of the façade. This architectural feature is notable for preserving its original six-panel door and a decorative surround incorporating oversized sidelights with double-X crossbar glazing joined by a narrow transom panel. A picture window incorporating similar side panels and cross-bar glazing across its top appears to the right. Among other notable features are the houses deep overhanging roof eaves and its cobblestone chimney on the north side. On the west elevation, a central triangular gable intersects with the roof, receiving a brick chimney through its peak. An enclosed one-story hip-roofed sunporch extends to the rear, accessed by a small entry porch; rear deck.

Architect _____ Builder _____

• Historical or Architectural Importance:

This house is an excellent example of the Colonial Revival style, preserving distinctive features of the style in the cross-bar window glazing on its east façade and in the cobblestone masonry used to fabricate its chimney and foundation. The garage, built contemporaneously with the house, is a significant outbuilding. The house was absorbed into the Christ & Holy Trinity Church campus around the 1960s, and has served as curate’s and rector’s residence, refectory and offices. Prior to its ownership by the church, this address was the residence of the town clerk, Edward C. Birge (1920s-30s); Heath E. White (1940s); and architect D.B Driscoll.

• Sources:

Town of Westport Tax Assessor
 Sanborn Fire Insurance Maps
 HRI, PAL, 2011

Photographer: Rachel Carley **Date:**

View: From the east

Name: Rachel Carley **Date:** /22

Organization: Preservation Consultant
 10 Camp Dutton Road
 Litchfield, CT 06759

• Subsequent field evaluations

Threats to building or site:

- None known Highways Vandalism
 Deterioration Zoning Other



PROPERTY INFORMATION (CONT'D)



65 Myrtle Avenue looking northwest



65 Myrtle Avenue looking north



65 Myrtle Avenue, garage (wagon house), looking east

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: 65 Myrtle Avenue
75 Church Lane

Name: House

NR District:

Local District:

Neg No.: 23:12

HRS ID No.: 0574

