

WILTON PLANNING AND
ZONING COMMISSION

ARCHITECTURAL REVIEW BOARD/VILLAGE
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION

ROB SANDERS ARCHITECTS PO BOX 132 WILTON

APPLICANT'S NAME

ADDRESS

SSS INVESTMENTS LP

13 OAK RIDGE RD NEWTON, CT 06470

OWNER'S NAME

ADDRESS

487 DANBURY ROAD

R-2A

PROPERTY LOCATION

ZONING DISTRICT

2095 98

35

43

1.68 AC

WLR

VOLUME

PAGE

TAX MAP #

LOT #

ACREAGE

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- * Eight (8) complete **COLLATED/FOLDED** sets are required – 11" x 17" Plan Copies
- * All plans shall be equal in sheet size, collated into sets (either stapled or clipped), with maps folded, not rolled.
- * All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item.

ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (PDF BY EMAIL)

- ☒ i. An application form;
- ☒ ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- ☒ iii. The following plans, where applicable, based on the nature of the proposed project:
 - ☒ 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.
 - ☒ 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (when required), of the property sufficient to show the location of:
 - a. wetlands, upland buffers, watercourse and flood zones, if any;
 - b. existing and/or proposed buildings and appurtenances thereof;
 - c. existing and/or proposed parking accommodations;
 - d. existing and/or proposed lighting
 - e. existing and proposed buffer strips and landscaping;
 - f. access and egress details for pedestrian and vehicular traffic;
 - g. existing and/or proposed signs, and
 - h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
 - i. easements, regulatory setbacks, historic covenants or other historic assets.
 - ☒ 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.

✓ 4.

A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.

✓ 5.

Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.

✓ 6.

Samples of all finish materials to be used on the exterior of the building.

✓ 7.

A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.

✓ 8.

A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

<u>R. Anderson</u>	<u>11 JAN 2021</u>	<u>203 761 0144</u>
APPLICANT'S SIGNATURE	DATE	TELEPHONE
<u>Sepin Van</u>	<u>1/11/21</u>	<u>203-563-9118</u>
OWNER'S SIGNATURE	DATE	TELEPHONE

PROJECT NARRATIVE:

487 Danbury Road: SSS Investments LP

PROJECT DESCRIPTION

Construction of new 2,024 SF building on property with existing Special Permit #180: Adaptive Use converted residence and residential outbuilding.

Proposed new structure has two levels, each of which will include a separate 2-Bedroom apartment. The structure will be positioned to the southwest of the existing residential outbuilding, and is designed to resemble a converted 19th century agricultural barn similar to others along this stretch of Danbury Road. The structure is banked into the hillside to utilize the natural grade for access to the upper unit.

The primary structure on the site is the circa 1830 Charles Scribner House, a Greek revival 2½ -story residential structure with ells and porches. A converted barn with later monitor addition stands west of the primary structure. Per the H.R.I. report prepared by Mary McCahon, the structures are part of a cluster of four contemporaneous houses and the Zion's Hill Methodist Church. Several of these have associated barn structures, including #475, #493, and #496 Danbury Road (see photos), and have been converted to adaptive uses.

Exterior finishes of the building will include 1x10 Idaho Pine vertical shiplap siding, rakeboards and miscellaneous trim with painted finish. Roofing shall be architect-grade asphalt shingles. Windows shall be clad finish wood, with, simulated divided light, double-hung style sashes. Paint colors shall be a charcoal color, to complement the existing building colors.

Exterior lighting shall be recessed LED downlight fixtures in the entrance canopies, with a two-head motion sensor flood light on the north gable end for the upper unit. New walkways and terraces shall be bluestone. Retaining walls shall be native fieldstone.

To provide four additional parking spaces the existing driveway and lots shall be reconfigured, eliminating the turn around/drop-off area for nose-in parking. Parking areas shall have crushed stone paving; the south part of the driveway connecting to Danbury Road shall be asphalt paving. New underground electrical services and public water shall be provided.

The existing illuminated street and building signage shall remain. Directional 6¾" x 12" number signs shall be provided for the residential structures (Sample image attached).

HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: National Register and State Register Coordinator,
State Historic Preservation Office, Department of Economic and Community Development,
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) Charles Scribner House
Building Name (Historic) Charles Scribner House
Street Address or Location 487 Danbury Road
Town/City Wilton Village _____ County Fairfield
Owner(s) Vona, Nicola & Maria ☐ Public ☒ Private

PROPERTY INFORMATION

Present Use: Commercial
Historic Use: Residence

Accessibility to public: Exterior visible from public road? ☒ Yes ☐ No
Interior accessible? ☒ Yes ☐ No If yes, explain during business hours
Style of building Greek Revival? Colonial Revival Date of Construction circa 1830

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: 2 Approximate Dimensions 42 x 33 + ells

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: _____

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 N/A Builder N/A

- Historical or Architectural importance:

See continuation sheet.

- Sources:

See continuation sheet.

Photographer Mary E. McCahon Date 4/89

View Southeast Negative on File CTSHPO 2:27

Name Mary E. McCahon Date 5/89

Organization Wilton Historical Society

Address 249 Danbury Road, Wilton, CT 06897

- Subsequent field evaluations:

Threats to the building or site:

☒ None known ☐ Highways ☐ Vandalism ☐ Developers ☐ Renewal ☐ Private
☐ Deterioration ☐ Zoning ☐ Other _____ ☐ Explanation _____

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

487 Danbury Road, Wilton



Photograph 487 Danbury Road. View southeast.

Interrelationship of Buildings and Surroundings

One in a cluster of 4 Greek- Revival houses on Danbury Road, the house contributes greatly to the character of Cannondale and Danbury Road.

Other Notable Features or Buildings on the Site

The four-bay, two-story, clapboarded house is representative of the conservative Grecian dwellings popular in Wilton in the 1830s and 1840s. It is detailed with pedimented gable ends and a continuous frieze. A tripartite frontispiece with solid side panels is filled with the original, single-panel, Greek Revival entrance door, but the original window sash, probably six-over-six, were refreshed in the late-19th century two-over-two style. A Tuscan-columned verandah with a plain balustrade and large solarium, also glazed with two-over-two windows were added around the turn of the century. The house is part of a cluster of Greek-Revival houses on Danbury Road that

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

487 Danbury Road, Wilton

contribute greatly to the historic character of Cannondale. It has sensitively been converted to commercial use.

Historical and Architectural Importance

Charles Scribner purchased six acres with a “dwelling house and barn” from William Nichols, who resided to the north at 493 Danbury Road, in 1836 (7:101). It is assumed that the house was built shortly before the Scribner purchase as it is very similar to others in the vicinity, also constructed in the 1830s. The house is unusual in that it is four-bays rather than more frequent three-bays wide. It was inherited by his daughter Mary E. Miller in 1899, and in 1907, she conveyed it to Harriet Allee (how are these people related? Allee shows up as a Miller family name.) (23:370, 24:233). It remained in the Allee family until 1924, passing from Harriet to Joseph B. Allee of Plainville, New Jersey, and then to Mary P. Allee of New York City. Stewart and Grace Shaw owned it from 1925 until 1941. It has had many subsequent owners. It appears that the Allees added the Tuscan-columned verandah and south solarium to the house that has, like so many others on Danbury Road, been converted to commercial use. The dwelling is a good example of the local interpretation of the Greek Revival style.

Sources

Wilton Land Records
1857 Clark Map
1867 Beers Map

487 Danbury Road, Wilton CT 06897 : NEIGHBOR PHOTOS for REFERENCE



496 Danbury Road



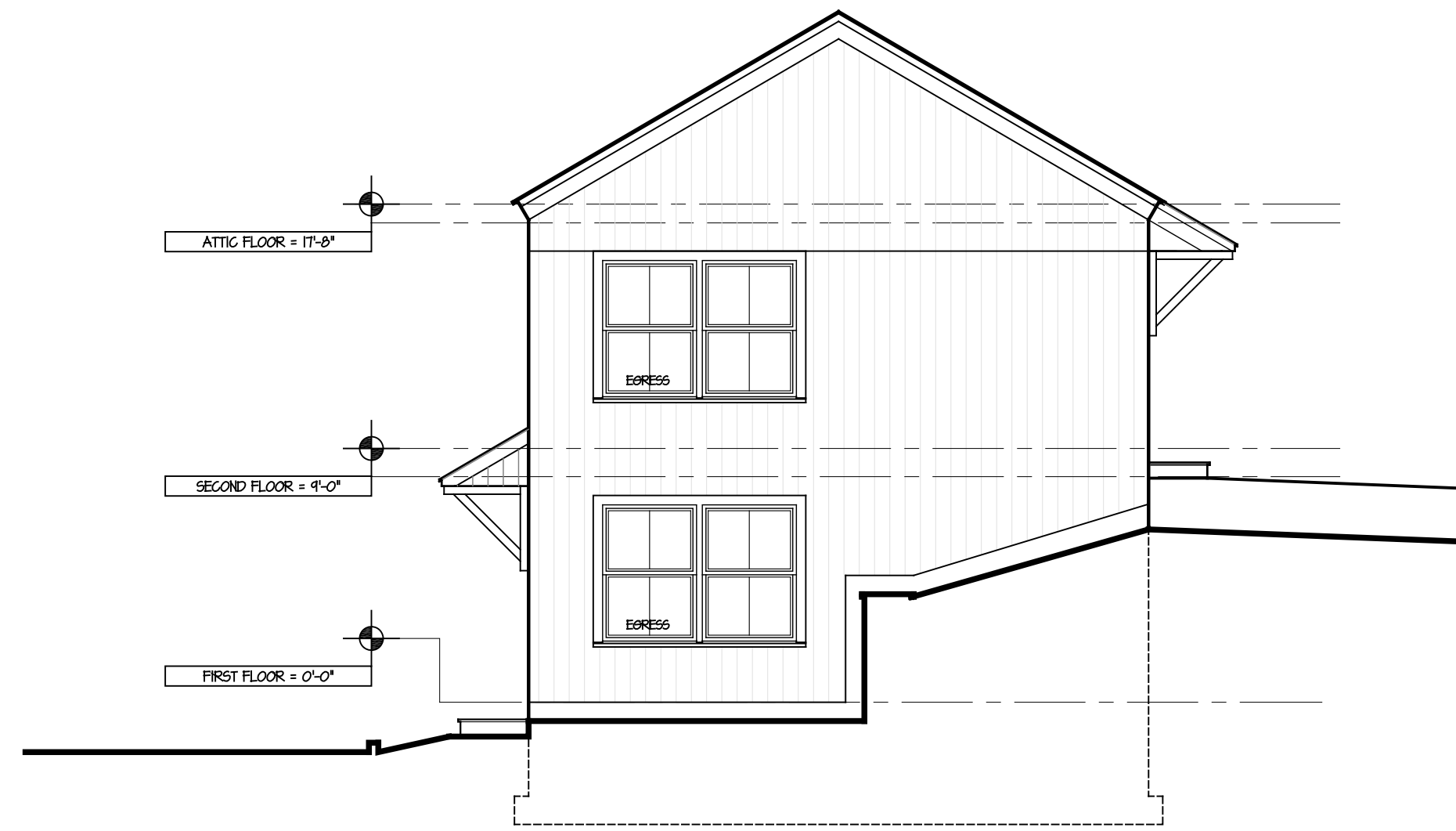
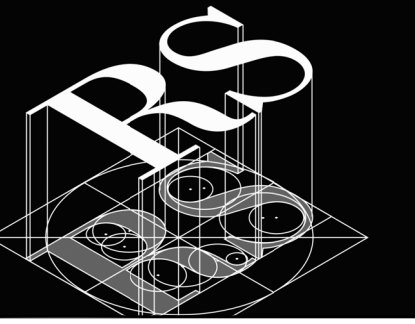
493 Danbury Road



475 Danbury Road



Zion's Hill Methodist Church



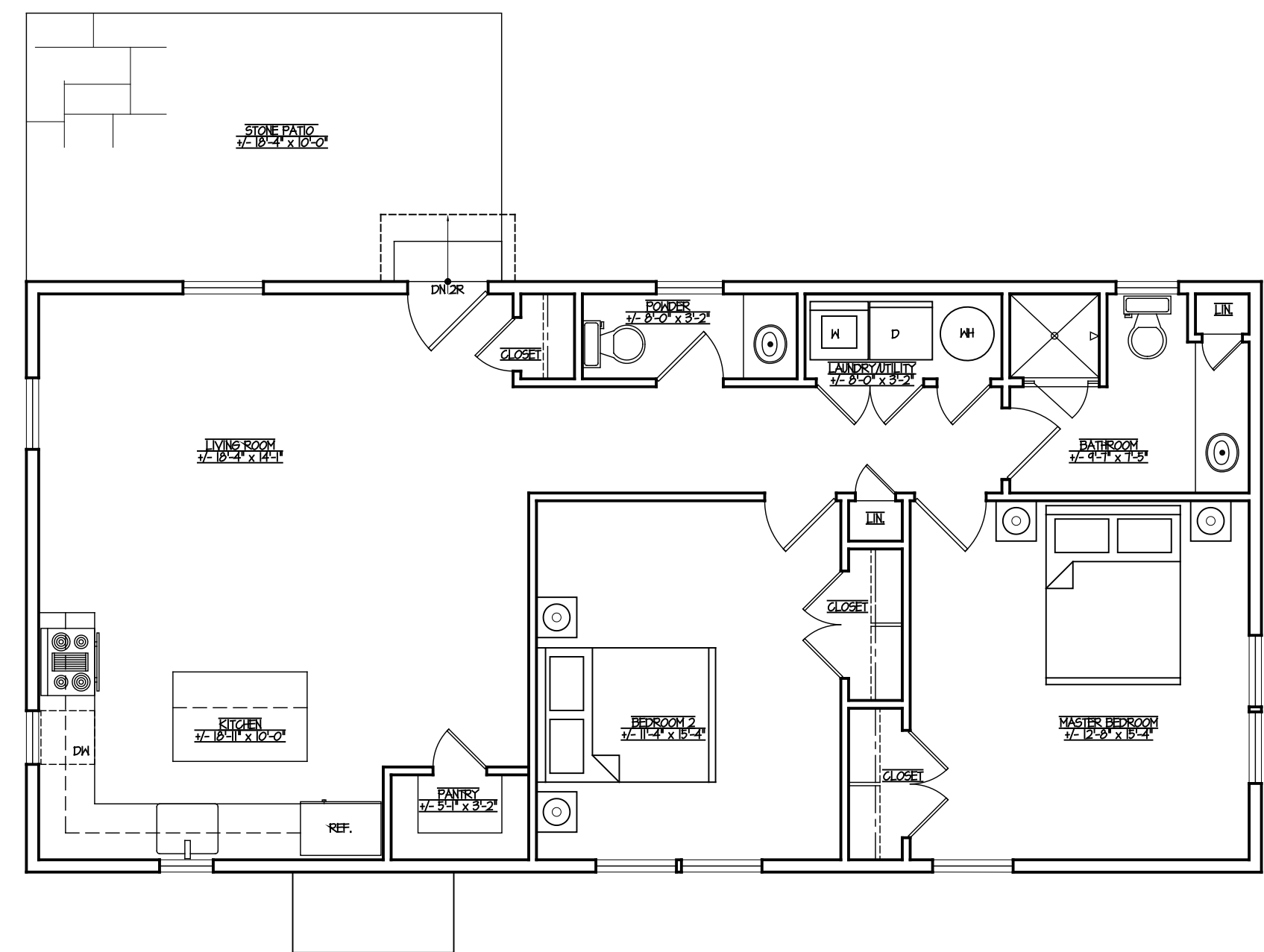
5 **PROPOSED NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



6 **PROPOSED WEST ELEVATION**
SCALE: 3/16" = 1'-0"



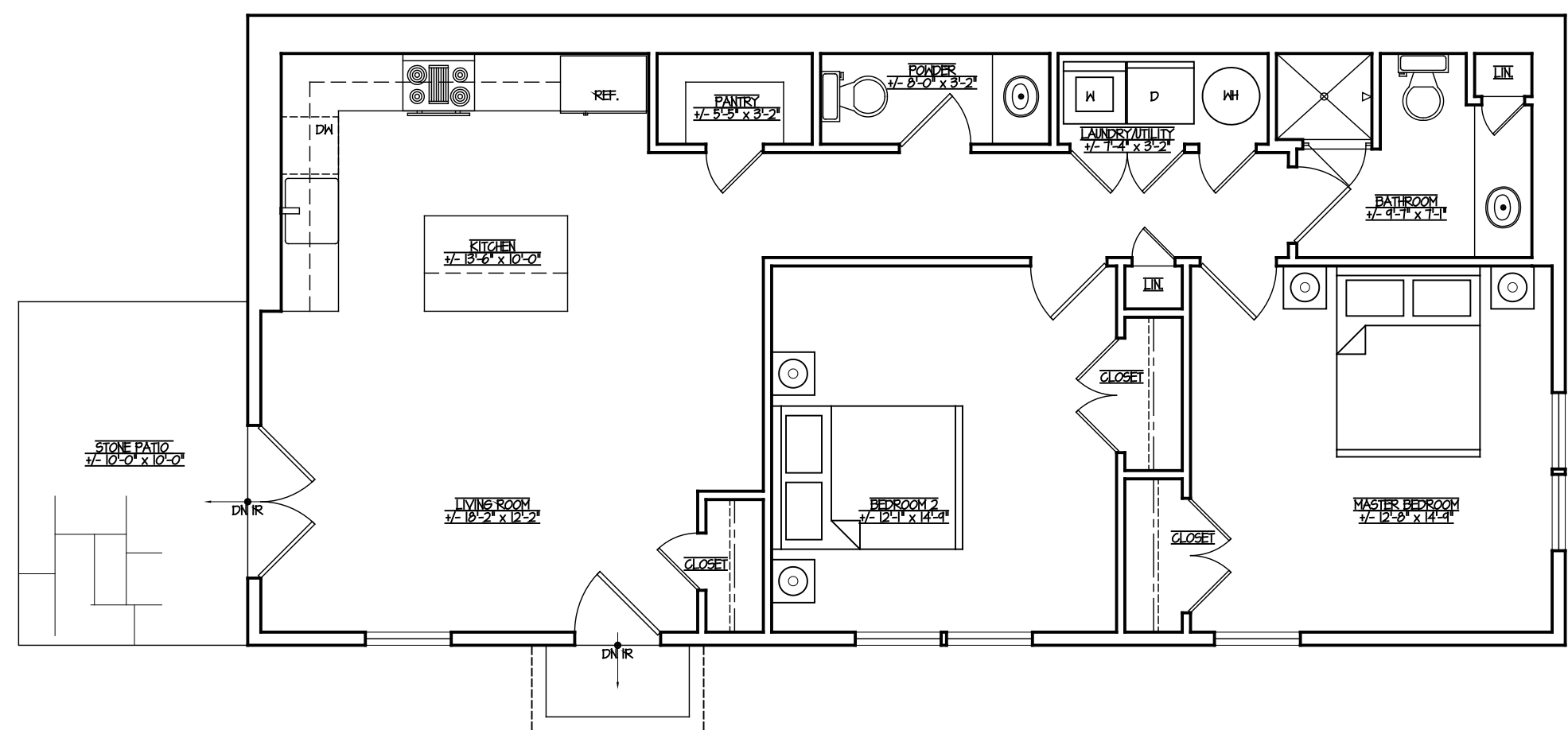
4 **PROPOSED EAST ELEVATION**
SCALE: 3/16" = 1'-0"



2 **PROPOSED SECOND FLOOR PLAN**
SCALE: 3/16" = 1'-0"



3 **PROPOSED SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



1 **PROPOSED FIRST FLOOR PLAN**
SCALE: 3/16" = 1'-0"

Project Name & Address
SSS INVESTMENTS
487 DANBURY ROAD
WILTON, CT 06897

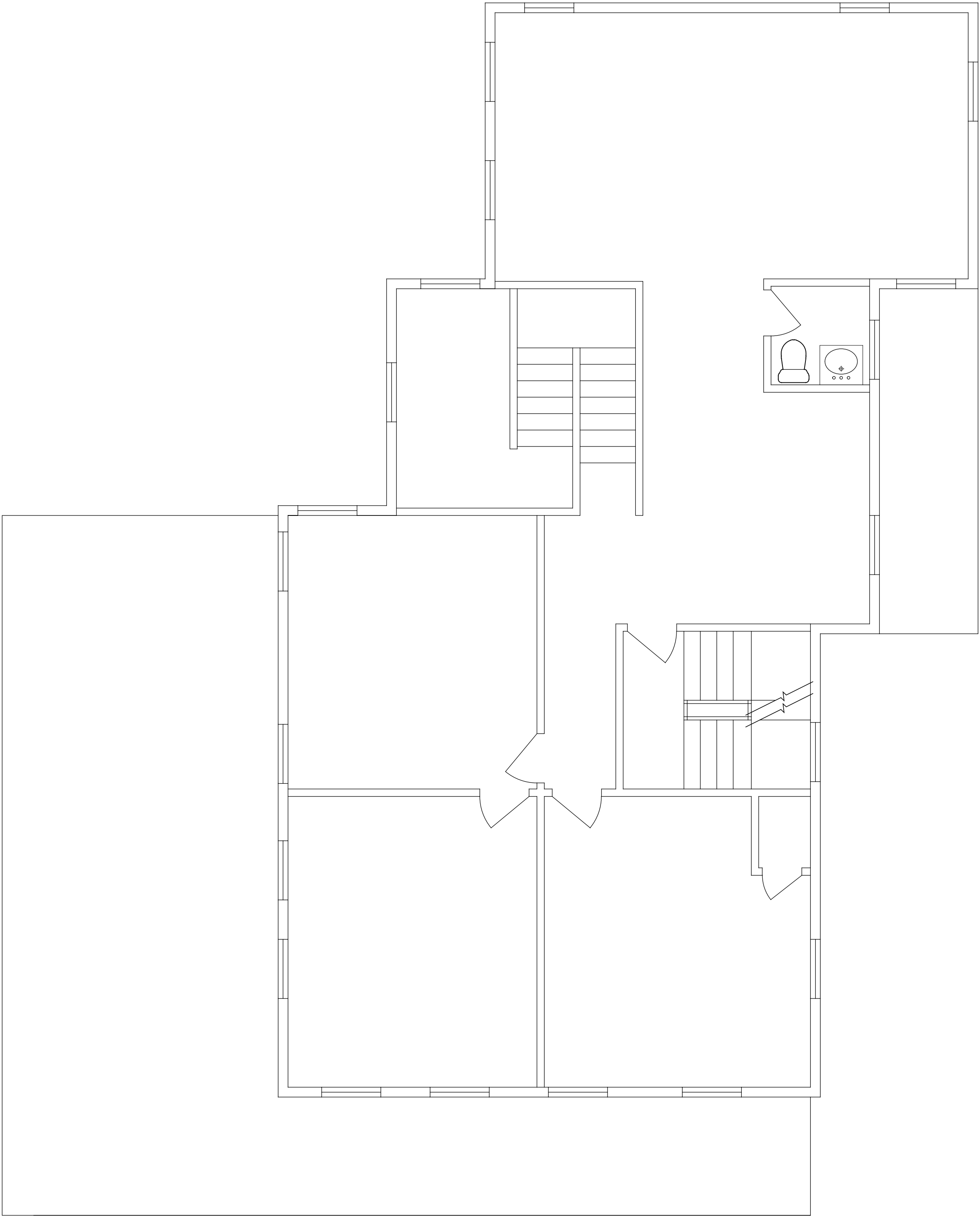
Project No.
19-010

Sheet Name
PROPOSED BARN FLOOR
PLANS & ELEVATIONS

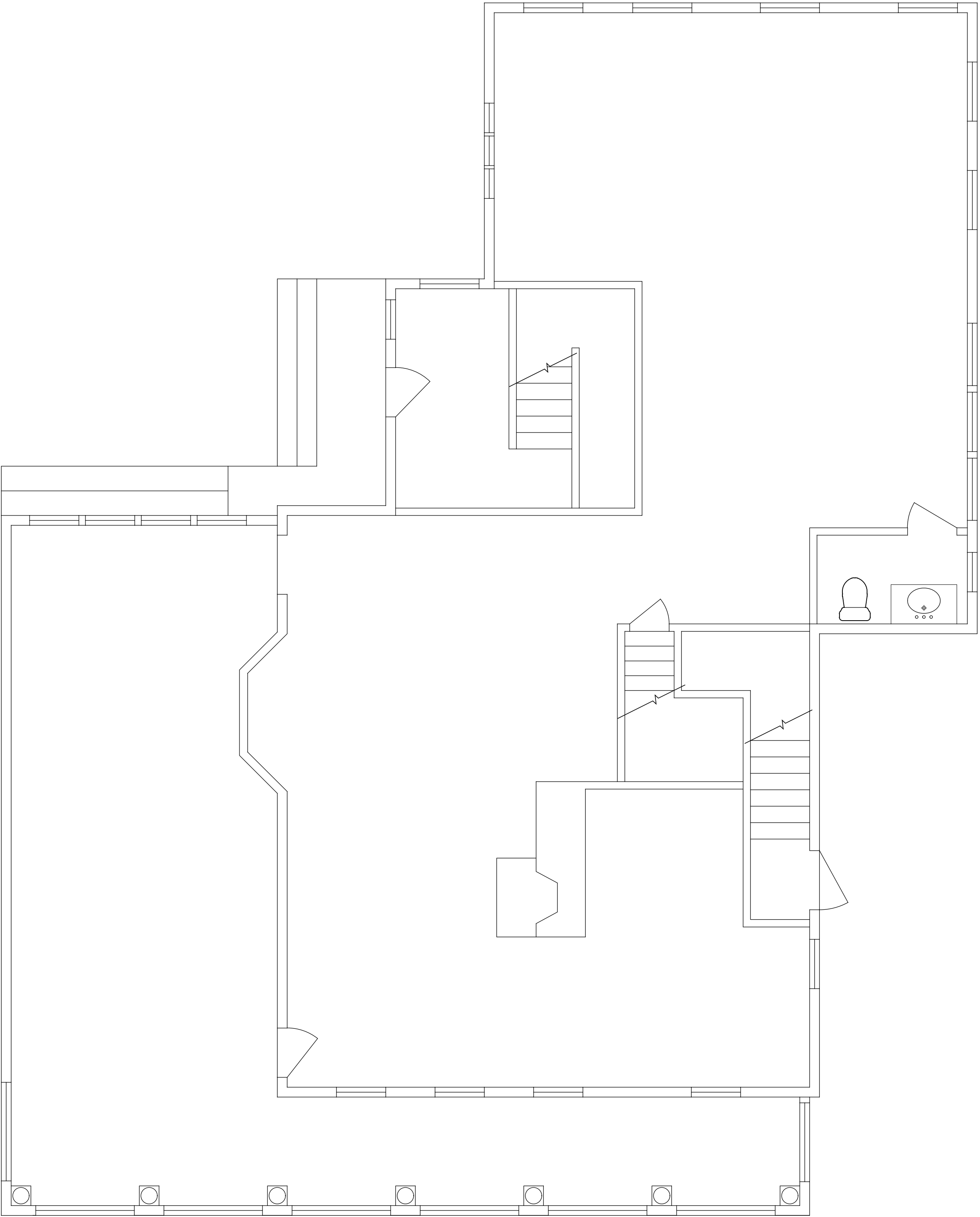
d JANUARY 06, 2021
s AS NOTED

Sheet No.

A-1



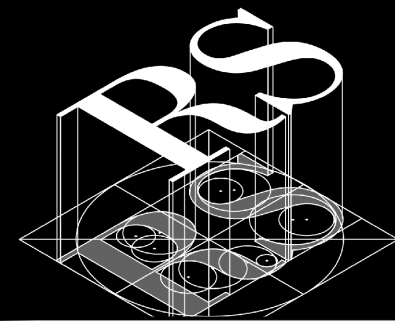
SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

Rob Sanders Architects LLC

The Carriage House
436 Danbury Road
Wilton, Connecticut 06897
p 203.761.0144
f 203.761.0073
e info@rsarchct.com



Project Name & Address

BRIGGS/ McCARTHY RES.
300 NEWTOWN AVE
NORWALK, CT

Project No.

19-010

Sheet Name

EX FLOOR PLANS

d JAN. 6, 2021

s 1/4" = 1'-0" (or as noted)

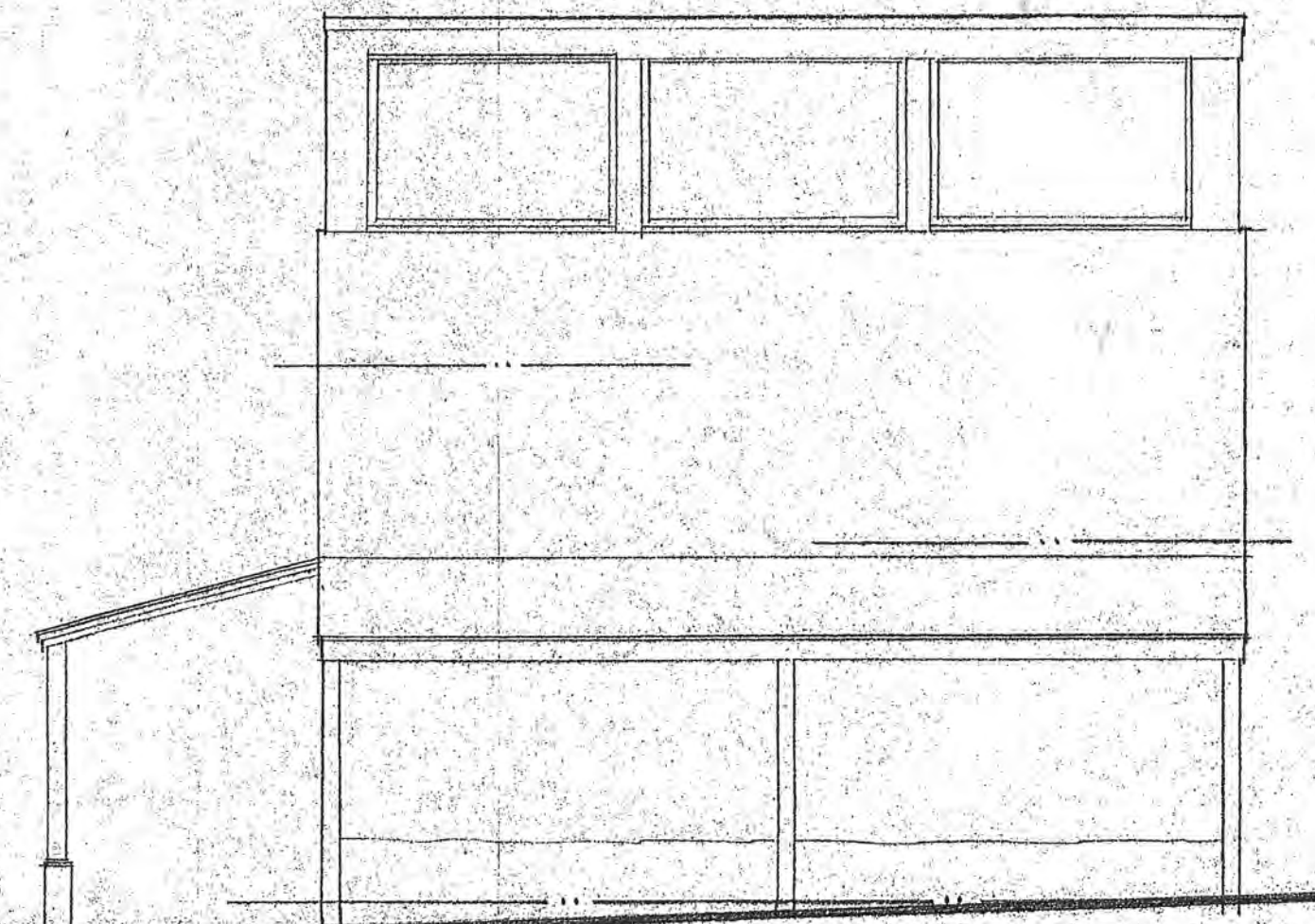
Sheet No.

EX-I



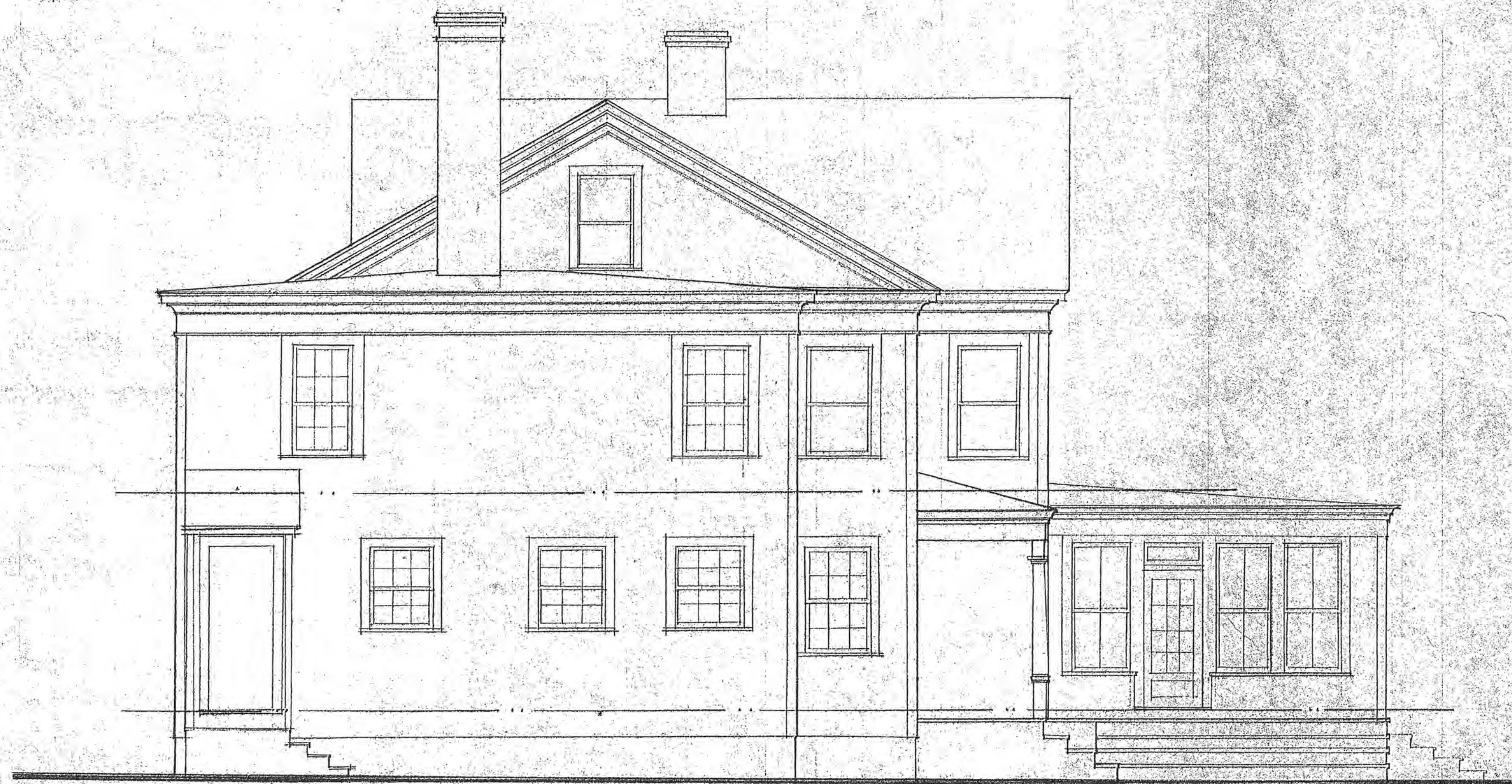
NORTH ELEVATION

1/4" = 1'-0"



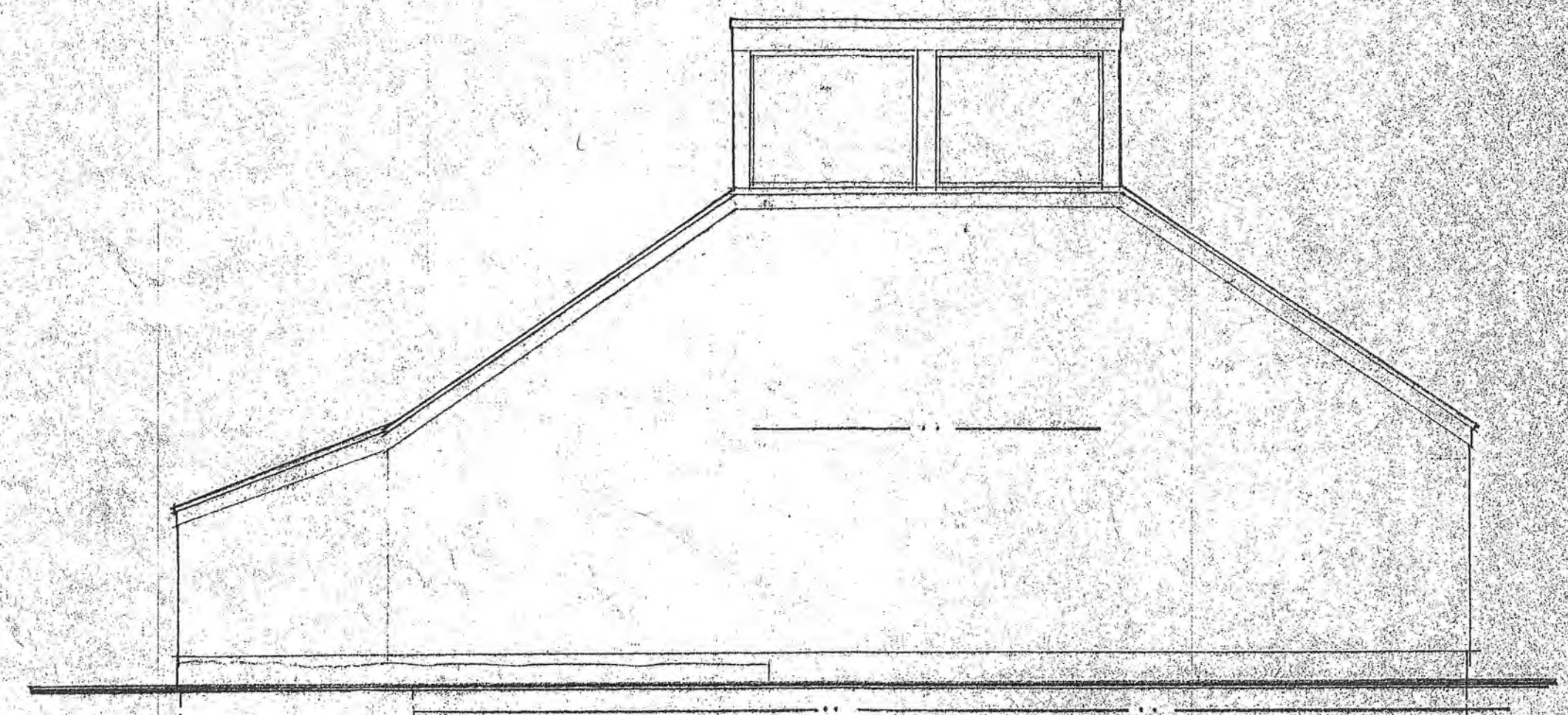
NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0" HOUSE



WEST ELEVATION

1/4" = 1'-0" STUDIO

VONA PROPERTY 487 DANBURY ROAD WILTON

Robert Faesy Associates • Architects

523 Danbury Road • Box 445 • Wilton, Connecticut 06897

NORTH, WEST ELEVATIONS

26 OCT 87

drawing:

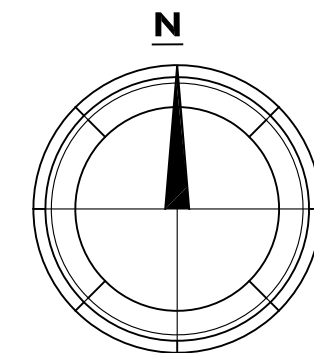
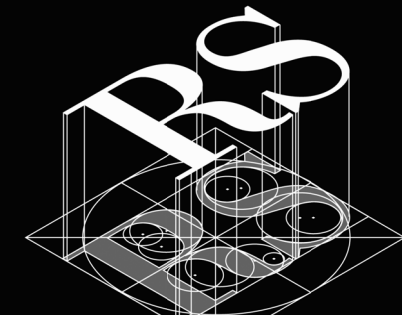
project 58100



KEY

- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- DOUBLE-HEAD FLOOD LIGHT-EXISTING
- DOUBLE-HEAD FLOOD LIGHT-NEW

Rob Sanders Architects LLC
The Carriage House
436 Danbury Road
Wilton, Connecticut 06897
p 203.761.0144
f 203.761.0073
e info@rsarchtct.com



Project Name & Address
SSS INVESTMENTS
487 DANBURY ROAD
WILTON, CT 06897

Project No.
19-010

Sheet Name
SITE PLAN

d JANUARY 06, 2021
s 3/32" = 1'-0"

Sheet No.

SP-1

3162