

Project Narrative 50 Post Road West, Westport, CT Botero Property Management LLC

August 29, 2025

Our client, Botero Property Management LLC, is proposing the redevelopment of 50 Post Road West, located in the RORD #1 Zoning District in Westport. The subject property consists of approximately one acre of land, containing two existing buildings and surface parking. The principal building, known as the Captain Frederick Sherwood House, was constructed in 1835 in Greek Revival style. Formerly used for office purposes. The property also contains a non-historic Accessory Building towards the rear of the property, constructed in 1960, which was used both as a residential dwelling and more recently a commercial establishment. The property has been vacant for over ten years and during this time, the buildings and grounds have fallen into disrepair and are now in a dilapidated condition.

This project presents a unique opportunity to restore and revitalize a site that is historically and visually significant to Westport. The community has long expressed a desire to see this building preserved and brought back into productive use. Botero Property Management is committed to that goal through historic preservation, adaptive reuse, and sensitive expansion of the existing structures.

The proposed development will create thirteen apartments in the rehabbed principal structure with a small addition and a new building with four townhouses in the location of the rear structure, with a mix of one- and two-bedroom units, including designated 20% affordable housing. This program not only activates a long-vacant property but also contributes to addressing local housing needs in alignment with Westport's policies on housing diversity.

To accomplish this redevelopment of the principal structure under section §32-12, Inclusionary Two-Family and Multi-Family Dwellings, a Text Amendment is required to §22-7, which limits the building area to 2,500 square feet. The principal building is currently +/- 3,300 square feet and we are looking to add a modest rear addition (+/- 1,460 SF) in order to convert the building to residential use. The text amendment is added to a new section 22.7.2 which will allow the preservation and adaptive reuse of the structure. The text requires a principal structure be listed on the HRI (Historic Resource Inventory) and be a minimum of one acre in size. This is the only property in the RORD #1 which meets these requirements. The new rear townhouse building meets the current regulations.

Beyond rehabilitating the existing historic structure building, the project will also improve the overall site. Planned enhancements include reconfigured traffic circulation, upgraded parking areas, stormwater management, and drainage improvements designed to protect water quality. These site upgrades will not only serve future residents but will also provide broader environmental and safety benefits to the community. Landscaping and architectural design will complement the historic structure and create a more attractive, walkable streetscape along Post Road West.

This project represents a meaningful investment in Westport's history and future. By breathing new life into a property that has stood vacant for over a decade, Botero Property Management will deliver both preservation and progress all while addressing the community's present and future housing needs.

Our proposal is also consistent with the 2017 Westport Plan of Conservation and Development based on the following:

1. On Reuse and Redevelopment of Existing Structures

- *“The POCD encourages and incentivizes the sustainable improvement and reuse of existing structures, recognizing that the ‘greenest’ building may result from reusing the one already built. Westport will continue to consider ways to encourage and incentivize the redevelopment / reuse of existing structures.”*
-

2. On Redevelopment as the Primary Growth Path

- *“Since Westport is mostly built out, there are not many opportunities for new development other than through redevelopment of existing properties.”*
-

3. On Historic Preservation and Adaptive Reuse

- *“The POCD emphasizes support for the preservation of historic resources through collaboration with preservation organizations and public education, promoting awareness of the significance of historic buildings and encouraging property owners to preserve their historic integrity.”*
-

4. On Balancing Conservation with Development

- *“The POCD seeks to maintain the essence of what has made Westport unique while accommodating desirable changes after careful reflection — prioritizing conservation of community character and important resources while allowing redevelopment that is appropriate in scale and respectful of its setting.”*