

Westport Historic District Commission

Town Hall

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION AGENDA

The Westport Historic District Commission will hold a public meeting at 7:00 p.m. on **Tuesday, May 12, 2020** for the following purposes:

1. To approve the minutes of the March 10, 2020 public meeting.
2. To approve the minutes of the March 10, 2020 legal training.
3. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **12 Wedgewood Avenue**, which motion was adopted at the March 10, 2020 meeting.
4. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **31 Sylvan Road North**, which motion was adopted at the February 11, 2020 meeting.
5. To take such action as the meeting may determine to oppose the issuance of the demolition permit **5 Compo Parkway** and require the full 180-day delay.
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **4 Maplegrove Avenue** and require the full 180-day delay.
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit **15 Maple Avenue North** and require the full 180-day delay.
8. To hear the Chairman's update.
9. To adjourn the meeting.

Bill Harris, Chair
Historic District Commission
May 5, 2020



Westport Historic District Commission

Town Hall

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION DRAFT MINUTES

Members Present:

Bill Harris, Chair
Randy Henkels, Vice-Chair
Bob Weingarten, Clerk
Grayson Braun, Member
Cheryl Bliss, Alternate
Wendy van Wie, Alternate

The Westport Historic District Commission held a public meeting at 7:00 p.m. on **Tuesday, March 10, 2020**, in Town Hall **Room 309** for the following purposes:

1. To approve the minutes of the January 28, 2020 study committee meeting.
MOTION (made by Weingarten) to approve the minutes of the January 28, 2020 study committee meeting
SECOND: Braun
SEATED: Braun, Van Wie
VOTE: Unanimously approved
2. To approve the minutes of the February 11, 2020 public meeting.
MOTION (made by Weingarten) to approve the minutes of the February 11, 2020 public meeting
SECOND: Braun
SEATED: Harris, Henkels, Braun, Weingarten
VOTE: Unanimously approved
3. To approve the minutes of the February 25, 2020 study committee meeting.
MOTION (made by Weingarten) to approve the minutes of the February 25, 2020 study committee meeting
SECOND: Braun
SEATED: Braun, Van Wie
VOTE: Unanimously approved
4. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **5 Janson Drive** and require the full 180-day delay.
MOTION (made by Weingarten) to waive the 180 day delay at 5 Janson Drive
SECOND: Henkels
SEATED: Harris, Henkels, Braun, Weingarten, Bliss
VOTE: Unanimously approved
5. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **31 Sylvan Road North** and require the full 180-day delay.
MOTION (made by Weingarten) to waive the 180 day delay at 31 Sylvan Road North
SECOND: Henkels
SEATED: Harris, Henkels, Braun, Weingarten, Bliss
VOTE: Unanimously denied
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **12 Wedgewood Road** and require the full 180-day delay.

MOTION (made by Weingarten) to waive the 180 day delay at 12 Wedgewood Road

SECOND: Henkels

SEATED: Harris, Henkels, Braun, Weingarten, Bliss

VOTE: Unanimously denied

7. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **6 Manitou Court** and require the full 180-day delay.

MOTION (made by Weingarten) to waive the 180 day delay at 6 Manitou Court

SECOND: Henkels

SEATED: Harris, Henkels, Braun, Weingarten, Bliss

VOTE: Unanimously approved

8. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **33 Burr Farms Road** and require the full 180-day delay.

MOTION (made by Weingarten) to waive the 180 day delay at 33 Burr Farms Road

SECOND: Henkels

SEATED: Harris, Henkels, Braun, Weingarten, Bliss

VOTE: Unanimously approved

9. To finalize the press release for the 2020 Preservation Awards.

MOTION (made by Harris) to accept the press release for the 2020 Preservation Awards with modified changes

SECOND: Bliss

SEATED: Harris, Henkels, Braun, Weingarten, Bliss

VOTE: Unanimously approved

10. To receive the recommendations of the Early 20th Century Stone Bridges Study Committee and consider any appropriate actions.

MOTION (made by Harris) to create an agenda item to add “a recommendation of the study group to create a study report of the eight remaining bridges”

SECOND: Henkels

SEATED: Harris, Henkels, Braun, Weingarten, Bliss

VOTE: Unanimously approved

MOTION (made by Harris) to prepare a study report on the eight bridges

SECOND: Henkels

SEATED: Harris, Henkels, Braun, Weingarten, Bliss

VOTE: Unanimously approved

11. Discussion and installation of local historic district signs at Jesup (2), Gorham (1), Kings Highway North (1) with signs similar to Gorham.

MOTION (made by Harris) to install local historic district signs at Jesup, Gorham, and Kings Highway North with signs similar to Gorham.

SECOND: Henkels

SEATED: Harris, Henkels, Braun, Weingarten, Bliss

VOTE: Unanimously approved

12. To hear the Chairman’s update.

No action taken.

13. To adjourn the meeting.

MOTION (made by Harris) to adjourn the meeting

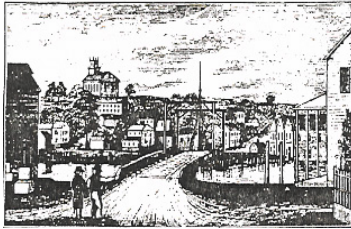
SECOND: Henkels

SEATED: Harris, Henkels, Braun, Weingarten, Bliss

VOTE: Unanimously approved

Meeting adjourned 8:45 pm.

Bill Harris, Chair
Historic District Commission
March 12, 2020



Westport Historic District Commission

Town Hall

Westport, Conn. 06880

NOTICE OF MEETING HISTORIC DISTRICT COMMISSION SPECIAL MEETING

Members Present:

Bill Harris, Chair
Randy Henkels, Vice-Chair
Bob Weingarten, Clerk
Grayson Braun, Member
Cheryl Bliss, Alternate
Wendy van Wie, Alternate
Scott Springer, Alternate

A **special meeting** of the Historic District Commission was held on Tuesday, March 10, 2020 at 6:00pm in Room 309. The HDC will meet with the Town Attorneys for training and orientation. Members of the public are welcome to attend, but it is not anticipated that there will be public comment.

The Historic District Commission met with the Town Attorneys for annual training and orientation.

Meeting adjourned 7:00pm.

Bill Harris, Chair
Historic District Commission
March 12, 2020



RECEIVED

FEB 18 2020

TOWN OF WESTPORT

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES AND/OR PROPERTIES 50 YEARS OR OLDER

RECEIVED

WESTPORT BUILDING DEPT

FEB 04 2020 1943

1. 12 Wedgwood Rd Westport Ct. 06880
ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card)

2. KATARZYNA & ANDRZEJ BABIŃSKI
NAME OF CURRENT PROPERTY OWNER (Please Print)

WESTPORT BUILDING DEPT
203 223 2364

TELEPHONE

3. 12 Wedgwood Rd. Westport Ct. 06880
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

EPOCHHOME@YAHOO.COM
EMAIL

4. _____
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

5. Whole house Living Area 2,380 sq.
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. OWNER
DEMOLITION CONTRACTOR (Please Print)

203 223 2364
TELEPHONE

LICENSE NUMBER

EPOCHHOME@YAHOO.COM
EMAIL

NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office).

PUBLICATION OF NOTICE OF INTENT TO DEMOLISH POSTING OF DEMOLITION SIGN
Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a Certificate of Appropriateness for such demolitions.

The property owner or legal representative must first obtain a *Certificate of Appropriateness* from the Historic District Commission prior to obtaining demolition permit application.

Meeting Date of Historic District Commission to consider demolition: _____

The TOWN OF WESTPORT has a demolition delay ordinance, Sec.14-21 that provides a 180 day waiting period following the filing of a demolition permit application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking a request for a demolition delay for properties 50 years or older.**

Meeting Date of Historic District Commission to consider waiving the waiting period: _____

The HDC meets the second Tuesday of every month. The property owner or legal representative will receive a copy of the publicly noticed agenda and is expected to attend the meeting. It is recommended that supporting engineering reports, proposed plans and other information be submitted at the hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

- The Historic District Commission considers the property historically significant and does not waive the balance of delay.
- The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

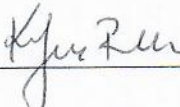
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

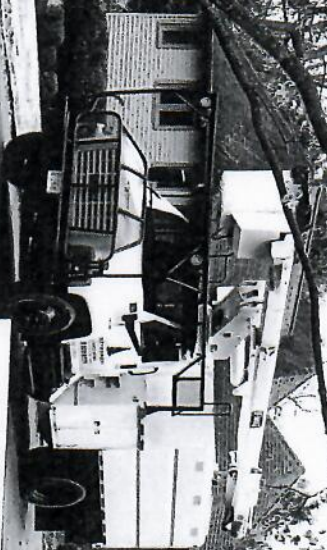
I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 2.4.2020

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____



DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 12-210 of the Code of the City of Baltimore, the following demolition project is scheduled to commence on 12/21/2023 at 2712 Woodson Road, Baltimore, Maryland 21208. The demolition project is being conducted by Demolition & Salvage, LLC, a subsidiary of Demolition & Salvage, LLC, which is a licensed contractor under the jurisdiction of the Office of the Mayor, Department of Public Works, Office of the Chief Building Official.

Name and address of the owner: Demolition & Salvage, LLC
 2712 Woodson Road
 Baltimore, Maryland 21208
 Phone number of the contractor: 410-682-1111
 Name and address of the contractor: Demolition & Salvage, LLC
 2712 Woodson Road
 Baltimore, Maryland 21208
 Name and address of the demolition contractor: Demolition & Salvage, LLC
 2712 Woodson Road
 Baltimore, Maryland 21208
 Name and address of the demolition contractor: Demolition & Salvage, LLC
 2712 Woodson Road
 Baltimore, Maryland 21208





**TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER**

RECEIVED

JAN 02 2020

1. 31 SYLVAN ROAD NORTH | 1799 **WESTPORT BUILDING DEPT.**
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. GST SYLVAN ROAD, LLC | 203-912-9537
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 66 BRAD ST, STAMFORD, CT 0690 | GBPARKING@yahoo.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. _____
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

RECEIVED

5. DEMOLITION FOR NEW HOME | JAN 24 2020
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. SERVISIO CONSTRUCTION | 203-223-5372 | 2055 **WESTPORT BUILDING DEPT.**
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

jservisite@yahoo.com
EMAIL

NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office).

PUBLICATION OF NOTICE OF INTENT TO DEMOLISH POSTING OF DEMOLITION SIGN
Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

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Meeting Date of Historic District Commission to consider demolition: _____.

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Meeting Date of Historic District Commission to consider waiving the waiting period: _____

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FOR HISTORIC DISTRICT COMMISSION DECISION:

The Historic District Commission considers the property historically significant and does not waive the balance of delay.
 The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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- PROPANE TANK From the propane company that removed the tank
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- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
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- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 1/2/20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
Code	Description	Code	Assessed	Code	Assessed	Code	Assessed	Code	Assessed
1-1	RES LAND	1-1	670,200	1-1	670,200	1-1	469,100	1-1	469,100
1-3	DWELLING	1-3	283,800	1-3	283,800	1-3	198,700	1-3	198,700
Total		954,000		954,000		667,800		667,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VII		SALE PRICE		VC			
Year	Code	Amount	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2018	1-1	469,100	2017	1-1	469,100	2016	1-1	469,100	2016	1-1	469,100	2016	1-1	469,100	
	1-3	198,700	2017	1-3	198,700	2016	1-3	198,700	2016	1-3	198,700	2016	1-3	198,700	
Total		667,800		667,800		667,800		667,800		667,800		667,800		667,800	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Amount	Description
		0.00	

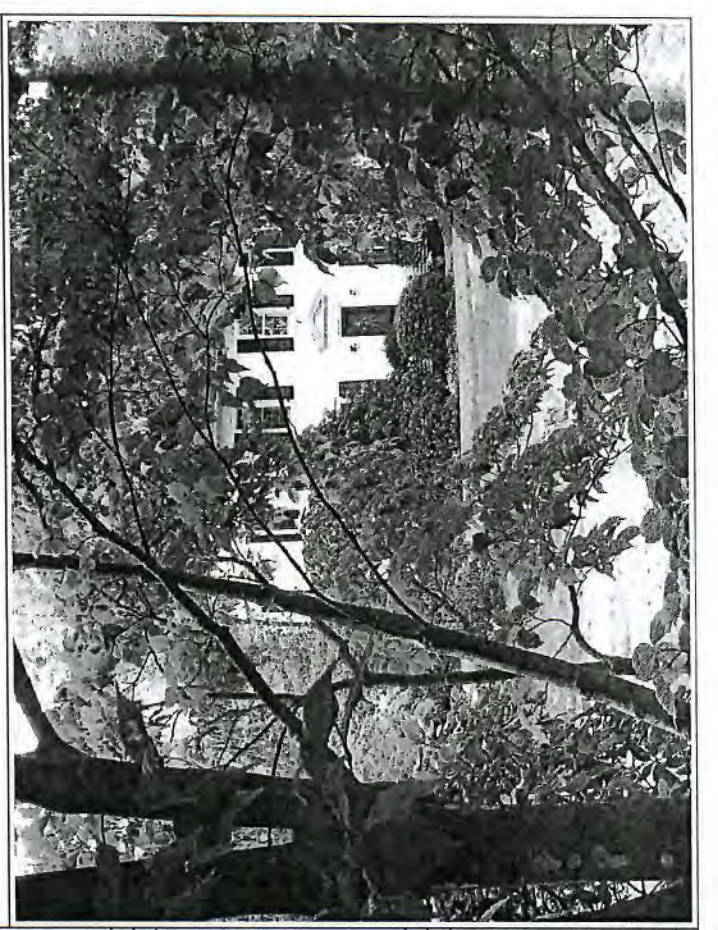
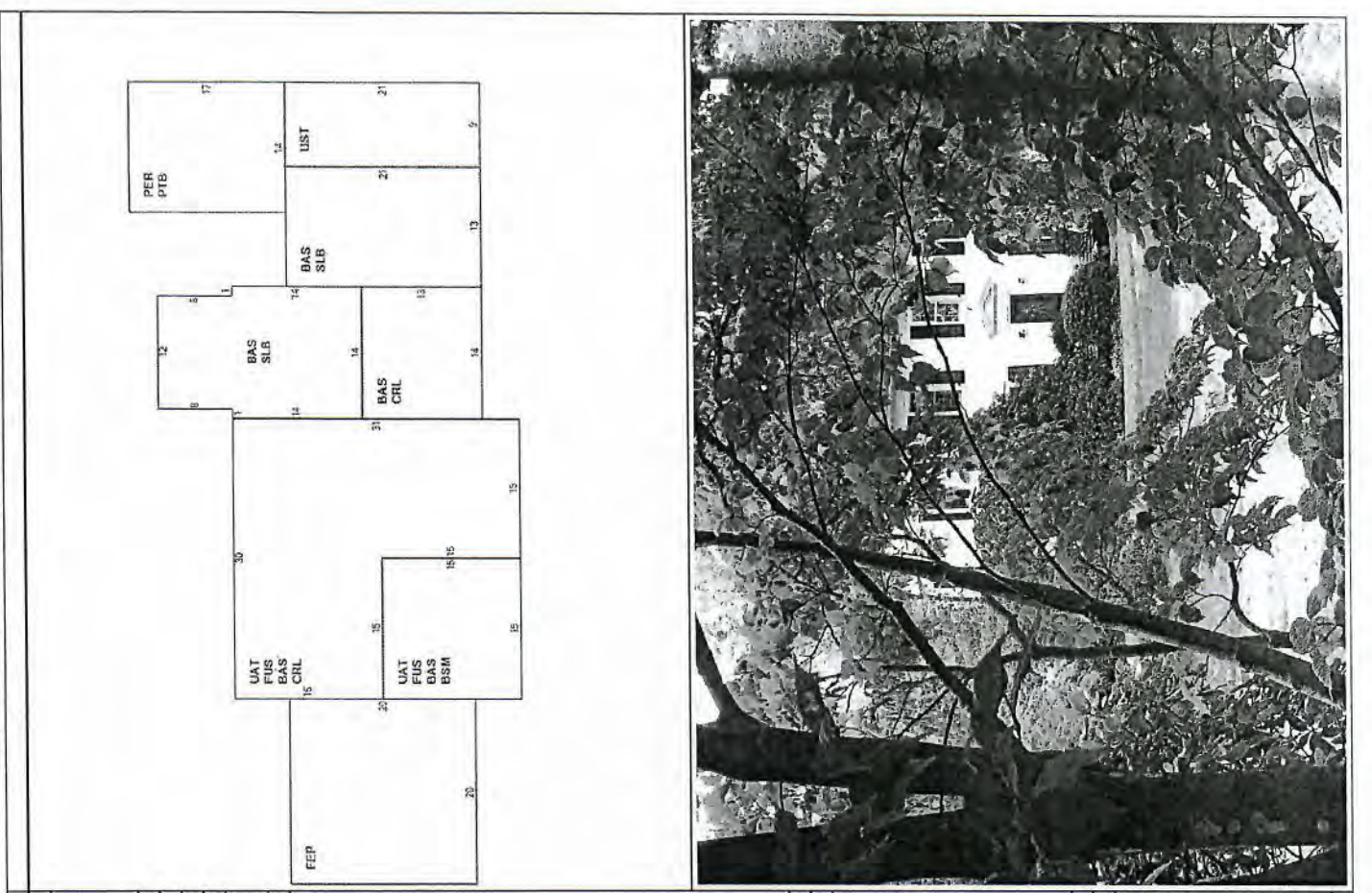
ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
0001			

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description

VISIT / CHANGE HISTORY		LAND LINE VALUATION SECTION	
Date	Id	Type	Is
11-20-2015	PG	6	1
10-31-2015	VA		
01-13-2015	BG		
12-08-2014	VA		
01-12-2011	RM		
01-23-2006	BK		
09-13-2005	LV		

APPRaised VALUE SUMMARY		VISIT / CHANGE HISTORY	
Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
283,800	0	0	670,200
Special Land Value			
Total Appraised Parcel Value			
Valuation Method			
C			

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)										
Element	Description	Element	Description									
17	Antique	Fireplaces	2									
01	Residential	Ceiling Height	8.00									
12	B+	Elevator										
2	2 Stories	CONDO DATA										
1	Vinyl Siding	Parcel Id	C B S									
25		Adjust Type	Code Description Factor%									
03	Gable	Condo Fir										
03	Asphalt Shingl	Condo Unit										
05	Drywall	COST / MARKET VALUATION										
12	Hardwood	Building Value New	567,667									
02	Oil	Year Built	1799									
06	Steam	Effective Year Built										
01	None	Depreciation Code	A									
03	3 Bedrooms	Remodel Rating	46									
2	2 Full Baths	Year Remodeled	4									
1	1 Half Bath	Depreciation %	1									
1	8 Rooms	Functional Obsol	50									
8	Average	External Obsol	283,800									
02	Average	Trend Factor										
02		Condition										
1	Kitchens	Condition %										
	Whirlpool Tubs	Percent Good										
	Hot Tubs	Cns Sect Rchld										
	Sauna (SF Area)	Dep % Ovr										
	Fin Basement	Dep Ovr Comment										
	Fin Bsmt Qual	Misc Imp Ovr										
	Bsmt. Garages	Misc Imp Ovr Comment										
	Interior Cond	Cost to Cure Ovr										
	Fireplaces	Cost to Cure Ovr Comment										
	Ceiling Height	OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
8.00		Code	Description	Yr Bld	Unit Price	Units	Unit Price	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value						
BAS	First Floor	1,677	1,677		168.43	282,450						
BSM	Basement Area	0	225		33.69	7,579						
CRL	Crawl Space	0	887		0.00	0						
FEP	Porch, Enclosed	0	400		109.48	43,791						
FUS	Upper Story, Finished	930	930		168.43	156,636						
PER	Pergola	0	238		16.98	4,042						
PTB	Patio - Brick	0	238		25.48	6,063						
SLB	Slab	0	565		0.00	0						
UAT	Attic, Unfinished	0	930		16.84	15,664						
UUST	Utility Storage	0	188		75.75	14,316						
		Ttl Gross Liv / Lease Area	2,607	6,279								



DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 31 Sylvan Road North, Westport, CT 06880, has been filed in the Office of the Town Building Official on January 4, 2020.

Name and address of the owner: G&T Sylvan Rd., LLC, 66 Broad St., Stamford, CT
Age of the building or structure: 221 Years (1799)
Square footage of the building or structure: 2,500 Square Feet

The application is currently pending and available for public inspection in the Office of the Town Building Official.

31 SYLVAN ROAD, WESTPORT

The following Pictures are a visual to present along with our petition before the Historic District Commission Board, to demolished the existing building located at 31 Sylvan Road. My client is requesting to demolish the building in question, a put a new home in the address above. The existing structure present several dangerous damage to the structural members and it's integrity can no longer be guaranteed, besides this the building has been modified consistently through the years and no longer has many of the characteristics that made it historical.

EXTERIORS

Original wood clapboard siding has been replaced by vinyl siding, vinyl corner boards, and trim details. Asphalt shingle roof. Plastic and vinyl eaves and soffits.



VINYL AND CLAD WINDOWS

No wood original windows, all windows have been replaced by clad or vinyl windows



BAY WINDOW

Bay window with Vinyl
Details and trim
boards.



GLASS SUNROOM

At the back of the house there is a newer structure, is a glass enclosed sunroom, the structure is from the 1980's or 90's



ENCLOSED PORCH

New enclosed porch, with
aluminum glass windows.



INTERIORS

FLOORS

Newer 2 ½" wide oak floors.



INTERIOR TRIM

New trim more
contemporary trim



STRUCTURAL ELEMENTS

FLOORS

Newer 2 x 10 floor
joists



ATTIC FLOORS

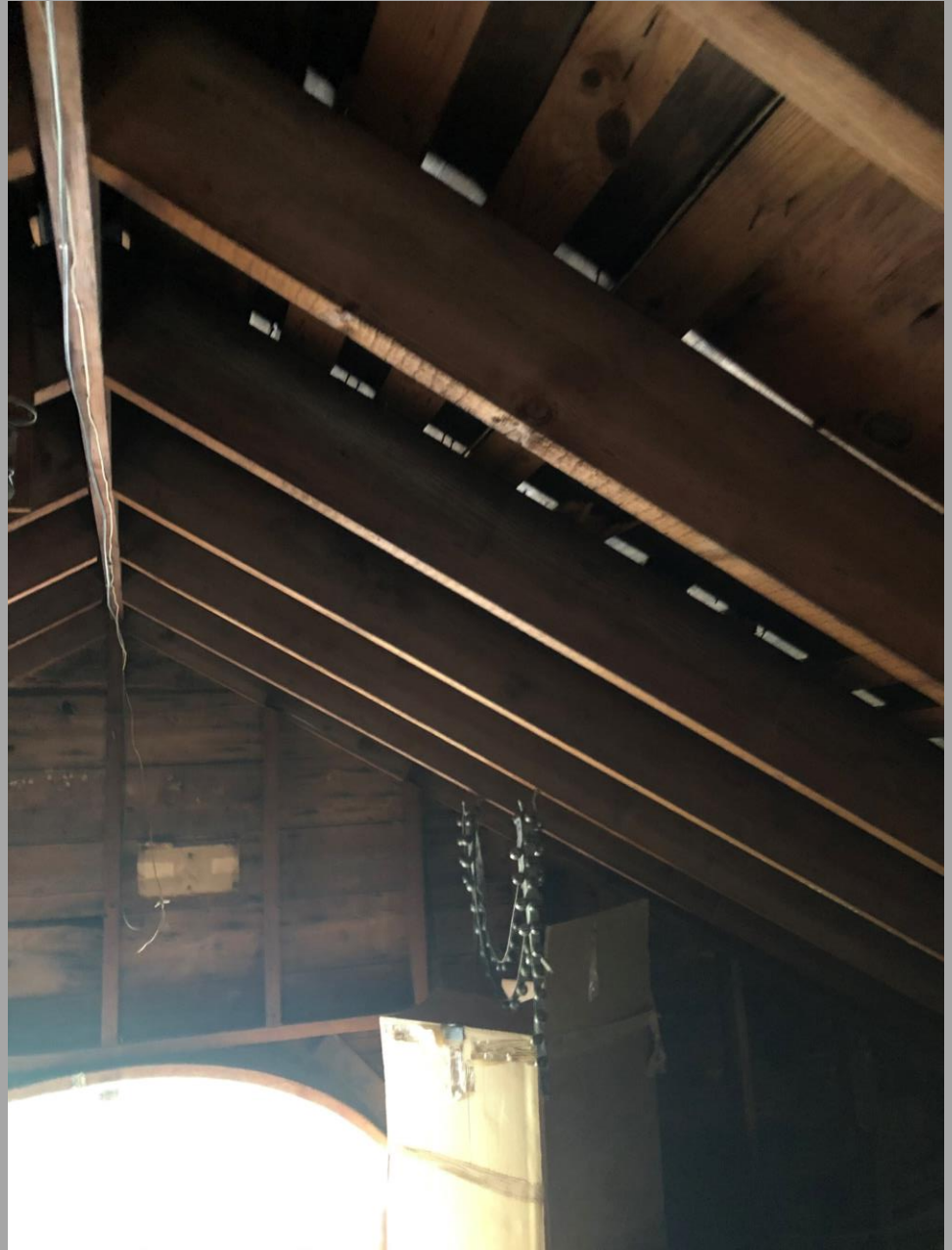
Newer wood floors
with galvanized wood
nails



ROOF

New 2 x 8 roof rafters, with galvanized nails. New plywood sheathing over older boards for cedar roofing. New plywood installed to use asphalt shingles







TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER

RECEIVED

APR 02 2020

WESTPORT BUILDING DEPT.

- 1. 5 COMPO PARKWAY 1878
ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)
2. MICHAEL GOSS
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE 203-222-7104
3. 3 COMPO PARKWAY
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL mfgoss@me.com
4. JON HALPER, HALPER ARCHITECTS, 225 MILL ST., GREENWICH, CT
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

5. 4,844
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

RECEIVED

6.
DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

APR 10 2020

WESTPORT BUILDING DEPT.

EMAIL

- NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application
PUBLICATION OF NOTICE OF INTENT TO DEMOLISH POSTING OF DEMOLITION SIGN

CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a Certificate of Appropriateness for such demolitions.
The property owner or legal representative must first obtain a Certificate of Appropriateness from the Historic District Commission prior to obtaining demolition permit application.
Meeting Date of Historic District Commission to consider demolition:

The TOWN OF WESTPORT has a demolition delay ordinance, Sec.14-21 that provides a 180 day waiting period following the filing of a demolition permit application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. The Historic District Commission (HDC) acts as an interested party when invoking a request for a demolition delay for properties 50 years or older.
Meeting Date of Historic District Commission to consider waiving the waiting period:

The HDC meets the second Tuesday of every month. The property owner or legal representative will receive a copy of the publicly noticed agenda and is expected to attend the meeting. It is recommended that supporting engineering reports, proposed plans and other information be submitted at the hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:
The Historic District Commission considers the property historically significant and does not waive the balance of delay.
The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective (DATE)

SIGNATURE OF HDC OFFICIAL DATE

Application for Demolition Permit (continued)

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT: *Michael G.* DATE: 4-1-20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

Revised 11/14/2019

DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 5 Compo Parkway, Westport, CT 06880 has been filed in the Office of the Town Building Official on April 2, 2020.

Name and address of the owner: Michael Goss
3 Compo Parkway, Westport, CT 06880

Age of the building or structure: 1878

Square footage of the building or structure: 4844 square feet

The application is currently pending and available for public inspection in the Office of the Town Building Official.



DEMOLITION
Notice of Demolition to the Public

On this date, the following building is scheduled for demolition. The demolition will be completed by the date indicated below. The demolition will be conducted in accordance with the provisions of the Massachusetts State Building Code, Chapter 18A, Section 18A.05(1)(b). The demolition will be conducted in accordance with the provisions of the Massachusetts State Building Code, Chapter 18A, Section 18A.05(1)(b). The demolition will be conducted in accordance with the provisions of the Massachusetts State Building Code, Chapter 18A, Section 18A.05(1)(b).

DEMOLITION
On this date, the following building is scheduled for demolition. The demolition will be completed by the date indicated below. The demolition will be conducted in accordance with the provisions of the Massachusetts State Building Code, Chapter 18A, Section 18A.05(1)(b). The demolition will be conducted in accordance with the provisions of the Massachusetts State Building Code, Chapter 18A, Section 18A.05(1)(b). The demolition will be conducted in accordance with the provisions of the Massachusetts State Building Code, Chapter 18A, Section 18A.05(1)(b).

DEMOLITION
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**Historic Resources Inventory
Buildings and Structures**

**State of Connecticut
State Historic Preservation Office
59 South Prospect Street, Hartford, CT 06106
203-566-3005**

FOR OFFICE USE ONLY

Town No.	Site No.
UTM	
QUAD	
District <input type="checkbox"/> S <input type="checkbox"/> NR	If NR Specify <input type="checkbox"/> Actual <input type="checkbox"/> Potential

I D E	1. Building Name (Common)		(Historic)
N T I	2. Town/City Westport	Village	County Fairfield
F I C	3. Street and Number (and /or location) 5 Compo Parkway		
A T	4. Owner(s) Joseph B. & Maureen E. Coogan		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
I O	5. Use (Present) Residential		(Historic)
N	6. Accessibility To Public:	Exterior Visible from Public Road <input checked="" type="radio"/> Yes <input type="radio"/> No	Interior Accessible <input type="radio"/> Yes <input checked="" type="radio"/> No If yes, explain
D E S C R I P T I O N	7. Style of Building Colonial Revival		Date of Construction 1878
	8. Material(s) (Indicate use or location when appropriate)		
	<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos siding	<input type="checkbox"/> Brick <input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Wood shingle	<input type="checkbox"/> Asphalt siding	<input type="checkbox"/> Fieldstone (Specify) _____
	<input type="checkbox"/> Board & batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone
	<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Concrete Type: _____	<input type="checkbox"/> Cut stone Type: _____
	9. Structural System		
	<input checked="" type="checkbox"/> Wood frame	<input type="checkbox"/> Post and beam	<input type="checkbox"/> Balloon
	<input type="checkbox"/> Load-bearing masonry		<input type="checkbox"/> Structural iron or steel
	<input type="checkbox"/> Other (Specify) _____		
	10. Roof (Type)		
	<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> Sawtooth
	<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other
	Material		(Specify) _____
	<input checked="" type="checkbox"/> Wood shingle	<input type="checkbox"/> Roll asphalt	<input type="checkbox"/> Tin <input type="checkbox"/> Slate <input type="checkbox"/> Other
	<input type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile (Specify) _____
	11. Number of Stories 2	Approximate Dimensions 82' X 30'	
	12. Condition (Structural)		Exterior
	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	
	13. Integrity (Location)	When?	Alterations <input checked="" type="radio"/> Yes <input type="radio"/> No
	<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved		If yes, explain additions
	14. Related Outbuildings or landscape features		
	<input type="checkbox"/> Barn	<input checked="" type="checkbox"/> Shed	<input type="checkbox"/> Garage <input checked="" type="checkbox"/> Other Landscape features or buildings (specify)
	<input type="checkbox"/> Carriage House	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden (2) pergolas
	15. Surrounding Environment		
	<input type="checkbox"/> Open Land	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site
	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural <input type="checkbox"/> High building density
	16. Interrelationship of building and surroundings Suburban Residential Neighborhood		

Other Notable features of building or site (interior and/or exterior)

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18. Architect Builder

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19. Historical or Architectural Importance

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H
Y

Photographer Date
Phillip Esser April 2008

View Negative on File
Northwest

Name Date
Phillip Esser & Paul Graziano April 2008

Organization
Associated Cultural Resource Consultants

Address
54 Danbury Road, Suite 227, Ridgefield, CT 06877

*Place
Photograph
Here*

20. Subsequent Field Evaluations

21. Threats to building or site

- None Known Highways Vandalism Developers Other _____
- Renewal Private Deterioration Zoning Explanation _____

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

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Consultant's Name: ACRC

Property Address: 5 Compo Parkway, Westport, CT

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





RECEIVED

TOWN OF WESTPORT

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

RECEIVED

MAR 09 2020

AND/OR PROPERTIES 50 YEARS OR OLDER

FEB 28 2020

1. 4 MAPLEGROVE AVE | 1938
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. STANLEY C. ROTTELL, TR | 203-258-0561
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 4 MAPLEGROVE AVE | COCCOCTO@MAIL.COM
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. CHRISTOPHER COCCO, P.O. Box 525 Southport, CT 06890
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

5. DEMOLITION OF EXISTING 1974 SQ. FT HOUSE
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. TBD | |
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

EMAIL

[] NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office).

[] PUBLICATION OF NOTICE OF INTENT TO DEMOLISH [] POSTING OF DEMOLITION SIGN
Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a Certificate of Appropriateness for such demolitions.

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FOR HISTORIC DISTRICT COMMISSION DECISION:

- [] The Historic District Commission considers the property historically significant and does not waive the balance of delay.
[] The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____


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(If on Sewer)
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SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 2/28/20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

DEMOLITION

Notice of Intent to Demolish

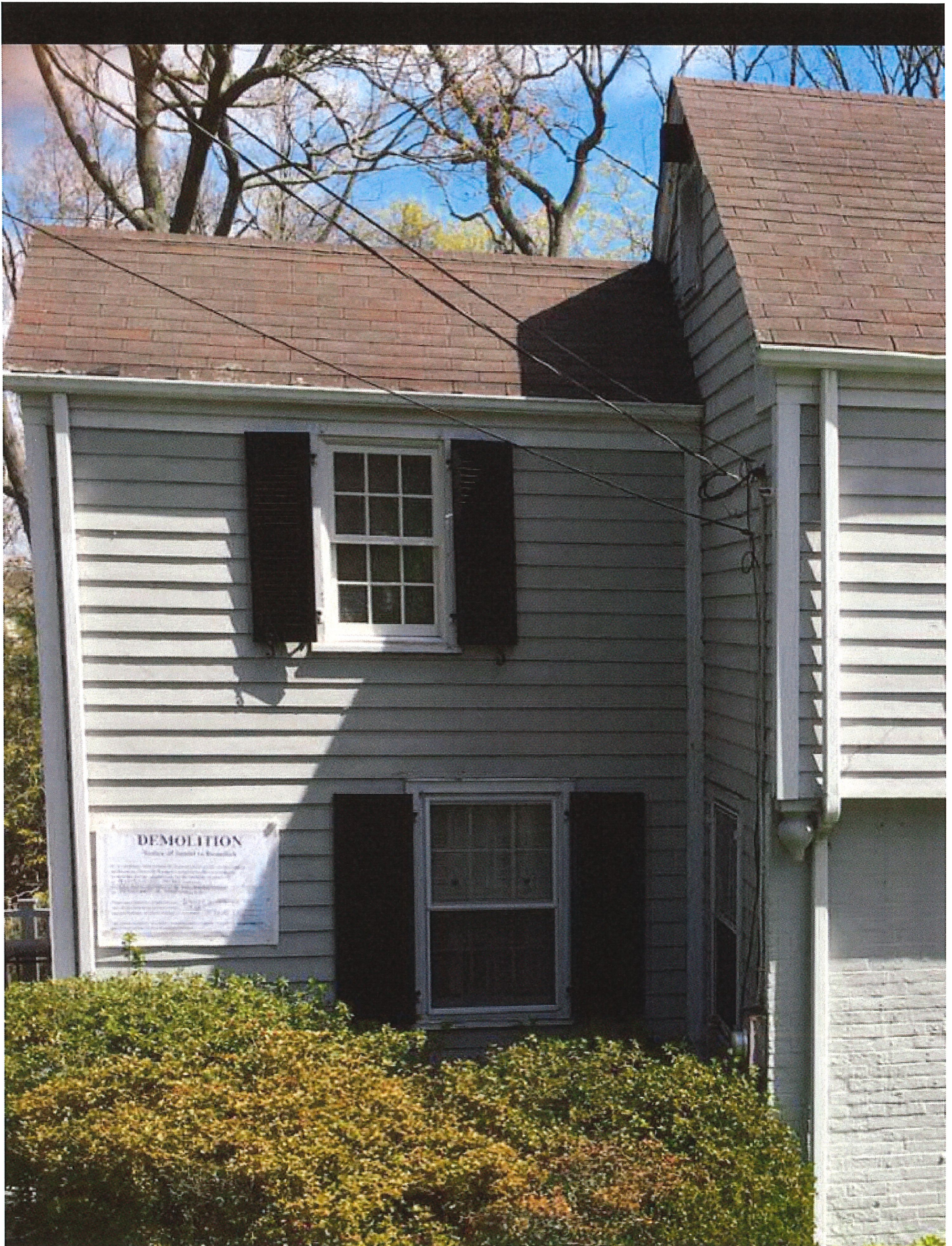
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Name and address of the owner: STANLEY C. ROTTELL TR

Age of the building or structure: 1938

Square footage of the building or structure: 1974 SQ FT

The application is currently pending and available for public inspection in the Office of the Town Building Official.





RECEIVED

APR 30 2020

TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER

Westport Fire Department
APR 30 2020
Fire Marshal's Office

1. 15 MAPLE AVE NORTH ADDRESS OF WORK (Please Print) 1910 DATE BUILT (From Assessor's Card)

2. KATHERINE LEONG NAME OF CURRENT PROPERTY OWNER (Please Print) APR 28 2020 TELEPHONE

3. 15 MAPLE AVE NORTH ADDRESS OF CURRENT PROPERTY OWNER (Please Print) WESTPORT BUILDING DEPT. EMAIL

4. SIR DEVELOPMENT, LLC, 943 Post Rd E, Westport, CT 06880 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) Attach copy of letter of authorization from owner.

5. DEMO OF 1,775 SQ FT HOUSE SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. SIR DEVELOPMENT DEMOLITION CONTRACTOR (Please Print) 203-227-6666 TELEPHONE LICENSE NUMBER
rob@sirdev.com EMAIL

NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office). Letters must be copied to the HDC office prior to the public hearing.

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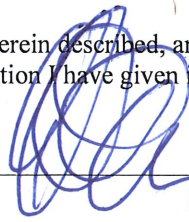
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SIGNATURE OF PROPERTY OWNER/OR AGENT: _____

DATE: _____


ROBERT HAROUN, CONTRACT VENDOR

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
LEONG KATHERINE		6 Septic 2 Public Water		1 Public		RES LAND DWELLING		Code Appraised 1-1 455,000 1-3 122,600		Assessed 318,500 85,800	
15 MAPLE AVE N		54531112 Lift Hse		Assoc Pid#		Total		577,600		404,300	
WESTPORT CT 06880		GIS ID H09027000		2407 0344 1451 0306		0 29 0 29		Year Code Assessed 2019 1-1 318,500 2018 1-1 318,500 2017 1-3 85,800		Code Assessed 1-1 318,500 1-3 85,800	
1		BK-VOL/PAGE		SALE DATE		QU VI		SALE PRICE		VC	

RECORD OF OWNERSHIP																													
LEONG KATHERINE																													
LEONG KATHERINE & EDWARD A																													
<table border="1"> <thead> <tr> <th>Year</th> <th>Code</th> <th>Description</th> <th>Amount</th> <th>Code</th> <th>Description</th> <th>Number</th> <th>Amount</th> <th>Comm Int</th> </tr> </thead> <tbody> <tr> <td colspan="8">Total</td> <td>0.00</td> </tr> </tbody> </table>												Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Total								0.00
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int																					
Total								0.00																					

EXEMPTIONS											
Description											
Total											

OTHER ASSESSMENTS											
Description											
Amount											
Code											
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Amount											
Comm Int											

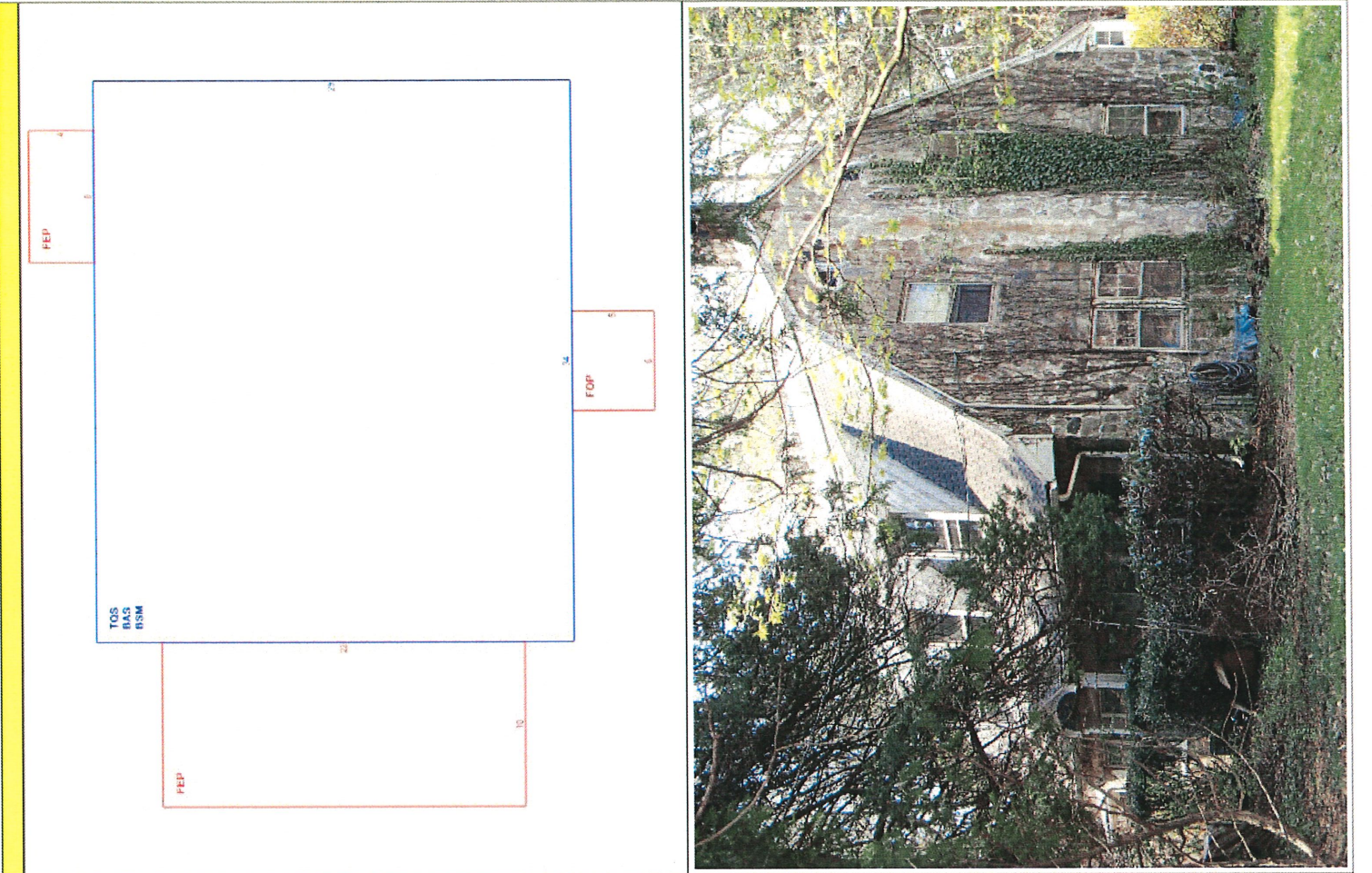
ASSESSING NEIGHBORHOOD											
Nbhhd											
Sub											
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Nbhhd Name											
B											
Tracing											
Batch											

NOTES											
M/ 7227(4), 6416, 3740											
2015 DEF MAINT											

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)											
122,600											
Appraised Xf (B) Value (Bldg)											
0											
Appraised Ob (B) Value (Bldg)											
0											
Appraised Land Value (Bldg)											
455,000											
Special Land Value											
0											
Total Appraised Parcel Value											
577,600											
Valuation Method											
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BUILDING PERMIT RECORD											
Total Appraised Parcel Value											
577,600											
VISIT / CHANGE HISTORY											
Date											
Id											
Type											
Is											
Cd											
Purpos/Result											
06-17-2015											
VA											
10											
Measur/LtrSnt - Letter Sent											
05-04-2015											
BG											
08											
Measur/lnt Refusal - No Inf											
04-13-2015											
VA											
66											
INSPECTION NOTICE SE											
09-13-2005											
VA											
10											
Measur/LtrSnt - Letter Sent											
02-09-2005											
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02											
Sat or >5PM Attn @ Int In											

LAND LINE VALUATION SECTION											
Notes											
Location Adjustment											
Adj Unit P											
Land Value											
1.0000											
455,000											
Parcel Total Land Area											
0.8000											
Parcel Total Land Area											
0.8000											
AC											
Parcel Total Land Area											
0.8000											
AC											
Total Card Land Units											
0.8000											
AC											
Parcel Total Land Area											
0.8000											
AC											
Total Land Value											
455,000											



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element					
Style: Colonial	03	Residential	1					
Grade: C	08	1 3/4 Stories	8.00					
Occupancy: 2	21	Stone/Masonry	CONDO DATA					
Exterior Wall 1	07	Gambrel	Parcel Id	C				
Exterior Wall 2	03	Asphalt Shingl	Adjust Type	Description				
Roof Structure:	05	Drywall	Condo Fir	Factor%				
Interior Wall 1	12	Hardwood	Condo Unit					
Interior Wall 2	08	Average	COST / MARKET VALUATION					
Interior Fir 1	02	Oil	Building Value New	360,648				
Interior Fir 2	05	Hot Water	Year Built	1910				
Heat Fuel:	01	None	Effective Year Built	P				
AC Type:	04	4 Bedrooms	Remodel Rating	66				
Total Bedrooms	1	1 Full Bath	Year Remodeled	1				
Total Bthrms:	0	7 Rooms	Depreciation %					
Total Half Baths	1	Average	Functional Obsol					
Total Rooms:	7	Average	External Obsol					
Bath Style:	02	Kitchens	Trend Factor					
Kitchen Style:	02	Whirlpool Tubs	Condition %					
Kitchens	2	Hot Tubs	Percent Good	34				
Whirlpool Tubs	0	Sauna (SF Area	Cns Sect Rcld	122,600				
Hot Tubs	1	Fin Basement	Dep % Ovr					
Sauna (SF Area	0	Fin Bsmt Qual	Dep Ovr Comment					
Fin Basement	1	Bsmt. Garages	Misc Imp Ovr					
Fin Bsmt Qual	0	Interior Cond	Misc Imp Ovr Comment					
Bsmt. Garages	1	Fireplaces	Cost to Cure Ovr					
Interior Cond	1	Ceiling Height	Cost to Cure Ovr Comment					
Fireplaces	8.00							
Ceiling Height								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)								
Code	Id	Sub	Yr Blt	Cond. C	% Gd	Grade	Appr. V	
BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value		
BAS	First Floor	986	986	986	160.20	157,957		
BSM	Basement Area	0	0	986	32.01	31,559		
FEP	Porch, Enclosed	0	0	252	104.26	26,273		
FOP	Porch, Open	0	0	30	32.04	961		
TQS	Three Quarter Story	789	986	986	128.19	126,398		
TTI Gross Liv / Lease Area							3,240	343,148

DEMOLITION

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 15 Maple Ave N has been filed in the Office of the Town Building Official on April 28, 2020.

Name and address of the contract vendee: SIR Development, LLC, 943 Post Road East, Westport, CT

Age of the building or structure: 110 years

Square footage of the building or structure: 1,775 square feet

The application is currently pending and available for public inspection in the Office of the Town Building Official.



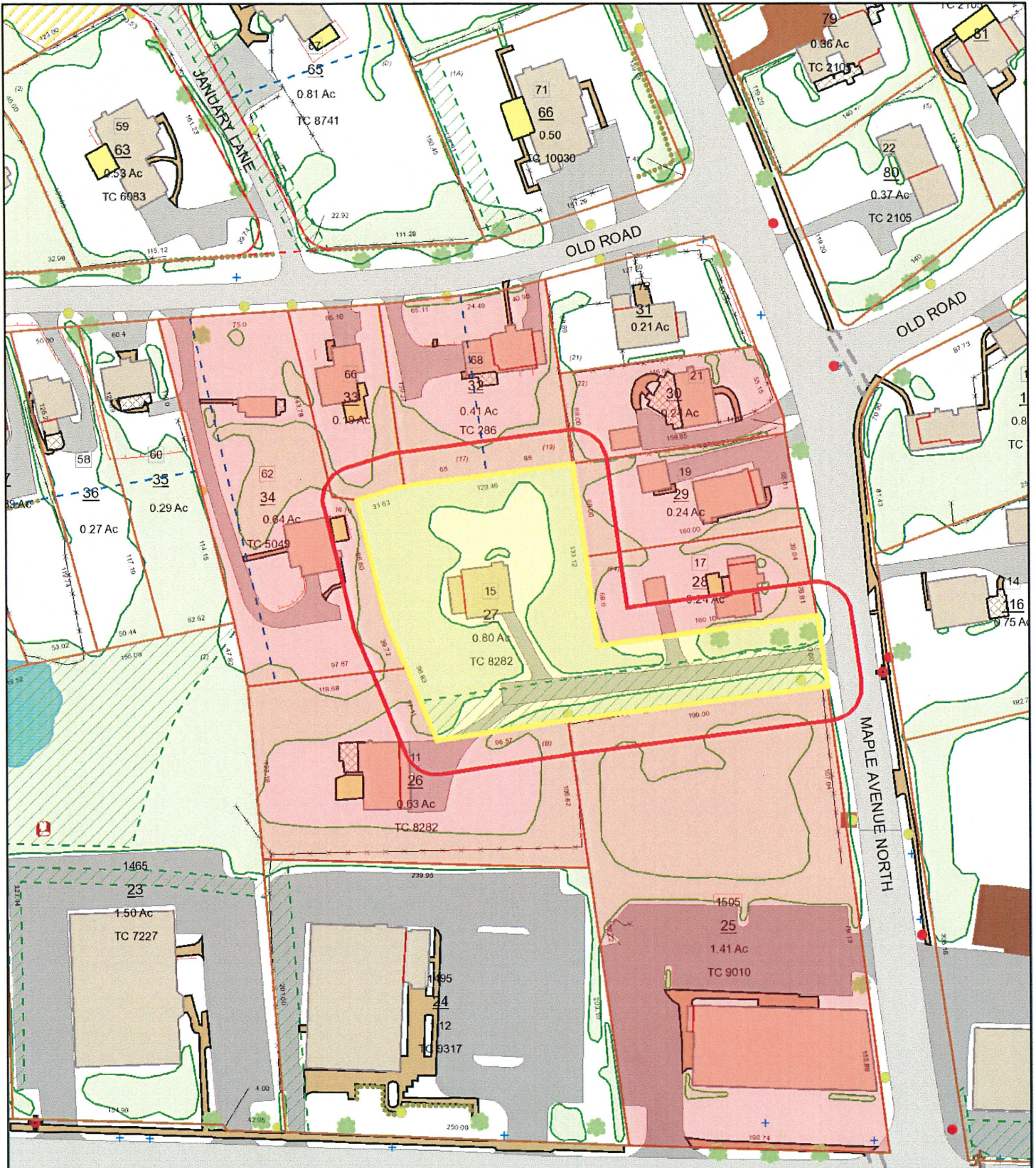
15 Maple Ave N Abutters

Westport, CT

1 inch = 100 Feet



April 29, 2020



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.

**HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES**

HIST-6 REV. 6/83

107

FOR OFFICE USE ONLY

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

Town No.:	Site No.:
UTM	
QUAD:	
DISTRICT	IF NR, SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION

DESCRIPTION

1. BUILDING NAME (Common)		(Historic)	
2. TOWN/CITY Westport		VILLAGE	COUNTY Fairfield
3. STREET AND NUMBER (and/or location) 15 Maple Avenue North			
4. OWNER(S) See #19 narrative <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private			
5. USE (Present) residential		(Historic) residential	
6. ACCESSIBILITY TO PUBLIC:	EXTERIOR VISIBLE FROM PUBLIC ROAD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INTERIOR ACCESSIBLE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, EXPLAIN
7. STYLE OF BUILDING Dutch Colonial Revival		DATE OF CONSTRUCTION 1910	
8. MATERIAL(S) (Indicate use or location when appropriate)			
<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Other (Specify)
<input 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 type="checkbox"/> Concrete Type:	<input type="checkbox"/> Cut Stone Type:	
9. STRUCTURAL SYSTEM			
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Post and Beam	<input type="checkbox"/> Balloon	
<input type="checkbox"/> Load Bearing Masonry		<input type="checkbox"/> Structural Iron or Steel	
<input type="checkbox"/> Other (Specify)			
10. ROOF (Type)			
<input type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor
<input checked="" type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Asphalt Shingle	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify)
11. NUMBER OF STORIES 2	APPROXIMATE DIMENSIONS 43' x 38'		
12. CONDITION (Structural)		(Exterior)	
<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated
13. INTEGRITY (Location)	WHEN?	(Alterations)	IF YES, EXPLAIN
<input checked="" type="checkbox"/> On Original Site <input type="checkbox"/> Moved		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES			
<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify)
<input type="checkbox"/> Carriage House	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	
15. SURROUNDINGS ENVIRONMENT			
<input type="checkbox"/> Open Land	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS Suburban residential neighborhood.			

DESCRIPTION CONTINUED

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)

The property at 15 Maple Avenue North is a two-story, Dutch Colonial Revival-style building. The rectangular-plan building has a side-gambrel main block with a side addition. The façade has a center entrance articulated by simple surrounds. The fenestration includes six-over-one double-hung sash and fixed. The asphalt-sheathed roof is interrupted by, shed dormers and one brick end chimneys. The exterior is clad in fieldstone.

SIGNIFICANCE

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

According to the Westport Property Record Card, 15 Maple Avenue North was constructed in 1910. There is no directory information available from 1910 to 1950. The first known occupants of the property were Frank Nistico and his wife Joanna. Mr. and Mrs. Nistico remained at this address until at least 1996 when the current owners, Katherine and Edward A. Leong occupied the property (Westport Property Record Card 1959, 2004).

SOURCES

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Carolan, Jane, Bruce Clouette & Matthew Roth. Westport, CT Myrtle Avenue Historic District National Register of Historic Places Nomination. Hartford: Connecticut Historical Commission, 1985; Hopkins, G.M. Atlas of the County of Fairfield. 1879; Jennings, George Penfield. Westport, Green's Farms and Saugatuck (1648-1933). 1933; Minor, Henry R. Map of the Town of Westport, Connecticut. 1911; Potts, Eve. Westport A Special Place. Westport: Westport Historical Society, 1994; Sanborn Fire Insurance Maps. 1910, 1923, 1931, 1940; Westport Directory. Loveland, CO: US West Marketing Resources, 1991, Providence, RI: C. DeWitt White Co., 1917-1918, New Haven: The Price & Lee Co., 1927-1928, 1937, 1946, 1950, 1960, 1970, 1980; USGS Maps 1960.

PHOTO BY

PHOTOGRAPHER Jeffery D. Emidy	DATE 3/10/2004
VIEW	NEGATIVE ON FILE 2:25
NAME J. Emidy, I. Matos, V. Adams, C. Riley	DATE 3/10/2004
ORGANIZATION PAL	
ADDRESS 210 Lonsdale Avenue, Pawtucket, RI 02860	

PLACE
PHOTOGRAPH
HERE

20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None Known
 Highways
 Vandalism
 Developers
 Other _____

Renewal
 Private
 Deterioration
 Zoning
 Explanation _____

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: ____

Date: March 2004

PAL, Pawtucket, RI 02860

15 Maple Avenue North, Westport, CT

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

