

TOWN OF WESTPORT APPLICATION FOR DEMOLITION PERMIT

RECEIVED

MAY 2 2 2024

FOR HISTORIC PROPERTIES AND/OR PROPERTIES 50 YEARS OR OL

cm

AND/OR PROPERTY	ES SU YEARS OR OLL	
1. 33 Oaksteet	1 1	953 DEPARTMENT
ADDRESS OF WORK (Please Print)	DATE B	UILT (From Assessor's Card)
2. Michal Keller		203 451 5897 TELEPHONE
NAME OF CURRENT PROPERTY OWNER (Please F	No. A	TELEPHONE
3. 33 Oak Street Wastpar		bon. mama e i
ADDRESS OF CURRENT PROPERTY OWNER (Plea	ise Print)	EMAIL
. Chris Muntanan		
NAME AND ADDRESS OF LEGAL REPRESENTATI Attach copy of letter of authorization from owner.	VE (If applicable) (Please Pr	int)
요즘 사람들이 살아 바꾸다 하는 아이들은 아이들은 살아가 하는데 아이들이 아니는데 아이들이 아니는데 아이들이 살아가 그는데 때문다.	tachuu an	LAN I WWA C.
ECOPE OF DEMOLITION (SQUARE FOOTAGE OF TH	my now app	WX 1, 170 Jg 7
COPE OF DEMOLITION (SQUARE FOOTAGE OF TE	IE BUILDING OR STRUCTU	RE TO BE DEMOLISHED)
O. DEMOLITION CONTRACTOR (BL., D.)	TEL EDUONE	T CONTOUR LANGUAGE
DEMOLITION CONTRACTOR (Please Print)	TELEPHONE	LICENSE NUMBER
EMAIL		
NOTIFICATION to abutting & across the street propo	erty owner(s) within 7 days from	n the date of demolition application
ist of names and addresses may be obtained from the Assesso	or's Office).	
PUBLICATION OF NOTICE OF INTENT TO DE		TING OF DEMOLITION SIGN
<u>Please submit cut sheet of notice and photograph of sign on p</u>	roperty to the HDC office prior	to public hearing.
CT ENABLING LEGISLATION empowers the Hist	oric District Commission	(HDC) to review all
lemolitions within LOCAL HISTORIC DISTRIC	IS or of designated LOCA	AL HISTORIC
PROPERTIES and requires property owners to ob- lemolitions.	otain a <i>Certificate of Appro</i>	opriateness for such
The property owner or legal representative must first obtain	a Certificate of Appropriate	ness from the Historic District
Commission prior to obtaining demolition permit application	on.	
Ieeting Date of Historic District Commission to consider of	demolition:	
he TOWN OF WESTBORT has a demolition delect		100 1
The TOWN OF WESTPORT has a demolition delay of period following the filing of a demolition permit apple.		
lder. The purpose of the ordinance is to allow interes		
listoric District Commission (HDC) acts as an int		
elay for properties 50 years or older.		Karata and a standard
Meeting Date of Historic District Commission to consider v	vaiving the waiting period:	
	rairing the watching period.	
the HDC weeks the second Tourist of the Atlanta		
the HDC meets the second Tuesday of every month. The fine the publicly noticed agenda and is expected to attend	ie property owner or legal re	epresentative will receive a copy
eports, proposed plans and other information be submi	the meeting. It is recommen	tued that supporting engineering
DC Office at 341-1184.	itted at the hearing. If you	have questions, please call the
	itted at the hearing. If you	nave questions, please call the
OR HISTORIC DISTRICT COMMISSION DECISIO		nave questions, please call the
OR HISTORIC DISTRICT COMMISSION DECISIO The Historic District Commission considers the property	N: historically significant and d	oes not waive the balance of delay
The Historic District Commission considers the property The Historic District Commission does not consider the	PN: historically significant and deproperty historically significant	oes not waive the balance of delay nt. The Commission waives the
	N: historically significant and d	oes not waive the balance of delay nt. The Commission waives the

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 Prop	erties or pr	operties with	in a Historic District		
	COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE						
	COPY OF NOTIFICATION LETTER TO A	ADJOINING PRO	OPERTY (OWNERS			
	AQUARION WATER COMPANY	Carol Robles	(203)362-	3062 <u>demo</u>	olitions@aquarionwater.com		
	CABLEVISION	-	(203) 696	-4780	robin.schilb@alticeusa.com		
	EVERSOURCE ENERGY	-		(888) 544-48	826 FAX (877) 285-4448		
	FUEL TANK (For underground tanks)	Fire Marshall's	Office	(203) 341-50	020 FAX (203) 341-5009		
	FUEL TANK (For aboveground tanks)	From the oil cor	npany or r	emediation co	ontractor		
	PROPANE TANK	From the propar	ne compan	y that remove	ed the tank		
	GAS COMPANY	Michael Simone	eau	(203) 795-77	792 FAX (203) 795-7784		
	FRONTIER COMMUNICATIONS	Const. & Eng. I	Dept.	(203) 383-67	727		
	CONSERVATION DEPARTMENT	Colin Kelly		(203) 341-11	170 FAX (203) 341-1088		
	HEALTH DEPARTMENT	Jeff Andrews		(203) 227-95	571		
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbie	ri	(203) 341-17	793		
	ERTIFICATE OF INSURANCE (Please Att	tach)					
Connect Town C applicat requiren	UNDERSIGNED, hereby affirm and attest that cicut Building Code, the CT General Statutes ode and the Demolition Delay Ordinance of the to the demolition of property, and I agree ments in every aspect of that work, and to give granted for HDC members to inspect the property.	Section 7-147 co the Town of Wes to comply with so e the applicable l	ncerning I tport and a uch laws, r	Historic Distri Ill other laws ules or regula	icts, and Section 17-2 of the and rules and regulations ations and satisfy those		
I ALSO proceed knowled	CERTIFY that I am the OWNER of the proposith the work herein outlined, and that the indee.	perty herein descr nformation I have	ribed, and the given is to	that I have the	e legal right and authority to cet to the best of my		
SIGNA	TURE OF PROPERTY OWNER/OR AG	ENT: KE	Yn	w	DATE: \(\) \(\lambda \) \(\lambda \)	4	
SIGNA	TURE OF DEMOLITION CONTRACTO	OR:					
SIGNA	TURE OF BUILDING OFFICIAL:						

Revised 11/14/2019

LETTER OF AUTHORIZATION

TO: Town of Westport, CT

RE: 33 Oak Street, Westport, CT 06880

Please be advised that R. Christopher Montanaro d/b/a Redcoat Homes, is hereby authorized to act on behalf of the undersigned owner of record in matters related to obtaining all necessary demolition, zoning and building permits for the construction of a new single family dwelling.

Michal Keller

Date

Property Location 33 OAK ST Map ID C12/ / 137/000 / Bldg Name State Use 101 Vision ID 1668 Account # 5697 Sec # 1 of 1 Card # 1 of 1 Print Date 4/30/2024 7:26:02 PM Bldg # 1 CURRENT OWNER TOPO UTILITIES STRT/ROAD LOCATION CURRENT ASSESSMENT 6 Septic 2 Private Description Code Appraised Assessed BENYAACOV MICHAL KELLER 6158 2 Public Water **RES LAND** 381,500 267,100 1-1 DWELLING 1-3 239,000 167,300 SUPPLEMENTAL DATA WESTPORT, CT 5299027-1 Alt Prol ID Lift Hse 33 OAK ST Historic ID Asking \$ Census 502 WestportC D12 VISION Survey Ma 3441 WESTPORT CT 06880 Survey Ma Assoc Pid# GIS ID C12137000 Total 620,500 434,400 RECORD OF OWNERSHIP VOL/PAGE SALE DATE Q/U | V/I | SALE PRICE PREVIOUS ASSESSMENTS (HISTORY) Year Code Assessed Year Assessed V Year Assessed BENYAACOV MICHAL KELLER 00 4245 0084 06-02-2022 Q 875,000 SCHANZER TRACY 3452 0152 07-15-2013 Q 660.000 00 2023 1-1 267,100 2022 267,100 2021 267,100 2823 Q 650,000 00 167,300 151,700 ANDERSON EVANS KEPHART JR & JANE ANN 0216 07-20-2007 1-3 167,300 CARLSON THOMAS C & MELISSA D A 1917 0311 11-19-2001 Q 475,000 00 PEREZ JANET M 1520 0110 06-03-1997 Q 320,000 00 418,800 434,400 Total 434,400 Total **EXEMPTIONS** APPRAISED VALUE SUMMARY OTHER ASSESSMENTS Year Code Code This signature acknowledges a visit by a Data Collector or Assessor Description Amount Description Number Amount Comm Int Appraised Bldg. Value (Card) 239,000 Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Nbhd Name Batch Nbhd В Tracing Appraised Ob (B) Value (Bldg) 0003 0003 381,500 Appraised Land Value (Bldg) NOTES Special Land Value M/ 3441(1) Total Appraised Parcel Value 620,500 **FULL RDORM** Valuation Method 620,500 Total Appraised Parcel Value **BUILDING PERMIT RECORD** VISIT / CHANGE HISTORY Permit Id Issue Date Insp Date % Comp Date Comp Comments Date ls Cd Purpost/Result Type Amount Id Type 03-04-2022 PG 56 Changed as a result of disc 3 07-22-2020 SR 19 Field Review 10-05-2015 VA Data Mailer Change Measu/LtrSnt - Letter Sent 12-23-2014 VA 11-05-2014 MJF 18 No Tresp/Dog/Not M or I ot Permit Id Comments LAND LINE VALUATION SECTION В Use Code Description Size Adj Nbhd, Adi Adj Unit P Zone Land Type Land Units Unit Price Site Index Cond. Nbhd. Notes Location Adjustment Land Value 101 Single Family Re 0.270 AC 360,000.00 2.80349 5 1.00 140 1.400 1.0000 381,500 Α 0.270 AC Parcel Total Land Area 0.270 Total Card Land Units Total Land Value 381,500

33 OAK ST C12/ / 137/000 / Bldg Name State Use 101 Property Location Map ID Sec # 1 of 1 Print Date 4/30/2024 7:26:02 PM Account # 5697 Bldg # 1 Card # 1 of 1 Vision ID CONSTRUCTION DETAIL (CONTINUED) CONSTRUCTION DETAIL Description Element Cd Description Element 15 WDK Style: Cape Cod 04 Fireplaces Model 01 Residential 8.00 Ceiling Height Grade: 09 Elevator 1.5 Stories: 1 1/2 Stories CONDO DATA Occupancy Owne Parcel Id C Exterior Wall 1 14 Wood Shingle Exterior Wall 2 Adjust Type Code Description Factor% Roof Structure: 03 Gable Condo Flr Roof Cover 03 Asphalt Shingl Condo Unit Interior Wall 1 05 Drywall COST / MARKET VALUATION 22 Interior Wall 2 12 Interior Flr 1 Hardwood FOP TQS BAS 7 BSM **Building Value New** 310.349 FGR Interior Flr 2 Heat Fuel 103 Gas Heat Type: 04 Forced Air 1953 Year Built 03 AC Type: Central Effective Year Built Total Bedrooms 03 3 Bedrooms Depreciation Code G Total Bthrms: 2 Full Baths Remodel Rating Total Half Baths Year Remodeled Total Xtra Fixtrs 23 Depreciation % Total Rooms: 7 Rooms Functional Obsol Bath Style: 02 Average External Obsol 02 Kitchen Style: Average Trend Factor Kitchens Condition Whirlpool Tubs Condition % Hot Tubs Percent Good Sauna (SF Area 239,000 Cns Sect Ronld 506 Fin Basement Dep % Ovr

Ceiling Height Cost to Cure Ovr Comment OR - OUTBUILDING & VARD ITEMS(I) / YE - RUILDING FYTRA FFATURES(B)

Living Area Q

Fin Bsmt Qual

Bsmt. Garages

8.00

Interior Cond

Fireplaces

1000000	OD - OO 1		DING	* IMID III	-1810(1-)	/ AI - DUIL		IIVAIL	-AIONEO(D	🖊 i je stili septi se i selike se iti
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
					l					
				l	l					

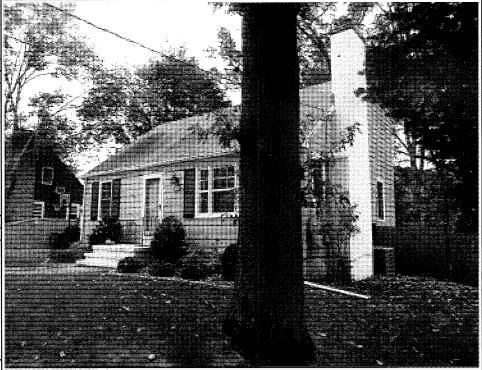
Dep Ovr Comment

Cost to Cure Ovr

Misc Imp Ovr Comment

Misc Imp Ovr

Brown Land	BUILDING	SUB-AREA	SUMMARY	SECTION	garan digarjan da	
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	800	800		142.10	113,682
BSM	Basement Area	0	800		28.42	22,736
FGR	Garage	0	240		56.84	13,642
FOP	Porch, Open	0	49		29.00	1,421
TQS	Three Quarter Story	640	800		113,68	90,945
WDK	Deck, Wood	0	319		14.25	4,547
						:
	Ttl Gross Liv / Lease Area	1,440	3,008			246,973





CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH OTIME

Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002850331

Customer Account

104135

Sales Rep.

Customer Information

sreed

CHRIS MONTANARO REDCOAT DEVELOPMENT

Order Taker sreed

WESTPORT CT 06880

USA

Order Source

Ordered By **RCMONTANARO**

Phone: 2039810311

Fax:

E-mail

EMail: cleahy@westportcLgov

Ad Cost \$78.75

Payment Amt \$0.00

Amount Due \$78.75

Blind Box

Materials

Order Notes

Ad Number 0002850331-01 External Ad#

Pick Up Number 0002850329

Ad Type

Ad Size

PO Number

BR Legal Liner

2 X 9 li

Color Requests

Color \$0.00

Product and Zone

Inserts **Placement**

Westport News

1 BR Wetland

Note: Refail Display Ads May Not End in Identified Placement

Run Dates 5/24/2024

Ad Content Proof

Note: Ad size does not reflect actual ad

PUBLIC NOTICE

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 at 33 Oak Street has been filed in the Office of the Town Building Official on May 23, 2024.

Name and address of the owner: Michal Keller 33 Oak Street Westport CT

Age of the building or structure: 1953 Square footage of the building or structure: 1440



Name and Address of Sender TELS MONTAWARD STANT JOITH PL 1 ts TBCRT, CT 06880	Check type of mail or service: Certified Recorded Delivery (Integration Registered Return Receipt for Mer Express Mail Signature Confirmation Insured	chandise	(If issued as certificate of or for additic copies of thi. Postmark & Date of Res		U.S. POSTAGE PAID WESTPORT, CT 06880 MAY 24, 24 AMOUNT
Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	POSTAL SERVICES	\$2.90
1.	Karen & Georgeanne Law 31 Oak St Cussty ort, CT 06880	Ler		0000	R2305K137543-03
2.	Steve and Christa Panny 35 Oak St wirtport, ct CESSC				
3.	Christine Fornabion 34 0 a K street Westport, CT 06880				
4,	Noncy and Matt Bannon 30 bak St Westgort, CT 06880		STRO	RT CTOGO	
5.	Julia Smith 50 Berkeley Rd Fairneld, cf 06825		MAY	2 4 2024	
6.				USPS	
7.					
8.					
Total Number of Pieces Listed by Sender 5 Total Number of Pieces Received at Post Off				See Privacy Act Statem	nent on Reverse

Dear Neighbor,

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 at 33 Oak St has been filed in the Office of the Town Building Official on May 23, 2024.

Name and address of the owner: Michal Keller

Age of the building or structure: 1953

Square footage of the building or structure: 1440 sq ft

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

Any further questions or concerns please feel to contact me at 203-981-0311 or at rcmontanaro@aol.com.

Best,

HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the Historic District Commissions requirements, I have notified by mail the following owners of properties abutting and across the street from the property to be demolished:

					nne Lauler	
					a Panny	
12	willo	w bru	ok Dr;	Domini C\$	/ Demace	
34	Oak	5+:	christine	Fornab)	a	No. of the Control of
30	gak	St:	Matthew	and Nan	cy Bannen	
36	0 a 14	St:	Julia	Smith	50 Berkeley Fairfield, CT	Pd 06825

Allpro	5/20/24
Signature of owner or authorized agent	Date
CHAIL MARKANI	

CHAIS MONIMARU

Print Name



TOWN OF WESTPORT APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

RECEIVED

MAY 2 2 2024

2 21 21		
1. 20 Blue Ribbon Drive		WESTPORT BUILDING
ADDRESS OF WORK (Please Print)	DATE B	UILT (From Assessor's Card)
2. David Pepper		203 981-03
NAME OF CURRENT PROPERTY OWNER (Please	Print)	TELEPHONE
3. 20 Blue Ribbon Drive		RCMONTANAMO
ADDRESS OF CURRENT PROPERTY OWNER (PIC	ease Print)	EMAIL
4. R. Christopher Montanun		
NAME AND ADDRESS OF LEGAL REPRESENTAT	TVE (If applicable) (Please Pr	rint)
Attach copy of letter of authorization from owner.		
s. Removal of exist	ing house app	nx 2794 59 +1
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF T	HE BUILDING OR STRUCTU	RE TO BE DEMOLISHED)
6.		
DEMOLITION CONTRACTOR (Please Print)	TELEPHONE	LICENSE NUMBER
EMAIL		
NOTIFICATION to all with the second of the s		
☐ NOTIFICATION to abutting & across the street proplets of names and addresses may be obtained from the Assess	perty owner(s) within 7 days from	n the date of demolition application
☐ PUBLICATION OF NOTICE OF INTENT TO DI Please submit cut sheet of notice and photograph of sign on p	SMOLISH POS' property to the HDC office prior	FING OF DEMOLITION SIGN
the seal of all of the same part of the street of the same of the		
CT ENABLING LEGISLATION empowers the His	toric District Commission	(HDC) to review all
lemolitions within LOCAL HISTORIC DISTRIC PROPERTIES and requires property owners to o	TS or of designated LOCA	AL HISTORIC
lemolitions.	btain a Certificate of Appro	priateness for such
The property owner or legal representative must first obtain	n a Certificate of Appropriates	ess from the Historic District
Commission prior to obtaining demolition permit applicati	on.	constitution activity at the children
Meeting Date of Historic District Commission to consider	demolition:	
he TOWN OF WESTPORT has a demolition delay	ordinance Sec 14.21 that no	ravidas a 180 dave vusitin –
the TOWN OF WESTPORT has a demolition delay eriod following the filing of a demolition permit approach	ordinance, Sec.14-21 that prolication for buildings 500 se	rovides a 180 day waiting
eriod following the filing of a demolition permit app	dication for buildings 500 sc	. ft. or larger and 50 years or
eriod following the filing of a demolition permit app lder. The purpose of the ordinance is to allow intere listoric District Commission (HDC) acts as an in	blication for buildings 500 so ested parties to explore altern	f. ft. or larger and 50 years or natives to demolition. The
eriod following the filing of a demolition permit appoler. The purpose of the ordinance is to allow interection. The purpose of the ordinance is to allow interection.	blication for buildings 500 so ested parties to explore altern	f. ft. or larger and 50 years or natives to demolition. The
eriod following the filing of a demolition permit app lder. The purpose of the ordinance is to allow intere- listoric District Commission (HDC) acts as an in elay for properties 50 years or older.	olication for buildings 500 so ested parties to explore alternated terested party when involu-	f. ft. or larger and 50 years or natives to demolition. The
eriod following the filing of a demolition permit app lder. The purpose of the ordinance is to allow intere- listoric District Commission (HDC) acts as an in elay for properties 50 years or older.	olication for buildings 500 so ested parties to explore alternated terested party when involu-	f. ft. or larger and 50 years or natives to demolition. The
eriod following the filing of a demolition permit applder. The purpose of the ordinance is to allow interedistoric District Commission (HDC) acts as an intelegy for properties 50 years or older. Meeting Date of Historic District Commission to consider	olication for buildings 500 so ested parties to explore alternated terested party when invoking the waiting period:	n. ft. or larger and 50 years or natives to demolition. The ng a request for a demolition
eriod following the filing of a demolition permit applder. The purpose of the ordinance is to allow interedistoric District Commission (HDC) acts as an intelegrated properties 50 years or older. Ideeting Date of Historic District Commission to consider the HDC meets the second Tuesday of every month. To	olication for buildings 500 so ested parties to explore alternated party when invoking the waiting period:	p. ft. or larger and 50 years or natives to demolition. The ng a request for a demolition
eriod following the filing of a demolition permit appler. The purpose of the ordinance is to allow interedistoric District Commission (HDC) acts as an intelegrated properties 50 years or older. Ideeting Date of Historic District Commission to consider the HDC meets the second Tuesday of every month. To the publicly noticed agenda and is expected to attend eports, proposed plans and other information be submit	olication for buildings 500 so ested parties to explore alternated party when involu- waiving the waiting period:	p. ft. or larger and 50 years or natives to demolition. The ng a request for a demolition representative will receive a copy ded that supporting engineering
eriod following the filing of a demolition permit appler. The purpose of the ordinance is to allow interedistoric District Commission (HDC) acts as an intelegrated properties 50 years or older. Ideeting Date of Historic District Commission to consider the HDC meets the second Tuesday of every month. To the publicly noticed agenda and is expected to attend eports, proposed plans and other information be submit	olication for buildings 500 so ested parties to explore alternated party when involu- waiving the waiting period:	p. ft. or larger and 50 years or natives to demolition. The ng a request for a demolition representative will receive a copy ded that supporting engineering
eriod following the filing of a demolition permit applder. The purpose of the ordinance is to allow interedistoric District Commission (HDC) acts as an intelegrated properties 50 years or older. Ideeting Date of Historic District Commission to consider the HDC meets the second Tuesday of every month. To the publicly noticed agenda and is expected to attend eports, proposed plans and other information be submit DC Office at 341-1184.	olication for buildings 500 so ested parties to explore alternated party when involon waiving the waiting period:	p. ft. or larger and 50 years or natives to demolition. The ng a request for a demolition representative will receive a copy ded that supporting engineering
eriod following the filing of a demolition permit applder. The purpose of the ordinance is to allow interedistoric District Commission (HDC) acts as an intelegrated properties 50 years or older. Meeting Date of Historic District Commission to consider the HDC meets the second Tuesday of every month. To the publicly noticed agenda and is expected to attend eports, proposed plans and other information be submit DC Office at 341-1184. OR HISTORIC DISTRICT COMMISSION DECISION TO THE Historic District Commission considers the propertion.	polication for buildings 500 so ested parties to explore alternated party when involor waiving the waiting period:	presentative will receive a copy ded that supporting engineering have questions, please call the
eriod following the filing of a demolition permit applder. The purpose of the ordinance is to allow interestistoric District Commission (HDC) acts as an intelay for properties 50 years or older. Ideeting Date of Historic District Commission to consider the HDC meets the second Tuesday of every month. To the publicly noticed agenda and is expected to attend exports, proposed plans and other information be submed DC Office at 341-1184. OR HISTORIC DISTRICT COMMISSION DECISION TO THE Historic District Commission considers the property of the Historic District Commission does not consider the	ested parties to explore alternated parties to explore alternated party when involuted waiving the waiting period: the property owner or legal resisted at the hearing. If you lead to property historically significant and do property historically significant	presentative will receive a copy ded that supporting engineering have questions, please call the des not waive the balance of delay.
The TOWN OF WESTPORT has a demolition delay beriod following the filing of a demolition permit appolder. The purpose of the ordinance is to allow interedistoric District Commission (HDC) acts as an intelay for properties 50 years or older. Meeting Date of Historic District Commission to consider The HDC meets the second Tuesday of every month. The publicly noticed agenda and is expected to attend eports, proposed plans and other information be submit IDC Office at 341-1184. FOR HISTORIC DISTRICT COMMISSION DECISION THE Historic District Commission considers the property The Historic District Commission does not consider the emainder of the waiting period effective	polication for buildings 500 so ested parties to explore alternated party when involor waiving the waiting period:	presentative will receive a copy ded that supporting engineering have questions, please call the des not waive the balance of delay.

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 Prop	erties or p	roperties within	n a Historic District		
	COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE						
	COPY OF NOTIFICATION LETTER TO	ADJOINING PR	OPERTY (OWNERS			
	AQUARION WATER COMPANY	Carol Robles	(203)362-	3062 <u>demol</u>	itions@aquarionwater.com		
	CABLEVISION	-	(203) 696	-4780 <u>j</u>	obin.schilb@alticeusa.com		
	EVERSOURCE ENERGY	-		(888) 544-482	26 FAX (877) 285-4448		
	FUEL TANK (For underground tanks)	Fire Marshall's	Office	(203) 341-502	20 FAX (203) 341-5009		
	FUEL TANK (For aboveground tanks)	From the oil co	mpany or r	emediation co	ntractor		
	PROPANE TANK	From the propa	ne compan	y that removed	I the tank		
	GAS COMPANY	Michael Simon	eau	(203) 795-779	92 FAX (203) 795-7784		
	FRONTIER COMMUNICATIONS	Const. & Eng. I	Dept.	(203) 383-672	27		
	CONSERVATION DEPARTMENT	Colin Kelly		(203) 341-11	70 FAX (203) 341-1088		
	HEALTH DEPARTMENT	Jeff Andrews		(203) 227-95	71		
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbie	eri	(203) 341-179	93		
	ERTIFICATE OF INSURANCE (Please At	tach)					
Connect Town C applicab requiren	UNDERSIGNED, hereby affirm and attest the circut Building Code, the CT General Statutes ode and the Demolition Delay Ordinance of the to the demolition of property, and I agree ments in every aspect of that work, and to give granted for HDC members to inspect the property.	Section 7-147 co the Town of Wes to comply with s e the applicable	oncerning I stport and a uch laws, 1	Historic Distric all other laws a rules or regulat	ets, and Section 17-2 of the nd rules and regulations ions and satisfy those		
	CERTIFY that I am the OWNER of the project with the work herein outlined, and that the indige.						
SIGNA	TURE OF PROPERTY OWNER/OR AG	ENT: K	Mmu		DATE: 5/10/24		
SIGNA	TURE OF DEMOLITION CONTRACTO	R:					
SIGNA	TURE OF BUILDING OFFICIAL:						

Revised 11/14/2019

LETTER OF AUTHORIZATION

TO: Town of Westport

RE: 20 Blue Ribbon Drive, Westport, CT 06880

Please be advised that R. Christopher Montanaro d/b/a Redcoat Homes, is hereby authorized to act on behalf of the undersigned owner of record in matters related to obtaining all necessary demolition, zoning and building permits for the construction of a new single family dwelling, to be performed at the sole cost and expense of R. Christopher Montanaro.

The Benjamin Pepper 2019 Revocable Living Trust Dated 8/27/19

By: _____, Trustee

Dated: May 3, 2024

F14/ / 005/000 / Bldg Name Property Location 20 BLUE RIBBON DR Map ID Sec # 1 of 1 Card # 1 of 1 Print Date 5/1/2024 2:35:23 PM Vision ID 6476 Account # 10583 Blda# 1 **CURRENT ASSESSMENT** TOPO UTILITIES STRT/ROAD LOCATION **CURRENT OWNER** Assessed Code Appraised 6 Septic 1 Public Description 6158 PEPPER BENJAMIN TR 2 Public Water **RES LAND** 1-1 634,400 444.100 DWELLING 137,500 96,300 1-3 WESTPORT, CT SUPPLEMENTAL DATA RES OUTBL 1-4 43,600 30.500 Alt Prol ID 532026-14 Lift Hse 20 BLUE RIBBON DR Asking \$ Historic ID Census 503 WestportC F25 **VISION** 3887 Survey Ma WESTPORT CT 06880 Survey Ma GIS ID F14005000 Assoc Pid# 815,500 570,900 Total PREVIOUS ASSESSMENTS (HISTORY) RECORD OF OWNERSHIP **VOL/PAGE** SALE DATE | Q/U | V/I SALE PRICE TVC Year | Assessed V Assessed Year Code Assessed 0 29 3966 252 11-25-2019 PEPPER BENJAMIN TR 29 2023 444,100 2022 444,100 2021 444,100 12-19-1958 0 1-1 PEPPER BENJAMIN & FRANCES H 0160 0089 96,300 96,300 96,300 1-3 30,500 1-4 30,500 30,500 570,900 570,900 Total 570,900 Total APPRAISED VALUE SUMMARY OTHER ASSESSMENTS EXEMPTIONS Number This signature acknowledges a visit by a Data Collector or Assessor Year Code Description Amount Code Description Amount Comm Int 137,500 Appraised Bldg, Value (Card) Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Batch Nbhd Name Tracing Nbhd 43,600 Appraised Ob (B) Value (Bldg) 0003 0003 634,400 Appraised Land Value (Bldg) NOTES Special Land Value M/ 3887(14), Total Appraised Parcel Value 815,500 Valuation Method 815,500 Total Appraised Parcel Value VISIT / CHANGE HISTORY BUILDING PERMIT RECORD Purpost/Result Comments Date Туре İs Cd Permit Id Issue Date Type Amount Insp Date | % Comp Date Comp 07-14-2020 SR 19 Field Review 80 Data Mailer No Change 10-31-2015 VA VA 10 Measu/LtrSnt - Letter Sent 10-23-2014 Measured/No Interior Insp TWM 09-15-2014 Sat or >5PM Attm @ Int In 09-15-2014 TWM Permit Id Comments LAND LINE VALUATION SECTION Adj Unit P Land Value В Use Code Unit Price Site Index Cond. Nbhd. Nbhd. Adj Notes Location Adjustment Description Zone Land Type Land Units Size Adj 634,400 1.750 1.0000 101 Single Family Re 1.210 AC 360,000.00 0.83223 5 1.00 175 634,400 1.210 AC Parcel Total Land Area 1.210 Total Land Value Total Card Land Units

State Use 101

State Use 101 20 BLUE RIBBON DR F14/ / 005/000 / Bldg Name Property Location Map ID 10583 Bldg# 1 Sec # 1 of 1 Card # 1 of 1 Print Date 5/1/2024 2:35:23 PM Vision ID 6476 Account # CONSTRUCTION DETAIL (CONTINUED) CONSTRUCTION DETAIL Description Element Cd Description Cd Element Style: Model 01 Ranch 17 **FSP** Fireplaces BAS FCP 01 Residential PTS Ceiling Height 8.00 BSM Grade: 09 C+ Elevator 15 15 Stories: 1 Story CONDO DATA Occupancy Owne Exterior Wall 1 Parcel Id C 13 14 Wood Shingle ĪΒ TS Exterior Wall 2 BAS Description Factor% Adjust Type Code 54 Roof Structure: 03 Gable Condo Flr Roof Cover 03 Asphalt Shingl Condo Unit Interior Wall 1 05 Drwall COST / MARKET VALUATION Interior Wall 2 20 Interior Flr 1 12 Hardwood Building Value New 305,576 Interior Flr 2 14 Carpet 02 Heat Fuel Heat Type: 05 Hot Water 1958 Year Built AC Type: 01 None 26 Effective Year Built 03 Total Bedrooms 3 Bedrooms Depreciation Code 2 Full Baths Total Bthrms: Remodel Rating Total Half Baths Year Remodeled Total Xtra Fixtrs 55 Depreciation % Total Rooms: 7 Rooms Functional Obsol 21 TRS 02 Bath Style: Average External Obsol Kitchen Style: 02 Average 12 Trend Factor Kitchens Condition Whirlpool Tubs Condition % 37 Hot Tubs Percent Good Sauna (SF Area 137.500 Cns Sect Rould Fin Basement Dep % Ovr Fin Bsmt Qual Dep Ovr Comment Bsmt. Garages Misc Imp Ovr Interior Cond Misc Imp Ovr Comment Fireplaces Cost to Cure Ovr Ceiling Height 8.00 Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Description L/B Unit Price | Yr Blt | Cond. Cd | % Gd Grade Grade Adj. Appr. Value Code Units 42,400 SPL1 InGround Pool 1974 60 5 1.75 800 50.50 5 1.200 PAT1 Patio 280 5.50 1958 5 60 1.35 L BUILDING SUB-AREA SUMMARY SECTION Code Description Living Area | Floor Area Eff Area Unit Cost Undeprec Value BAS 2,794 78.48 219,265 First Floor 2,794 вѕм Basement Area 2.730 15.70 42,848 FCP 304 15.75 4,787 Carport FSP Porch, Screen 304 19.62 5,964 PTS 1,805 Patio - Stone 156 11.57 TRS 1,491 Terrace - Stone 96 15.53 2014/09/15 Ttl Gross Liv / Lease Area 2,794 6,384 276,160



CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH OTIME

Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number

Customer Account

0002850329

104135

Sales Rep. sreed

Customer Information CHRIS MONTANARO

Order Taker

REDCOAT DEVELOPMENT WESTPORT CT 06880

USA

sreed

Ordered By **RCMONTANARO**

Phone: 2039810311

Order Source

E-mail

Fax:

EMail: cleahy@westportct.gov

Ad Cost \$78.75

Payment Amt \$0.00

Amount Due \$78.75

Blind Box

Materials

Order Notes

Ad Number 0002850329-01 External Ad #

Pick Up Number 0002773402

Ad Type

Ad Size

BR Legal Liner

2 X 9 li

PO Number

Color \$0.00 **Color Requests**

Product and Zone

Inserts

Placement

Westport News

BR Wetland

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 5/24/2024

Ad Content Proof

Note: Ad size does not reflect actual ad

PUBLIC NOTICE

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 at 20 Blue Ribbon Drive has been filed in the Office of the Town Building Official on May 23, 2024.

Name and address of the owner: David Pepper of 20 Blue Ribbon Drive Westport CT Age of the building or structure: 1958 Square footage of the building or structure: 2794



Name and Address of Sender FRIS MUNTAWATE SAINT JUTTN P ESTPURT, CT 068	L	Certified Recorded Delivery (International) COD Registered Delivery Confirmation Return Receipt for Merchandise Express Mail Signature Confirmation		Affix Stamp (If issued as certificate o or for addition copies of the Postmark is Date of Re	Hara		U.S. POSTAGE PAID WESTPORT, CT 06880 MAY 24 AMOUNT		
Article Numb	per	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee		UNITED STATES POSTAL SERVICES	AMOU	10	
1.		Jehn Marys 22 Blue Ribem Dr Wellpuit. CT 00880				0000	R2305	.48 K137543-0	3
2.		Stephanie & Ruman Kogan 18 Plue Ribbon Pr Wastgoth CT 06880							
3.		Ron & Yvenne Henkiff 17 Blue Ribben Dr Wostport, CT CL880			OR	Te			
4.		Josh Fagen i Alisan Bush 35 Silent Gave North Woshport, CT 06880			MAY 2	01			
5.		Virginia Petropalos 53 SE Sedona Circle Apt 105 Stuart, FL 34994 Jeft Ruden & Kellie Cox			USI	5			
6.		Jeft Ruden & Kellie CCX 31 Silent Crue North Westport, (T 06880							11
7.									
8.									
	tal Number of Pieces ceived at Post Office	Postmaster, Per (Name of receiving employee)	See Privacy Act Statement on Reverse						

Dear Neighbor,

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 at 20 Blue Ribbon Dr has been filed in the Office of the Town Building Official on May 23, 2024.

Name and address of the owner: David Pepper

Age of the building or structure: 1958

Square footage of the building or structure: 2794

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

Any further questions or concerns please feel to contact me at 203-981-0311 or at rcmontanaro@aol.com.

Best,

HDC NEIGHBOR NOTIFICATION FORM

notified by mail the following owners of properties abutting and across
the street from the property to be demolished:
22 Blue Ribbon Dr: Mary & John Norris
18 Blue Ribben Dr: Roman : Stephanie Kogan
17 Blue Ribbon Dr.; Ronald ; Yvonne Henkoff
35 Silent Gove North! Alison : Jushua Fagen
33 Silent Grove North: Virginia Retropulos 53 SE Sedona circle Apt
31 Silent Grove North? Jeff & Kely Ruden 349
Allho 5/20/24
Signature of owner or authorized agent Date
Chris Montanaro
Print Name



SIGNATURE OF HDC OFFICIAL

TOWN OF WESTPORT APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

MAY 2 2 2024

RECEIVED

AND/OR PROPERTIES	50 YEARS OR OLDE	R WESTFORT BUILDIN
, 35 Evergreen Parkway		1920 PARTMENT
1. 35 Evergreen Parkway ADDRESS OF WORK (Please Print)	DATE BUI	LT (From Assessor's Card)
2. JUDITH MARKS		646 634 16
NAME OF CURRENT PROPERTY OWNER (Please Print	t)	TELEPHONE
3. 35 EVERGREEN PARKWAY		TELEPHONE Jizmarkslizey EMAIL
ADDRESS OF CURRENT PROPERTY OWNER (Please P	Print)	EMAIL
4. CHRIS MONTANARO		
NAME AND ADDRESS OF LEGAL REPRESENTATIVE Attach copy of letter of authorization from owner.		
Removal of existing	house and a	attage goons) 1
5. Removal of existing Scope of Demolition (Square Footage of the B	UILDING OR STRUCTURE	TO BE DEMOLISHED)
	Alamana and and an area and	
6. DEMOLITION CONTRACTOR (Please Print)	TELEPHONE	LICENSE NUMBER
Marie Grand Strategies of East of the Control of No. 2000 Strategies (1900)		
EMAIL		
☐ NOTIFICATION to abutting & across the street property (list of names and addresses may be obtained from the Assessor's 6	owner(s) within 7 days from t	he date of demolition application
list of names and addresses may be obtained from the Assessor's c	Office).	
☐ PUBLICATION OF NOTICE OF INTENT TO DEMO		NG OF DEMOLITION SIGN
Please submit cut sheet of notice and photograph of sign on prope	rty to the HDC office prior to	public hearing.
CT ENABLING LEGISLATION empowers the Historic		
demolitions within LOCAL HISTORIC DISTRICTS		
PROPERTIES and requires property owners to obtain demolitions.	n a Certificate of Appropr	riateness for such
The property owner or legal representative must first obtain a <i>C</i>	ertificate of Appropriatenes	s from the Historic District
Commission prior to obtaining demolition permit application.		s nom die misterie Bistriet
Meeting Date of Historic District Commission to consider demo	olition:	
of Golden and Colombia, Colombia Colombia, Nov. 403	meter Automorphism	XTT TO VICTOR Y
The TOWN OF WESTPORT has a demolition delay ordin		
period following the filing of a demolition permit applicat		
older. The purpose of the ordinance is to allow interested Historic District Commission (HDC) acts as an interest		
delay for properties 50 years or older.	sted party when invoking	z a request for a demondon
Meeting Date of Historic District Commission to consider waiv	ing the waiting period:	
The HDC meets the second Tuesday of every month. The proof the publicly noticed agenda and is expected to attend the reports, proposed plans and other information be submitted HDC Office at 341-1184.	meeting. It is recommende	d that supporting engineering
FOR HISTORIC DISTRICT COMMISSION DECISION:		
☐ The Historic District Commission considers the property hist	torically significant and does	not waive the balance of delay
☐ The Historic District Commission does not consider the prop	erty historically significant.	The Commission waives the
remainder of the waiting period effective	(DATE)	

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 Propertie	es or pr	operties v	vithin a	Historic District	
	COPY OF NEWSPAPER PUBLICATION	AND PUBLICATIO	N DAT	Œ			
	COPY OF NOTIFICATION LETTER TO	ADJOINING PROPE	ERTY C	WNERS			
	AQUARION WATER COMPANY	Carol Robles (20	3)362-3	3062 <u>de</u>	emolitic	ons@aquarionwater.com	
	CABLEVISION	- (20	3) 696-	4780	<u>rob</u>	in.schilb@alticeusa.com	
	EVERSOURCE ENERGY	-		(888) 544	-4826	FAX (877) 285-4448	
	FUEL TANK (For underground tanks)	Fire Marshall's Offi	ice	(203) 341	-5020	FAX (203) 341-5009	
	FUEL TANK (For aboveground tanks)	From the oil compar	ny or re	emediation	n contra	actor	
	PROPANE TANK	From the propane co	ompany	that rem	oved th	e tank	
	GAS COMPANY	Michael Simoneau	((203) 795	-7792	FAX (203) 795-7784	
	FRONTIER COMMUNICATIONS	Const. & Eng. Dept.	i. ((203) 383	-6727		
	CONSERVATION DEPARTMENT	Colin Kelly	((203) 341	-1170	FAX (203) 341-1088	
	HEALTH DEPARTMENT	Jeff Andrews	((203) 227	-9571		
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbieri	((203) 341	-1793		
□ C	ERTIFICATE OF INSURANCE (Please Att	tach)					
Connect Town Co applicab requiren	INDERSIGNED, hereby affirm and attest that icut Building Code, the CT General Statutes ode and the Demolition Delay Ordinance of the to the demolition of property, and I agree the tents in every aspect of that work, and to give tranted for HDC members to inspect the property.	Section 7-147 concer the Town of Westport to comply with such I e the applicable local	ming Hi t and all laws, ru	istoric Dis l other lav lles or reg	stricts, a vs and a ulations	and Section 17-2 of the rules and regulations and satisfy those	
proceed knowled	<u>-</u>	nformation I have give	en is tru	e and cor	rect to	the best of my	
SIGNAT	TURE OF PROPERTY OWNER/OR AGI	ENT: MUG	Uh	<u> </u>		DATE:5/20/2	y
SIGNAT	TURE OF DEMOLITION CONTRACTO	R:	VA 5040010			, ,	
SIGNAT	TURE OF BUILDING OFFICIAL:						

Revised 11/14/2019

Schedule B

LETTER OF AUTHORIZATION

TO: Town of Westport

RE: 35 Evergreen Parkway, Westport, CT 06880

Please be advised that Richard Christopher Montanaro d/b/a Redcoat Homes, is hereby authorized to act on behalf of the undersigned owner of record in matters related to obtaining all necessary demolition, zoning and building permits for the construction of a new single family dwelling, to be performed at the sole cost and expense of Richard Christopher Montanaro.

JUDITH MARKS-WHITE, SELLER, By Elizabeth Marks, her attorney-in-fact

35 EVERGREEN PKWY Property Location Map ID D11/ / 020/000 / Bldg Name State Use 101 Vision ID 7210 Account # 11329 Bldg # 1 Sec # 1 of 1 Card # 1 of 2 Print Date 5/2/2024 10:47:23 AM **CURRENT OWNER** TOPO UTILITIES STRT/ROAD LOCATION CURRENT ASSESSMENT 6 Septic Public Code Appraised Assessed Description WHITE JUDITH MARKS 6158 2 Public Water RES LAND 1-1 588,000 411,600 **DWELLING** 1-3 204,900 143,400 SUPPLEMENTAL DATA WESTPORT, CT 53193117 Alt Prol ID Lift Hse 35 EVERGREEN PKWY Historic ID 1058 Asking \$ 502 Census WestportC D13 VISION Survey Ma 202 WESTPORT CT 06880 Survey Ma GIS ID D11020000 Assoc Pid# Total 792.900 555,000 RECORD OF OWNERSHIP VOL/PAGE SALE DATE Q/U V/I SALE PRICE PREVIOUS ASSESSMENTS (HISTORY) Year Code Assessed | Year | Assessed V Assessed WHITE JUDITH MARKS 3415 0183 04-04-2013 U 29 MYERS JUDITH M 06-02-2005 30 2023 2556 0141 U 0 1-1 411.600 2022 411.600 2021 411.600 ROSENFELD JUDITH M 0093 06-16-1997 U 29 1523 1-3 143,400 143,400 143,400 555,000 Total 555,000 Total 555,000 **EXEMPTIONS** OTHER ASSESSMENTS APPRAISED VALUE SUMMARY Code Description Year Amount Code Description Number Amount Comm Int This signature acknowledges a visit by a Data Collector or Assessor 204,900 Appraised Bldg. Value (Card) Total 0.00 ASSESSING NÉIGHBORHOOD Appraised Xf (B) Value (Bldg) Nbhd Nbhd Name Tracing Batch Appraised Ob (B) Value (Bldg) 0003 0003 588,000 Appraised Land Value (Bldg) NOTES M/202(52) Special Land Value Total Appraised Parcel Value 792,900 Valuation Method 792,900 Total Appraised Parcel Value BUILDING PERMIT RECORD VISIT / CHANGE HISTORY Permit Id Issue Date Туре Amount Insp Date | % Comp Date Comp Comments Purpost/Result Date Type Is Cd 07-21-2020 19 Field Review SR VA 80 Data Mailer No Change 10-31-2015 03-05-2015 VA Measu/LtrSnt - Letter Sent 12-06-2014 MJF Sat or >5PM Attm @ Int In 11-18-2014 01 Measured/No Interior Insp BG Permit Id Comments LAND LINE VALUATION SECTION Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond. Nbhd. Nbhd. Adi Adj Unit P Notes Location Adjustment Land Value 101 Single Family Re Α 0.290 AC 360,000.00 2.68199 5 1.00 210 2,100 1.0000 588,000 Total Card Land Units 0.290 AC Parcel Total Land Area 0.290 Total Land Value 588,000

35 EVERGREEN PKWY Property Location Map ID D11/ / 020/000 / Bldg Name State Use 101 Vision ID 7210 Account # 11329 Bldg # 1 Sec # 1 of 1 Card # 1 of 2 Print Date 5/2/2024 10:47:24 AM CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED) Element Cd Description Description Element Cd WDK Style: Conventional Fireplaces Model 01 Residential Ceiling Height Grade: 10 B-Elevator Stories: 2 2 Stories CONDO DATA Occupancy Exterior Wall 1 Parcel Id C Owne 11 Clapboard 11 S В Exterior Wall 2 Roof Structure: 07 Adjust Type Code Description Factor% Gambrel FOP Condo Flr Roof Cover Glass w/ Steel 14 Condo Unit Interior Wall 1 05 Drywall COST / MARKET VALUATION Interior Wall 2 TQS BAS BSM Interior Flr 1 12 Hardwood Building Value New 248,163 Interior Flr 2 Heat Fuel 02 Oil Heat Type: Forced Air 1920 Year Built 03 AC Type: Central Effective Year Built Total Bedrooms 103 3 Bedrooms Depreciation Code Total Bthrms: 1 Full Bath Remodel Rating Total Half Baths 1 Half Bath Year Remodeled Total Xtra Fixtrs Depreciation % 46 Total Rooms: 6 Rooms Functional Obsol 02 Bath Style: Average External Obsol 12 Kitchen Style: 02 Average Trend Factor BAS SLB Kitchens Condition Whirlpool Tubs Condition % Hot Tubs Percent Good Sauna (SF Area 134,000 Cns Sect Rcnld Fin Basement Dep % Ovr Fin Bsmt Qual Dep Ovr Comment Bsmt. Garages Misc Imp Ovr Interior Cond Misc Imp Ovr Comment Fireplaces Cost to Cure Ovr Ceiling Height Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Description L/B Units Unit Price Yr Bit Cond. Cd % Gd Grade Grade Adj. Appr. Value BUILDING SUB-AREA SUMMARY SECTION Code Description Living Area | Floor Area Unit Cost Undeprec Value Eff Area BAS 116,731 First Floor 832 832 140.30 BSM Basement Area 748 28.14 21,045 FOP Porch, Open 55 1,543 28.06 SLB Slab 84 0.00 TOS Three Quarter Story 598 748 112,17 83.901 WDK Deck, Wood 265 14.29 3,788

227,008

Ttl Gross Liv / Lease Area

1,430

2,732

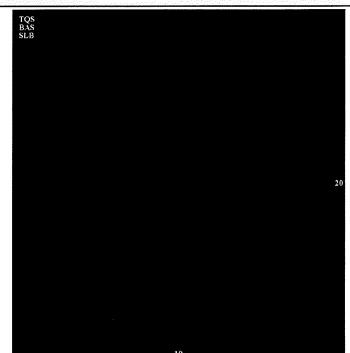
35 EVERGREEN PKWY Property Location Map ID D11/ / 020/000 / Bldg Name State Use 101 Vision ID Bldg# 2 7210 Account # 11329 Sec # 1 of 1 Card # 2 of 2 Print Date 5/2/2024 10:47:24 AM CURRENT OWNER TOPO UTILITIES STRT/ROAD LOCATION CURRENT ASSESSMENT Septic WHITE JUDITH MARKS 1 Public Description Code Appraised Assessed 6158 Public Water RES LAND 1-1 588.000 411.600 DWELLING 1-3 204.900 143,400 SUPPLEMENTAL DATA WESTPORT, CT Alt Prcl ID 53193117 Lift Hse 35 EVERGREEN PKWY Historic ID 1058 Asking \$ Census 502 WestportC D13 **VISION** Survey Ma 202 WESTPORT CT 06880 Survey Ma GIS ID D11020000 Assoc Pid# 792.900 Total 555,000 RECORD OF OWNERSHIP VOL/PAGE SALE DATE | Q/U | V/I SALE PRICE PREVIOUS ASSESSMENTS (HISTORY) Code Assessed Year Assessed Year | Assessed V WHITE JUDITH MARKS 3415 0183 04-04-2013 29 U 1 MYERS JUDITH M 06-02-2005 30 2023 2022 2556 0141 U 1 0 1-1 411,600 411,600 2021 411,600 ROSENFELD JUDITH M 1523 0093 06-16-1997 U 0 29 1-3 143,400 143,400 143,400 555,000 555,000 Total 555,000 Total **EXEMPTIONS** OTHER ASSESSMENTS APPRAISED VALUE SUMMARY Year Code Description Amount Code Description Number Amount Comm Int This signature acknowledges a visit by a Data Collector or Assessor Appraised Bldg. Value (Card) 204,900 Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Nbhd Nbhd Name Tracing Batch Appraised Ob (B) Value (Bldg) 0003 0003 588.000 Appraised Land Value (Bldg) NOTES Special Land Value Total Appraised Parcel Value 792,900 Valuation Method 792,900 Total Appraised Parcel Value BUILDING PERMIT RECORD VISIT/CHANGE HISTORY Permit Id Issue Date Type Amount Insp Date % Comp Date Comp Comments Date Type Is Cd Purpost/Result Permit Id Comments LAND LINE VALUATION SECTION В Use Code Description Zone Size Adj Land Value Land Type Land Units Unit Price Site Index Cond. Nbhd. Nbhd. Adi Notes Location Adjustment Adi Unit P 2 101 Single Family Re Α 0.000 AC 0.00 1.00000 1.00 200 2.000 0.0000 Total Card Land Units 0.000 AC Parcel Total Land Area 0.290 Total Land Value

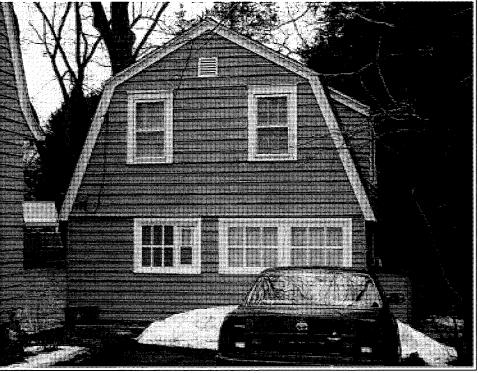
Property Location 35 EVERGREEN PKWY Vision ID 7210 Accou Map ID D11/ / 020/000 / Bldg # 2 Bldg Name Sec # 1 of 1 State Use 101 Print Date 5/2/2024 10:47:25 AM Account # 11329 Card # 2 of 2

VISION ID 121		Account # 1132				ыад	
		CTION DETAIL			V DETAIL		
Element	Cd	Description	Element	<u> </u>	d	Descrip	tion
Style: Model	06 01	Conventional Residential	Fireplaces				
		1	Ceiling Heigh	t			
Grade:	09	C+	Elevator				
Stories:	1.75	1 3/4 Stories			NDO DAT	^	
Occupancy	1	Olani a	Parcel Id	00,	C		wne
Exterior Wall 1	11	Clapboard	aceriu			ТВІ	IS
Exterior Wall 2	07	Gambrel	Adjust Type	Code	Desc	ription	Factor%
Roof Structure:	1		Condo Fir	Code	De30	приоп	1 actor /
Roof Cover	14	Glass w/ Steel	Condo Unit				
Interior Wall 1	05	Drywall		ST/MA	RKET VA	ΙΙΙΔΤΙΟΝ	<i>}</i>
Interior Wall 2			All and a distance of the second	01/m/A	MALI VA	LUATION	t magazine
Interior Flr 1	14	Carpet	Building Value	Now		126,532	
Interior Flr 2	06	Linoleum	bulluling value	: INEW		120,332	
Heat Fuel	03	Gas					
Heat Type:	03	Hot Air-No Duc	Year Built			1925	
AC Type:	01	None	Effective Year	D34		1323	
Total Bedrooms	01	1 Bedroom				_	
Total Bthrms:	1	1 Full Bath	Depreciation C			Α	
Total Half Baths	0		Remodel Ratir				
Total Xtra Fixtrs	0					44	
Total Rooms:	3	3 Rooms	Depreciation 9 Functional Ob			144	
Bath Style:	02	Average					
Kitchen Style:	02	Average	External Obso)}		_	
Kitchens	1		Trend Factor				
Whirlpool Tubs			Condition			1	
Hot Tubs			Condition % Percent Good			56	
Sauna (SF Area			Cns Sect Ron			70,900	
Fin Basement				ia		70,900	
Fin Bsmt Qual			Dep % Ovr				
Bsmt. Garages	lo		Dep Ovr Com	ment			
Interior Cond	lA		Misc Imp Ovr Misc Imp Ovr	Common			
Fireplaces			Cost to Cure		ı		
Ceiling Height			Cost to Cure (_	mont		
	1	1	icosi io cuie i	JVI COITII	110-2111		

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. V	'alue
]							
			ĺ								
			İ								
			l								
			1								
1	1	1	l		I	I		1			-

a q#976peps.	BUILD	ING SU	B-AREA	SUMMARY	SECTION	Bergert Weigen dit th	aydiadiki sarayayay
Code	Description	Liv	ng Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor		380	380		172.01	65,36
SLB	Slab	1	0	380		0.00	(
TQS	Three Quarter Story	ĺ	304	380		137.60	52,290
	Ttl Gross Liv / Lease A	rea	684	1,140			117,65







CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH TIME

Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002850333

Customer Account

104135

Sales Rep.

Customer Information CHRIS MONTANARO

sreed

REDCOAT DEVELOPMENT

Order Taker sreed

WESTPORT CT 06880 USA

Ordered By **RCMONTANARO**

Phone: 2039810311

Fax: Order Source

E-mail

EMail: cleahy@westportcLgov

Ad Cost \$78.75

Payment Amt \$0.00

Amount Due \$78.75

Blind Box

Materials

Order Notes

Ad Number 0002850333-01 External Ad #

Pick Up Number

Ad Type

Ad Size

0002850331 PO Number

BR Legal Liner

2 X 8 li

<u>Color</u>

Color Requests

\$0.00

Product and Zone

Inserts

Placement

Westport News

BR Wetland

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 5/24/2024

Ad Content Proof

Note: Ad size does not reflect actual ad

PUBLIC NOTICE

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 at 35 Evergreen Parkway has been filed in the Office of the Town Building Official on May 23, 2024.

Name and address of the owner: Judith Marks Westport CT Age of the building or structure: 1920 Square footage of the building or structure: 2000 sq ft



☐ COD ☐ Registered		Affix Stamp Base (If issued as certificate of or for additio copies of this Postmark a Date of Rea		U.S. POSTAGE PAID WESTPORT, CT 06880 MAY 24 24 AMOUNT
Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	UNITED STATES POSTAL SERVICE &	¢4.06
Cynthia Wallace 36 Eugreen Parkung Westput CT OUSSU			0000	\$4.06 R2305K137543-03
Paul Fiore 32 eruguen Parkuap mesiport, UT 06880				
Mark & Nancy Anderson 37 Decycla Parkuay Westput, CT 01880				
Our + Kinne Claveloux 3 (thereseen farking inesizon, I Obsso			STPORT CT	06480
Peter Frucht 5 count Are westport, CT 00880			WAY 2 4 200	
Sumul Corrigan 8 Founders Sq Unit C Geenland, NH 03840				
Laune Goldberg 20 Gerham Ave URS Year, CT U6880				
		5	See Privacy Act State	ment on Reverse
	Certified Recorded Delivery (Inter COD Registered Registered Return Receipt for Merch Signature Confirmation Insured Return Receipt for Merch Return Receipt for Merch Return Receipt for Merch Return Receipt for Merch Return Receipt for Merch Return Receipt for Merch Receipt Rec	Certified Recorded Delivery (International) COD Registered Registered Delivery Confirmation Return Receipt for Merchandise Express Mail Signature Confirmation Insured Addressee (Name, Street, City, State, & ZIP Code) Postage CYMTNIA Wallace 3b European Parkuay Westput ct Ousto Pand Fiore 32 European Parkuay Westput, G Obsso Mark & Nancy Indensor 37 European Parkuay Westput, G Obsso Out t Young Cleveloux 31 European Parkuay Westput, G Obsso Peter Frucht 5 Grant Arc Westput, CT Ousso Sum wil Cerrigan 8 Founders Sq Unit C Geen and, NH 03840 Laun'e Ouldberg 20 Gerham Arc Westput, CT Obsso Separate Collabora Colla	Certified Recorded Delivery (International) COD Registered Delivery Confirmation Return Receipt for Merchandise Express Mail Signature Confirmation Addressee (Name, Street, City, State, & ZIP Code) Postage Fee CYNTNIA Wallace 3b Eurizaen Parkuaze Westpurt CT UUSSU Paud Fiore 32 Eurizaeen Parkuaze Westpurt, U 06880 Mark & Nancy Indicason 37 Eurizaen Parkuaze Westpurt, CT 06880 Could them Claveloux 31 Eurizaen Parkuaze Westpurt, CT 06880 Peter Frucht 5 crant Au Westpurt, CT 06880 Sum wil Currigan 8 Founders Sq Unit C Geenland, NH 03840 Laune Coldberg 20 Gerham Arc Westpurt, CT 06880 Postmaster, Fir (Name of receiving employee)	Certified Recorded Delivery (International) Delivery Confirmation Registered Delivery Confirmation Registered Delivery Confirmation Registered Delivery Confirmation Registered Delivery Confirmation Registered Delivery Confirmation Registered Destinance Registered Destinance Registered Destinance Registered Registered Signature Confirmation Destinance Registered Destinance Registered Destinance Registered Destinance Registered Registered Registered Registered Registered Postmark a Date of Reg Destinance Registered Destinance Registered Registered Registered Registered Postmark a Date of Reg Destinance Registered Destinance Registered Register

Dear Neighbor,

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 at 35 Evergreen Parkway has been filed in the Office of the Town Building Official on May 23, 2024.

Name and address of the owner: Judith Marks

Age of the building or structure: 1920

Square footage of the building or structure: 2000 sq ft

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

Any further questions or concerns please feel to contact me at 203-981-0311 or at rcmontanaro@aol.com.

Best,

almille

HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the Historic District Commissions requirements, I have
notified by mail the following owners of properties abutting and across
the street from the property to be demolished: 36 Every reen Parkway; Cynthia Wallace
32 Evergreen Parkway: David Fiore
37 Evergreen Parkway: Mark & Nancy Anderson
31 Evergreen Parkway: Guy & Yvonne Claveloux
5 Grant Ave ; Peter Frucht & Elizabeth Besen
18 Gorham Ne; Samuel Corrigan 8 Founders Sq Unit C Greenland, NH
20 Griham Ave: Ed Perrault
Alphu 5/20/24
Signature of owner or authorized agent Date
Chis Montanan
Print Name

HISTORIC RESOURCES INVENTORY BUILDING AND STRUCTURES

HIST-6 REV. 6/83

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106 (203) 566-3005

FC	OR OFFICE USE ONLY
Town No.:	Site No.:
UTM	
QUAD:	
DISTRICT	IF NR, SPECIFY

___ Actual Potentia 1. BUILDING NAME (Common) (Historic) D E 2. TOWN/CITY VILLAGE COUNTY N Westport Fairfield 3. STREET AND NUMBER (and/or location) 35 Evergreen Parkway C 4. OWNER(S) See #19 narrative Public ✔ Private 5. USE (Present) (Historic) 0 residential residential 6. ACCESSIBILITY EXTERIOR VISIBLE FROM PUBLIC ROAD INTERIOR ACCESSIBLE IF YES, EXPLAIN TO PUBLIC: Yes ✓ No 7. STYLE OF BUILDING DATE OF CONSTRUCTION Colonial Revival 1935 ca. 8. MATERIAL(S) (Indicate use or location when appropriate) ✓ Clapboard Other Asbestos Siding Brick (Specify) Wood Shingle Asphalt Siding Fieldstone Board + Batten Stucco Cobblestone Aluminum Siding Cut Stone Concrete Type: 9. STRUCTURAL SYSTEM ✓ Wood Frame Post and Beam Balloon Load Bearing Masonry Structural Iron or Steel Other (Specify) 10. ROOF (Type) Flat Sawtooth Mansard Monitor Gable ESCR ✓ Gambrel Shed Hip Round Other (Specify) (Material) Wood Shingle Tin Slate ✓ Asphalt Shingle Built Up Tile Other 0 (Specify) APRROXIMATE DIMENSIONS 11. NUMBER OF STORIES 36' x 33' 2 12. CONDITION (Structural) (Exterior) Fair ✓ Excellent Good Fair Deteriorated Excellent ✔ Good Deteriorated IF YES, EXPLAIN 13. INTEGRITY (Location) WHEN? (Alterations) On Original Site ✓ Yes No Moved Vinyl siding, replacement windows 14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES Barn Shed ✓ Garage Other landscape features or buildings (Specify) Carriage House Shop Garden 15. SURROUNDINGS ENVIRONMENT Woodland ✓ Residential Scattered buildings visible from site Open Land High building density Rural Commercial Industrial 16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS Suburban residential neighborhood.

67

SOURCES PHOTO COMP-LED BY 20	Westport, Connection 1910, 1923, 1931, 1	s, V. Adams, o	C. Riley	NEGATIVE ON FILE 3:31	DATE DATE 3/10/2004 DATE 3/10/2004	1994; Sanborn Fire Insurance Maps. nce, RI: C. DeWitt White Co., 1917-
OURCES PHOTO COMPLIED B	Westport, Connection 1910, 1923, 1931, 1 1918, New Haven: PHOTOGRAPHER Jeffery D. Emidy VIEW NAME J. Emidy, I. Mato ORGANIZATION PAL ADDRESS	The Price & L	C. Riley	NEGATIVE ON FILE	DATE 3/10/2004	1994; Sanborn Fire Insurance Maps. nce, RI: C. DeWitt White Co., 1917- 60. PLACE PHOTOGRAPH
OURCES PHOTO COMPLIE	Westport, Connectic 1910, 1923, 1931, 1 1918, New Haven: PHOTOGRAPHER Jeffery D. Emidy VIEW NAME J. Emidy, I. Mato	The Price & L		NEGATIVE ON FILE	DATE 3/10/2004	1994; Sanborn Fire Insurance Maps. nce, RI: C. DeWitt White Co., 1917- 60. PLACE PHOTOGRAPH
OURCES PHOTO COM	Westport, Connectic 1910, 1923, 1931, 1 1918, New Haven: PHOTOGRAPHER Jeffery D. Emidy VIEW NAME J. Emidy, I. Mato	The Price & L		NEGATIVE ON FILE	DATE 3/10/2004	1994; Sanborn Fire Insurance Maps. nce, RI: C. DeWitt White Co., 1917- 60. PLACE PHOTOGRAPH
OURCES PHOTO CO	Westport, Connection 1910, 1923, 1931, 1 1918, New Haven: PHOTOGRAPHER Jeffery D. Emidy VIEW NAME	The Price & L		NEGATIVE ON FILE	DATE 3/10/2004	1994; Sanborn Fire Insurance Maps. nce, RI: C. DeWitt White Co., 1917- 60. PLACE PHOTOGRAPH
OURCES PHOTO	Westport, Connection 1910, 1923, 1931, 1 1918, New Haven: PHOTOGRAPHER Jeffery D. Emidy		ee Co., 1927-1928, 19.	NEGATIVE ON FILE	, 1970, 1980; USGS Maps 190	1994; Sanborn Fire Insurance Maps. nce, RI: C. DeWitt White Co., 1917-60. PLACE
OURCES PHO	Westport, Connection 1910, 1923, 1931, 1 1918, New Haven: PHOTOGRAPHER Jeffery D. Emidy		Lee Co., 1927-1928, 19.		, 1970, 1980; USGS Maps 190	1994; Sanborn Fire Insurance Maps. nce, RI: C. DeWitt White Co., 1917-
OURCES	Westport, Connection 1910, 1923, 1931, 1 1918, New Haven:		Lee Co., 1927-1928, 19.	37, 1946, 1950, 1960	, 1970, 1980; USGS Maps 190	1994; Sanborn Fire Insurance Maps. nce, RI: C. DeWitt White Co., 1917-
OURCE	Westport, Connection 1910, 1923, 1931, 1		Lee Co., 1927-1928, 19.	37, 1946, 1950, 1960		1994; Sanborn Fire Insurance Maps. nce, RI: C. DeWitt White Co., 1917-
	District National Re	gister of Histo ennings, Geor cut. 1911; Pott	oric Places Nomination. ge Penfield. Westport, ts, Eve. Westport A Spet t Directory. Loveland, of	Hartford: Connecticut Green's Farms and Saccial Place. Westport: CO: US West Market	at Historical Commission, 198 augatuck (1648-1933). 1933; I Westport Historical Society,	Vestport, CT Myrtle Avenue Historic 25; Hopkins, G.M. Atlas of the County
SIGNIFICANCE	on previously under The first known occ at least 1955, when 1965, when Norma	analysis and creloped land o upant of the propert R. and Zane Dobrin p	comparisons with other wined by Leonard H. Go roperty was Walter R. I Susan S. Tanner were burchased the property.	ault and Edward B. B Benke (Westport Prop listed as residents. M The Dobrin family of	radley (Westport Sub-division berty Record Card 1959). Mr. ir. and Mrs. Tanner continued	Parkway was constructed in ca. 1935 Map #202 1921; Sanborn 1931). Benke remained at this address until to occupy the property until at least east 1980, when Lee Backus was listed her, purchased the home.
	18. ARCHITECT			BUILDE	EK .	
CONTINUED						
100						
П	notable features con	mmetrical, five ration consists sist of a one-a	ve-bay façade has a cent s of replacement one-ov	ter entrance articulate rer-one double-hung s brel roof dependency	sash windows. The asphalt-sh	building has a cross gambrel roof pediment. The building is clad in eathed roof is uninterrupted. Other x double-hung sash and six-pane

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

35 Evergreen Parkway, Westport, CT

