



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

RECEIVED

MAY 22 2024

**WESTPORT BUILDING
DEPARTMENT**

1. 33 Oak Street | 1953
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Michal Keller | 203 451 5897
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 33 Oak Street Westport CT | bon.mama@icloud.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. Removal of existing house approx 1,440 sq ft
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. _____ | _____ | _____
 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.

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: 5/20/24

SIGNATURE OF DEMOLITION CONTRACTOR: _____

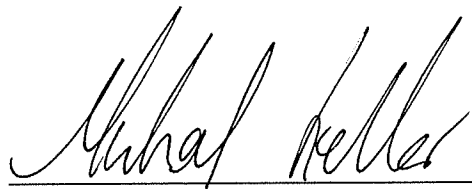
SIGNATURE OF BUILDING OFFICIAL: _____

LETTER OF AUTHORIZATION

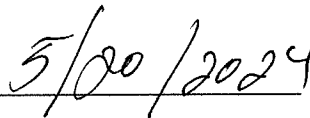
TO: Town of Westport, CT

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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BENYAACOV MICHAL KELLER			6 Septic	2 Private		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
			2 Public Water			RES LAND	1-1	381,500	267,100	
						DWELLING	1-3	239,000	167,300	
33 OAK ST		SUPPLEMENTAL DATA				Total		620,500	434,400	VISION
WESTPORT CT 06880		Alt Prcl ID 5299027-1	Lift Hse Asking \$							
		Historic ID								
		Census 502								
		WestportC D12								
		Survey Ma 3441								
		Survey Ma								
		GIS ID C12137000	Assoc Pid#							

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BENYAACOV MICHAL KELLER		4245 0084	06-02-2022	Q	I	875,000	00	Year	Code	Assessed	Year	Assessed V	Year	Assessed
SCHANZER TRACY		3452 0152	07-15-2013	Q	I	660,000	00	2023	1-1	267,100	2022	267,100	2021	267,100
ANDERSON EVANS KEPHART JR & JANE ANN		2823 0216	07-20-2007	Q	I	650,000	00		1-3	167,300		167,300		151,700
CARLSON THOMAS C & MELISSA D A		1917 0311	11-19-2001	Q	I	475,000	00							
PEREZ JANET M		1520 0110	06-03-1997	Q	I	320,000	00							
										434,400	Total	434,400	Total	418,800

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				
Total			0.00										

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003	0003		

NOTES			
M/ 3441(1) FULL RDORM			

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
								03-04-2022	PG	3	5	56	Changed as a result of disc	
								07-22-2020	SR			19	Field Review	
								10-05-2015	VA			81	Data Mailer Change	
								12-23-2014	VA			10	Measu/LtrSnt - Letter Sent	
								11-05-2014	MJF			18	No Tresp/Dog/Not M or I ot	

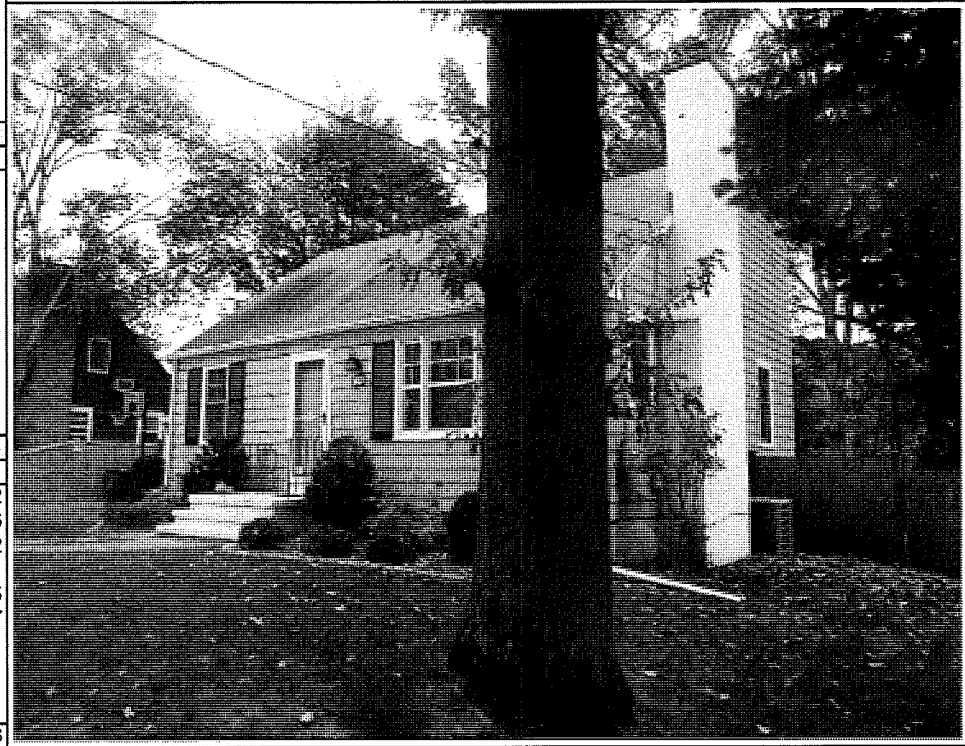
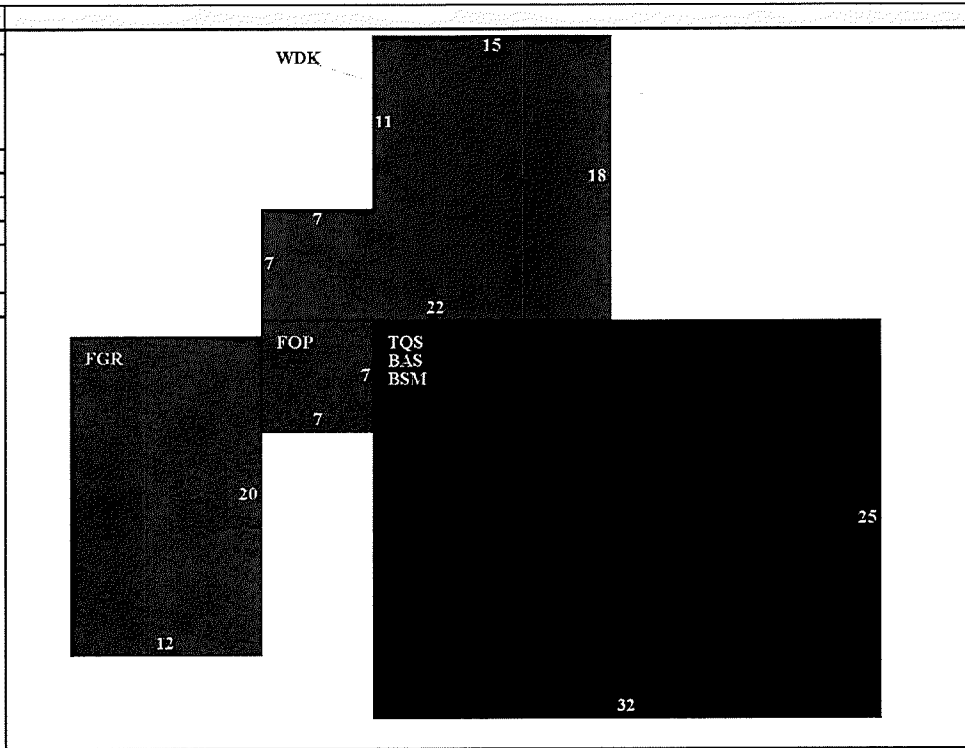
Permit Id	Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	A		0.270 AC	360,000.00	2.80349	5	1.00	140	1.400		1.0000		381,500
Total Card Land Units					0.270 AC	Parcel Total Land Area					0.270	Total Land Value			381,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	09	C+	Elevator		
Stories:	1.5	1 1/2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		310,349
Interior Flr 2			Year Built		1953
Heat Fuel	03	Gas	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		G
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	03	3 Bedrooms	Year Remodeled		
Total Bthrms:	2	2 Full Baths	Depreciation %		23
Total Half Baths	0		Functional Obsol		
Total Xtra Fixtrs	0		External Obsol		
Total Rooms:	7	7 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		77
Whirlpool Tubs			Cns Sect Rcnd		239,000
Hot Tubs			Dep % Ovr		
Sauna (SF Area)	506		Dep Ovr Comment		
Fin Basement	4	Living Area Q	Misc Imp Ovr		
Fin Bsmt Qual	0		Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	1				
Ceiling Height	8.00				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	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	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 TIME
Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002850331	Customer Account 104135
Sales Rep. sreed	Customer Information CHRIS MONTANARO REDCOAT DEVELOPMENT WESTPORT CT 06880 USA
Order Taker sreed	
Ordered By RCMONTANARO	Phone: 2039810311
Order Source E-mail	Fax: E-Mail: cleahy@westportct.gov

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 Kellor 33 Oak Street
Westport CT
Age of the building or structure: 1953
Square footage of the building or structure: 1440

Ad Cost	Payment Amt	Amount Due
\$78.75	\$0.00	\$78.75

Blind Box **Materials**

Order Notes

Ad Number 0002850331-01	External Ad #	Pick Up Number 0002850329
Ad Type BR Legal Liner	Ad Size 2 X 9 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement BR Wetland
--	-----------------------	--------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
5/24/2024



Name and Address of Sender
 CHRIS MONTANO
 21 STATE JOHN PL
 WESTPORT, CT 06880

Check type of mail or service:

<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (International)
<input type="checkbox"/> COD	<input type="checkbox"/> Registered
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Insured	

Affix Stamp
 (If issued as certificate of or for additic copies of thi. Postmark & Date of Re



U.S. POSTAGE PAID
 WESTPORT, CT
 06880
 MAY 24 24
 AMOUNT
\$2.90
 R2305K137543-03

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee
1.	Karen & Georgeanne Lander 31 oak st Westport, CT 06880		
2.	Steve and Christa Panny 35 oak st westport, CT 06880		
3.	Christine Fornabian 34 oak street Westport, CT 06880		
4.	Nancy and Matt Bannon 30 oak st Westport, CT 06880		
5.	Julia Smith 50 Berkeley Rd Fairfield, CT 06825		
6.			
7.			
8.			



Total Number of Pieces Listed by Sender: 5
 Total Number of Pieces Received at Post Office: 5

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 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:

31 Oak St: Karen & Georgette Lawler

35 Oak St: Stephen & Christa Panny

12 Willowbrook Dr: Dominick Demace

34 Oak St: Christine Fornabia

30 Oak St: Matthew and Nancy Bannon

36 Oak St: Julia Smith 50 Berkeley Rd
Fairfield, CT 06825



Signature of owner or authorized agent

5/20/24

Date

CHRIS MONTANARO

Print Name



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

RECEIVED

MAY 22 2024

WESTPORT BUILDING
DEPARTMENT

1. 20 Blue Ribbon Drive | 1958
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. David Pepper | 203 981-0311
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 20 Blue Ribbon Drive | RCMONTANARO@AOL.COM
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. Removal of existing house approx 2794 sq ft
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

EMAIL

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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.

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- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
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- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
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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: 5/10/24

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

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: _____
Name: Benjamin Pepper, Trustee

Dated: May 8, 2024

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT VISION
PEPPER BENJAMIN TR 20 BLUE RIBBON DR WESTPORT CT 06880			6 Septic	1 Public		Description	Code	Appraised	Assessed	
			2 Public Water			RES LAND	1-1	634,400	444,100	
		SUPPLEMENTAL DATA				DWELLING	1-3	137,500	96,300	
		Alt Prcl ID 532026-14	Lift Hse Asking \$			RES OUTBL	1-4	43,600	30,500	
		Historic ID				Total			815,500	570,900
		Census WestportC 503 F25								
		Survey Ma 3887								
		Survey Ma								
		GIS ID F14005000	Assoc Pid#							

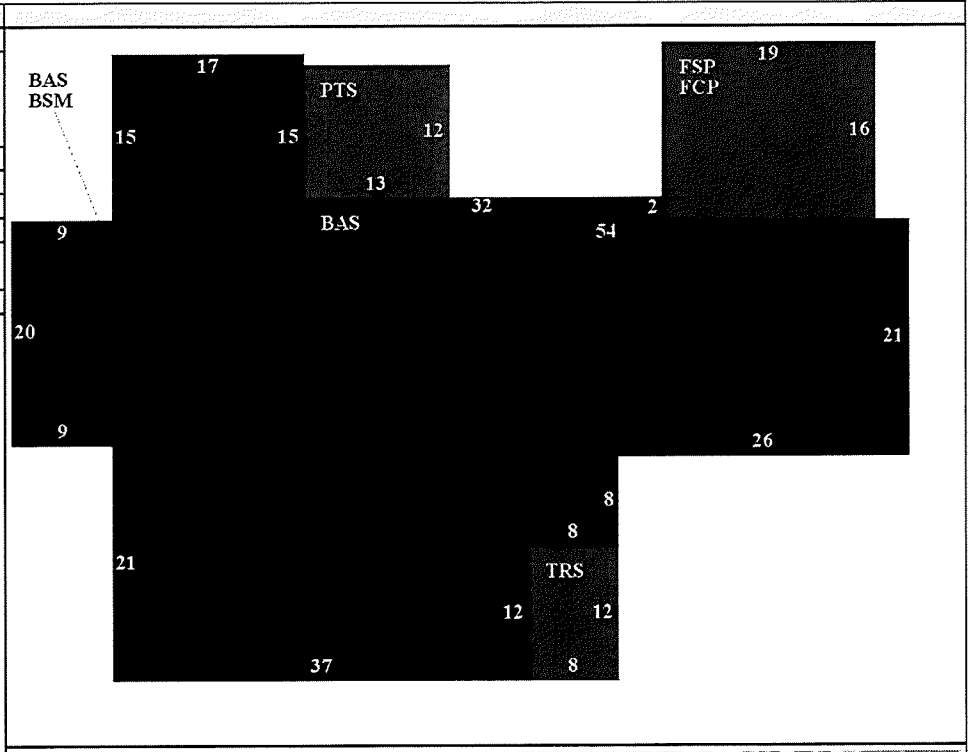
RECORD OF OWNERSHIP		VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PEPPER BENJAMIN TR		3966	252	11-25-2019	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
PEPPER BENJAMIN & FRANCES H		0160	0089	12-19-1958	U	I	0	29	2023	1-1	444,100	2022	444,100	2021	444,100
										1-3	96,300		96,300		96,300
										1-4	30,500		30,500		30,500
											570,900	Total	570,900	Total	570,900

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) 137,500			
Total			0.00						Appraised Xf (B) Value (Bldg) 0			
ASSESSING NEIGHBORHOOD												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Ob (B) Value (Bldg) 43,600		
0003		0003								Appraised Land Value (Bldg) 634,400		
NOTES												
M/ 3887(14),												
								Appraised Land Value (Bldg) 634,400				
								Special Land Value 0				
								Total Appraised Parcel Value 815,500				
								Valuation Method C				
								815,500				
								Total Appraised Parcel Value				

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
								07-14-2020	SR			19	Field Review	
								10-31-2015	VA			80	Data Mailer No Change	
								10-23-2014	VA			10	Measu/LtrSnt - Letter Sent	
								09-15-2014	TWM			01	Measured/No Interior Insp	
								09-15-2014	TWM			02	Sat or >5PM Attm @ Int In	
Permit Id	Comments													

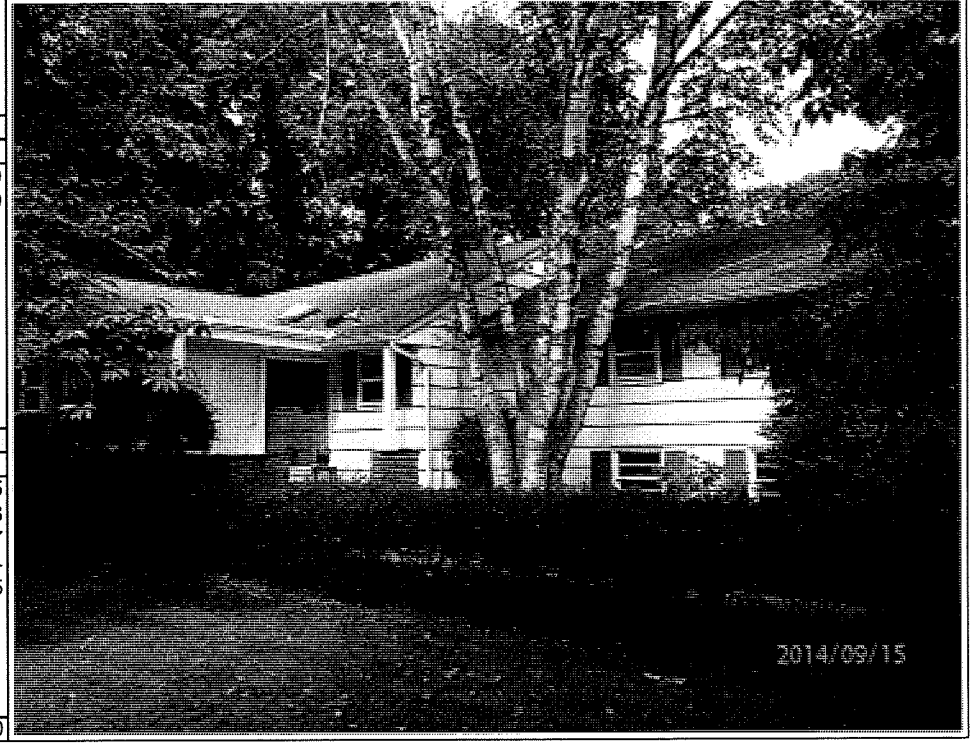
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	AA		1.210 AC	360,000.00	0.83223	5	1.00	175	1.750		1.0000		634,400
Total Card Land Units					1.210 AC	Parcel Total Land Area					1.210	Total Land Value			634,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	09	C+	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		305,576
Interior Flr 2	14	Carpet	Year Built		1958
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	05	Hot Water	Depreciation Code		F
AC Type:	01	None	Remodel Rating		
Total Bedrooms	03	3 Bedrooms	Year Remodeled		
Total Bthrms:	2	2 Full Baths	Depreciation %		55
Total Half Baths	0		Functional Obsol		
Total Xtra Fixtrs	2		External Obsol		
Total Rooms:	7	7 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		45
Whirlpool Tubs			Cns Sect Rcld		137,500
Hot Tubs			Dep % Ovr		
Sauna (SF Area			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	2		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	1				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL1	InGround Pool	L	800	50.50	1974	5	60	5	1.75	42,400
PAT1	Patio	L	280	5.50	1958	5	60	4	1.35	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,794	2,794		78.48	219,265
BSM	Basement Area	0	2,730		15.70	42,848
FCP	Carport	0	304		15.75	4,787
FSP	Porch, Screen	0	304		19.62	5,964
PTS	Patio - Stone	0	156		11.57	1,805
TRS	Terrace - Stone	0	96		15.53	1,491
Ttl Gross Liv / Lease Area		2,794	6,384			276,160





CONNECTICUT
MEDIA GROUP

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 0002850329	Customer Account 104135
Sales Rep. sreed	Customer Information CHRIS MONTANARO REDCOAT DEVELOPMENT WESTPORT CT 06880 USA
Order Taker sreed	
Ordered By RCMONTANARO	Phone: 2039810311
Order Source E-mail	Fax: E-Mail: cleahy@westportct.gov

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 Peppor of 20 Blue Ribbon Drive Westport CT
Age of the building or structure: 1958
Square footage of the building or structure: 2794

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 BR Legal Liner	Ad Size 2 X 9 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement BR Wetland
--	-----------------------	--------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
5/24/2024



Name and Address of Sender
 CHRIS MONTANARO
 21 SAINT JOHN PL
 WESTPORT, CT 06880

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
 (If issued a certificate or for additional copies of the Postmark Date of Re



0000

U.S. POSTAGE PAID
 WESTPORT, CT
 06880
 MAY 24, 24
 AMOUNT
\$3.48
 R2305K137543-03

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee
1.	John Morris 22 Blue Ribbon Dr Westport, CT 06880		
2.	Stephanie & Roman Kogan 18 Blue Ribbon Dr Westport, CT 06880		
3.	Ron & Yvonne Henkuff 17 Blue Ribbon Dr Westport, CT 06880		
4.	Josh Fagen & Alison Bush 35 Silent Grove North Westport, CT 06880		
5.	Virginia Petropoulos 53 SE Sedona Circle Apt 105 Stuart, FL 34994		
6.	Jeff Ruden & Kellie Cox 31 Silent Grove North Westport, CT 06880		
7.			
8.			



Total Number of Pieces Listed by Sender: **6**
 Total Number of Pieces Received at Post Office: **6**

Postmaster, Print (Name of receiving employee)

[Signature]

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,

A handwritten signature in black ink, appearing to be 'RCM', written in a cursive style.

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:

22 Blue Ribbon Dr : Mary & John Norris

18 Blue Ribbon Dr : Roman & Stephanie Kogan

17 Blue Ribbon Dr ; Ronald & Yvonne Henkoff

35 Silent Grove North : Alison & Joshua Fagen

33 Silent Grove North : Virginia Petropulos
53 SE Sedona Circle Apt 105
Stuart,
FL
34994

31 Silent Grove North : Jeff & Kelly Ruden



Signature of owner or authorized agent

5/20/24

Date

Chris Montanaro

Print Name



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

RECEIVED

MAY 22 2024

WESTPORT BUILDING
DEPARTMENT

1. 35 Evergreen Parkway 1920
ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. JUDITH MARKS 646 634 1619
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 35 EVERGREEN PARKWAY lizmarks12@yahoo.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

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

5. Removal of existing house and cottage approx 2100sq ft
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED) total

6. _____
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.

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: 5/20/24

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

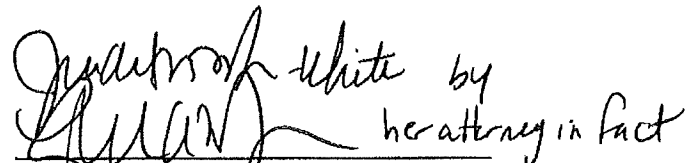
Schedule B

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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
WHITE JUDITH MARKS			6 Septic	1 Public		Description	Code	Appraised	Assessed	
			2 Public Water			RES LAND	1-1	588,000	411,600	
35 EVERGREEN PKWY		SUPPLEMENTAL DATA Alt Prcl ID 53193117 Lift Hse Asking \$ Historic ID 1058 Census 502 WestportC D13 Survey Ma 202 Survey Ma GIS ID D11020000 Assoc Pid#				DWELLING	1-3	204,900	143,400	
						WESTPORT CT 06880		Total		792,900

VISION

RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WHITE JUDITH MARKS			3415 0183	04-04-2013	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
MYERS JUDITH M			2556 0141	06-02-2005	U	I	0	30	2023	1-1	411,600	2022	411,600	2021	411,600
ROSENFELD JUDITH M			1523 0093	06-16-1997	U	I	0	29		1-3	143,400		143,400		143,400
											555,000	Total	555,000	Total	555,000

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					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003	0003		

NOTES	
M/202(52)	

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
								07-21-2020	SR			19	Field Review
								10-31-2015	VA			80	Data Mailer No Change
								03-05-2015	VA			10	Measu/LtrSnt - Letter Sent
								12-06-2014	MJF			02	Sat or >5PM Attn @ Int In
								11-18-2014	BG			01	Measured/No Interior Insp

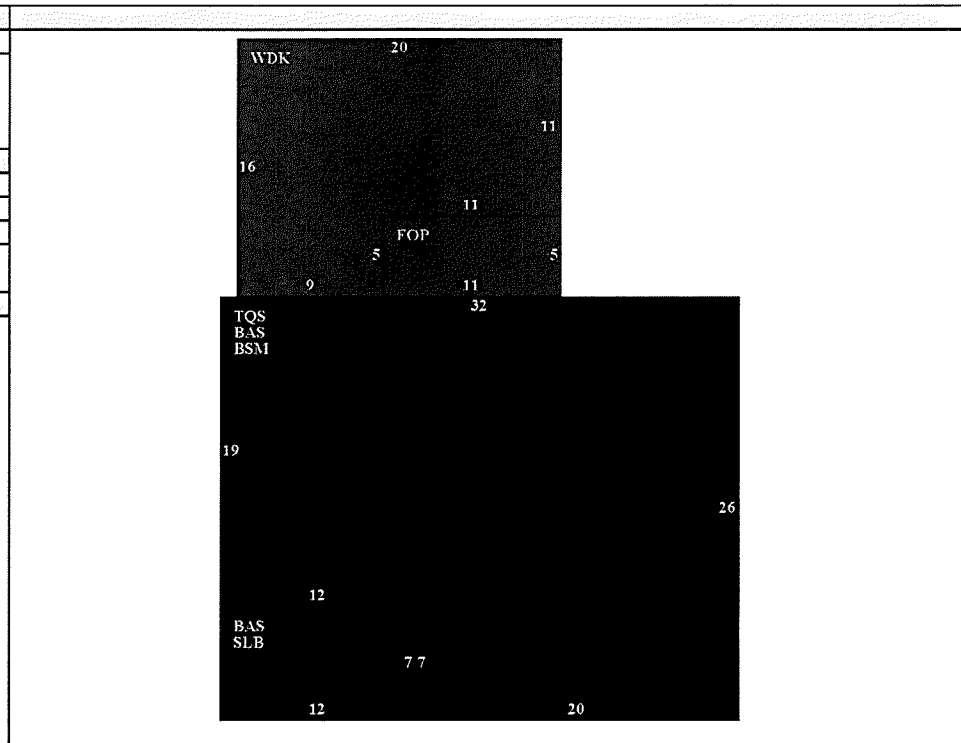
Permit Id		Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	A		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

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional	Fireplaces	1	
Model	01	Residential	Ceiling Height		
Grade:	10	B-	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	11	Clapboard		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	07	Gambrel	Condo Flr		Factor%
Roof Cover	14	Glass w/ Steel	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		248,163
Interior Flr 1	12	Hardwood	Year Built		1920
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	04	Forced Air	Remodel Rating		
AC Type:	03	Central	Year Remodeled		
Total Bedrooms	03	3 Bedrooms	Depreciation %		46
Total Bthrms:	1	1 Full Bath	Functional Obsol		
Total Half Baths	1	1 Half Bath	External Obsol		
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	6	6 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		54
Kitchens	1		Cns Sect Rcnd		134,000
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	1				
Ceiling Height					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	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	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	832	832		140.30	116,731
BSM	Basement Area	0	748		28.14	21,045
FOP	Porch, Open	0	55		28.06	1,543
SLB	Slab	0	84		0.00	0
TQS	Three Quarter Story	598	748		112.17	83,901
WDK	Deck, Wood	0	265		14.29	3,788
Ttl Gross Liv / Lease Area		1,430	2,732			227,008



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WHITE JUDITH MARKS			6 Septic	1 Public		Description	Code	Appraised	Assessed
			2 Public Water			RES LAND	1-1	588,000	411,600
						DWELLING	1-3	204,900	143,400
35 EVERGREEN PKWY		SUPPLEMENTAL DATA				Total		792,900	555,000
WESTPORT CT 06880		Alt Prcl ID 53193117	Lift Hse Asking \$						
		Historic ID 1058							
		Census 502							
		WestportC D13							
		Survey Ma 202							
		Survey Ma							
		GIS ID D11020000	Assoc Pid#						

6158
 WESTPORT, CT
VISION

RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WHITE JUDITH MARKS			3415 0183	04-04-2013	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
MYERS JUDITH M			2556 0141	06-02-2005	U	I	0	30	2023	1-1	411,600	2022	411,600	2021	411,600
ROSENFELD JUDITH M			1523 0093	06-16-1997	U	I	0	29		1-3	143,400		143,400		143,400
											555,000	Total	555,000	Total	555,000

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			
Total			0.00									

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003	0003		

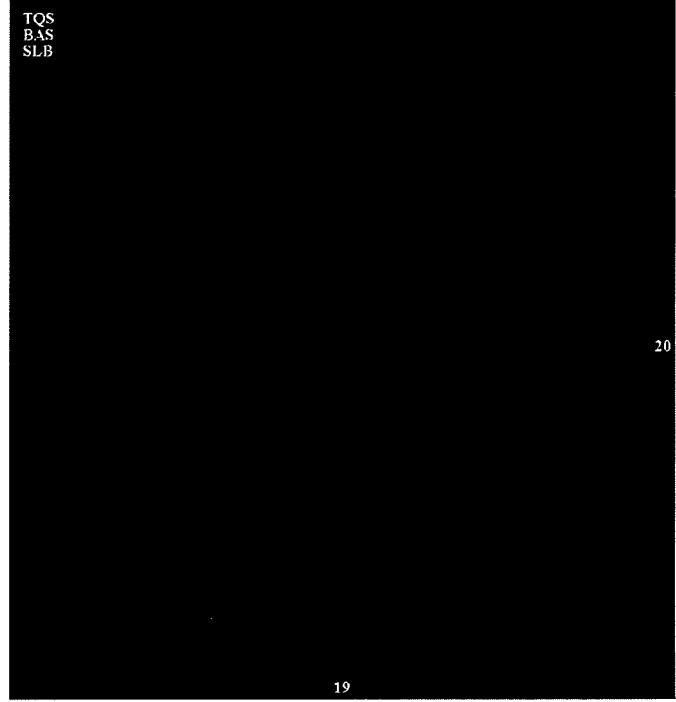
NOTES			

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

Permit Id	Comments

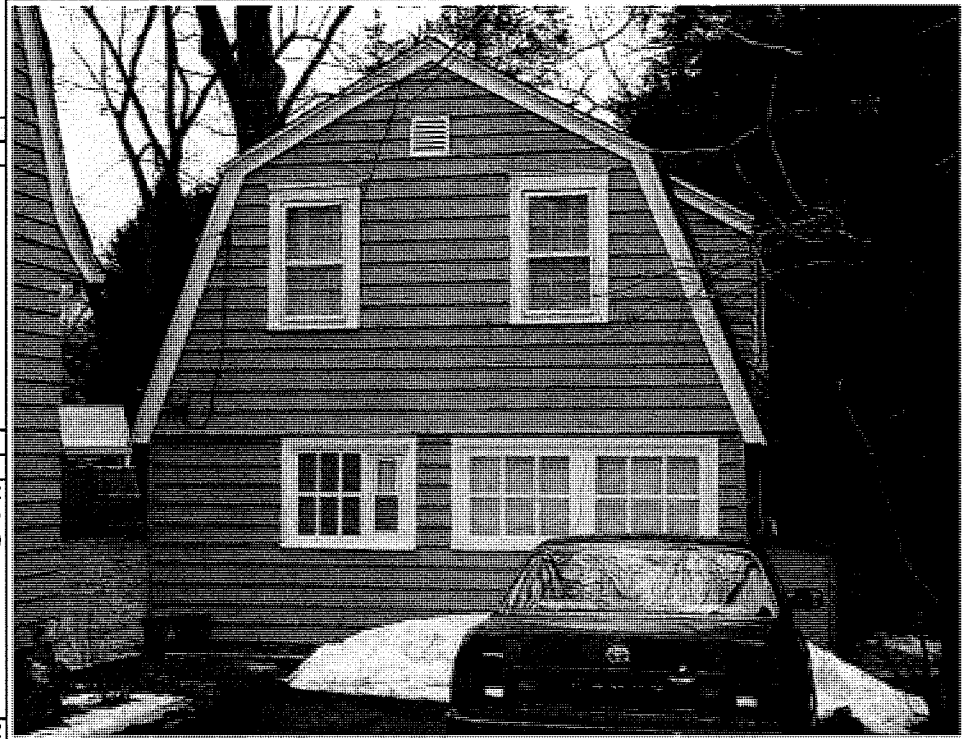
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
2	101	Single Family Re	A		0.000 AC	0.00	1.00000	5	1.00	200	2.000		0.0000		0	
Total Card Land Units					0.000 AC	Parcel Total Land Area					0.290	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional	Fireplaces		
Model	01	Residential	Ceiling Height		
Grade:	09	C+	Elevator		
Stories:	1.75	1 3/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	Ownr
Exterior Wall 1	11	Clapboard		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	07	Gambrel	Condo Flr		Factor%
Roof Cover	14	Glass w/ Steel	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		126,532
Interior Flr 1	14	Carpet	Year Built		1925
Interior Flr 2	06	Linoleum	Effective Year Built		
Heat Fuel	03	Gas	Depreciation Code		A
Heat Type:	03	Hot Air-No Duc	Remodel Rating		
AC Type:	01	None	Year Remodeled		
Total Bedrooms	01	1 Bedroom	Depreciation %		44
Total Bthrms:	1	1 Full Bath	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	3	3 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		56
Kitchens	1		Cns Sect Rcnld		70,900
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces					
Ceiling Height					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	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	380	380		172.01	65,362	
SLB	Slab	0	380		0.00	0	
TQS	Three Quarter Story	304	380		137.60	52,290	
Ttl Gross Liv / Lease Area		684	1,140			117,652	





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. sreed	Customer Information CHRIS MONTANARO REDCOAT DEVELOPMENT WESTPORT CT 06880 USA
Order Taker sreed	
Ordered By RCMONTANARO	Phone: 2039810311
Order Source E-mail	Fax: E-Mail: cleahy@westportct.gov

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

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 0002850331
Ad Type BR Legal Liner	Ad Size 2 X 8 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement BR Wetland
--	-----------------------	--------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
5/24/2024



Name and Address of Sender
 CHRIS MONTANARO
 21 SAINT JOHN PL
 WESTPORT, CT 06880

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
 (If issued as certificate of or for additional copies of this Postmark & Date of Receipt)



0000

U.S. POSTAGE PAID
 WESTPORT, CT
 06880
 MAY 24 24
 AMOUNT
\$4.06
 R2305K137543-03

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee
1.	Cynthia Wallace 36 Evergreen Parkway Westport CT 06880		
2.	Paul Fiore 32 Evergreen Parkway Westport, CT 06880		
3.	Mark & Nancy Anderson 37 Evergreen Parkway Westport, CT 06880		
4.	Guy + Yvonne Claveloux 31 Evergreen Parkway Westport, CT 06880		
5.	Peter Faucht 5 Grant Ave Westport, CT 06880		
6.	Samuel Corrigan 8 Founders Sq Unit C Greenland, NH 03840		
7.	Laurie Goldberg 20 Graham Ave Westport, CT 06880		
8.			



Total Number of Pieces Listed by Sender 7

Total Number of Pieces Received at Post Office 7

Postmaster, For (Name of receiving employee)

[Signature]

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 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,

A handwritten signature in black ink, appearing to read "Rob M.", is positioned below the closing text.

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 Evergreen 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 Ave ; Samuel Corrigan 8 Founders Sq
UNIT C Greenland, NH
03840

20 Gorham Ave : Ed Perrault



Signature of owner or authorized agent

5/20/24

Date

Chris Montana

Print Name

**HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES**

HIST-6 REV. 6/83

67

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

FOR OFFICE USE ONLY

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	1. BUILDING NAME (Common) _____ (Historic) _____	
	2. TOWN/CITY Westport	VILLAGE _____ COUNTY Fairfield
	3. STREET AND NUMBER (and/or location) 35 Evergreen Parkway	
	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: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	EXTERIOR VISIBLE FROM PUBLIC ROAD <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	7. STYLE OF BUILDING Colonial Revival DATE OF CONSTRUCTION 1935 ca.	
	8. MATERIAL(S) (Indicate use or location when appropriate)	
	<input checked="" 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 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 type="checkbox"/> Sawtooth	<input checked="" type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify) _____
	<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 36' x 33'	
12. CONDITION (Structural) <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated (Exterior) <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated		
13. INTEGRITY (Location) <input checked="" type="checkbox"/> On Original Site <input type="checkbox"/> Moved	WHEN? (Alterations) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No IF YES, EXPLAIN Vinyl siding, replacement windows	
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES		
<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input checked="" 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 35 Evergreen Parkway is a two-story, Colonial Revival style building. The rectangular plan building has a cross gambrel roof main block. The asymmetrical, five-bay façade has a center entrance articulated by pilasters and a triangular pediment. The building is clad in vinyl siding. Fenestration consists of replacement one-over-one double-hung sash windows. The asphalt-sheathed roof is uninterrupted. Other notable features consist of a one-and-one-half-story, gambrel roof dependency with shed dormers six-over-six double-hung sash and six-pane fixed windows. Alterations consist of replacement siding and windows.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

According to visual analysis and comparisons with other building of similar style and vintage, 35 Evergreen Parkway was constructed in ca. 1935 on previously undeveloped land owned by Leonard H. Gault and Edward B. Bradley (Westport Sub-division Map #202 1921; Sanborn 1931). The first known occupant of the property was Walter R. Benke (Westport Property Record Card 1959). Mr. Benke remained at this address until at least 1955, when Robert R. and Susan S. Tanner were listed as residents. Mr. and Mrs. Tanner continued to occupy the property until at least 1965, when Norma Zane Dobrin purchased the property. The Dobrin family occupied the property until at least 1980, when Lee Backus was listed as resident. In 1991, Mort D. Rosenfeld acquired the house. By 1997, Judith M. Rosenfeld, the current owner, purchased the home.

SIGNIFICANCE

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

PHOTOGRAPHER

DATE

Jeffery D. Emidy

3/10/2004

VIEW

NEGATIVE ON FILE

3:31

PLACE
PHOTOGRAPH
HERE

NAME

DATE

J. Emidy, I. Matos, V. Adams, C. Riley

3/10/2004

ORGANIZATION

PAL

ADDRESS

210 Lonsdale Avenue, Pawtucket, RI 02860

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

35 Evergreen Parkway, Westport, CT

FOR OFFICE USE ONLY

TOWN NO.: _____ SITE NO.: _____

UTM: 18/____/____/____/____/____

QUAD: _____

DISTRICT: _____ NR: Actual
Potential

