



WESTPORT

**TOWN OF WESTPORT**  
**OTHER MEETINGS AND EVENTS**  
**HISTORIC DISTRICT COMMISSION PACKET**  
**JULY 8, 2025**  
**07:00 PM**



## HISTORIC DISTRICT COMMISSION AGENDA

JULY 8, 2025  
07:00 PM

Meeting ID: 891 4295 7915 Passcode: 347506 Dial by your location \* +1 646 876 9923 US (New York) Join Zoom Meeting  
<https://us02web.zoom.us/j/89142957915?pwd=09K3yVTuhka5G6fYTvGk7dLI88DAi4.1>

Meeting Packet: <https://play.champds.com/westportct/event/890>

The Westport Historic District Commission will hold an electronic public meeting at 7:00 p.m. on Tuesday, July 8, 2025, for the following purposes:

**1. To approve the minutes of the June 10, 2025, work session.**

Attachment: [6.10.2025 HDC work session minutes.pdf](#)

**2. To approve the minutes of the June 10, 2025, public meeting.**

Attachment: [6.10.25 HDC minutes.pdf](#)

**3. To discuss scheduling of final public hearing on the proposed establishment of six Local Historic Property Designations on Town-owned property: 1. Evergreen Avenue Bridge over Deadman Brook 2. Jesup Road Bridge over Deadman Brook 3. Greens Farms Road Bridge over Muddy Brook 4. Cross Highway Bridge over Muddy Brook 5. Long Lots Road Bridge over Muddy Brook 6. Myrtle Avenue Bridge over Deadman Brook**

Attachment: [Final Bridges Study Report.pdf](#)

**4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for 3 Bowling Lane and require the full 180-day delay.**

Attachment: [3 Bowling Lane.pdf](#)

**5. To take such action as the meeting may determine to oppose the issuance of the demolition permit for PID F09061000 West Parish Road (salt shed only) and require the full 180-day delay.**

Attachment: [PID\\_F09061000\\_West Parish Road\\_salt shed .pdf](#)

**6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for 42 Cross Highway and require the full 180-day delay.**

Attachment: [42 Cross Highway.pdf](#)

**7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for 9 Lone Pine Lane and require the full 180-day delay.**

Attachment: [9 Lone Pine Lane.pdf](#)

**8. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at 1 Crow Hollow Lane, which motion was adopted at the June 10, 2025, meeting.**

Attachment: [1 Crow Hollow Road.pdf](#)

**9. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at 8 Newtown Turnpike, which motion was adopted at the April 8, 2025, meeting.**

Attachment: [8 Newtown Turnpike.pdf](#)

**9. To hear the Chairwoman's update.**

**10. To adjourn the meeting.**

**Grayson Braun, Chair Historic District Commission June 26, 2025**

**Special Notice Regarding This Electronic Meeting:** Pursuant to State law, there will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Historic District Commission agenda for the meeting is available on-line at [www.westportct.gov](http://www.westportct.gov) and on the Town Calendar web page under July 8, 2025. It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.



## Historic District Commission

Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Westportct.gov  
Telephone (203) 341-1184

### WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, JUNE 10, 2025, 6:00 PM MINUTES – WORK SESSION

**Members Present:**

Grayson Braun, Chair  
Scott Springer, Vice Chair  
Wendy Van Wie, Clerk  
Martha Eidman, Member  
Ben Levites, Member  
Alina Cravero, Alternate  
Art Hayes, Alternate  
Elayne Landau, Alternate

**Staff Present:**

Donna Douglass, HDC Administrator

The Westport Historic District Commission will hold an electronic work session at **6:00 PM on Tuesday, June 10, 2025**, for the following purposes:

1. A presentation by state archeologist, Catherine Labadia, for an educational session regarding state archeology preserves as it pertains to parcel #F07033000, Greens Farms Road. Public may observe but may not participate.  
**Discussion held; No action taken**
2. To adjourn the meeting.  
**MOTION (made by Braun): Meeting adjourned 6:46 PM**

Grayson Braun, Chair  
Historic District Commission  
June 12, 2025



## Historic District Commission

Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Westportct.gov  
Telephone (203) 341-1184

### **WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, JUNE 10, 2025, 7:00 PM MINUTES**

**Members Present:**

Grayson Braun, Chair  
Scott Springer, Vice Chair  
Wendy Van Wie, Clerk  
Martha Eidman, Member  
Ben Levites, Member  
Alina Cravero, Alternate  
Arthur Hayes, Alternate  
Elayne Landau, Alternate

**Staff Present:**

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic public meeting at 7:00 p.m. on Tuesday, June 10, 2025, for the following purposes:

1. To approve the minutes of the May 13, 2025, special meeting.  
**MOTION (made by Springer): To APPROVE the minutes of the May 13, 2025, special meeting.**  
**SECOND: Braun**  
**SEATED: Braun, Springer, Landau**  
**VOTE: Unanimously approved.**
2. To approve the minutes of the May 13, 2025, public meeting.  
**MOTION (made by Van Wie): To APPROVE the minutes of the May 13, 2025, public meeting.**  
**SECOND: Braun**  
**SEATED: Braun, Levites, Springer, Van Wie, Landau**  
**VOTE: Unanimously approved.**
3. To take such action as the meeting may determine to approve a Certificate of Appropriateness application dated May 8, 2025, for proposed new signage at **65 Jesup Road** (PID # D09010000) which is located in the Jesup Road Local Historic District and the Westport Center National Historic District.  
**MOTION (made by Levites): To APPROVE a Certificate of Appropriateness application dated May 8, 2025, for proposed new signage at 65 Jesup Road (PID # D09010000) which is located in the Jesup Road Local Historic District and the Westport Center National Historic District.**  
**SECOND: Van Wie**  
**SEATED: Eidman, Levites, Springer, Van Wie, Hayes, Landau**  
**VOTE: Unanimously approved.**
4. To take such action as the meeting may determine to approve a Certificate of Appropriateness application dated May 22, 2025, for proposed renovation as described in CoA Application on file with the HDC at **46 Wright Street** (PID # C09036000) which is in the Kings Highway North Local and National Districts.  
**MOTION (made by Braun): To APPROVE a Certificate of Appropriateness application May 22, 2025, for proposed renovation as described in CoA Application on file with the HDC at 46 Wright Street (PID # C09036000) which is in the Kings Highway North Local and National Districts.**  
**SECOND: Springer**  
**SEATED: Braun, Springer, Van Wie, Cravero, Landau**  
**VOTE: Approved 4-1 (AYE: Braun, Springer, Cravero, Landau; NAY: Van Wie)**

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5. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **8 Stony Point Road**, which motion was adopted at the May 13, 2025, meeting.  
**MOTION (made by Van Wie): To RESCIND adoption of the motion to oppose the issuance of the demolition permit at 8 Stony Point Road, which motion was adopted at the May 13, 2025, meeting.**  
**SECOND: Braun**  
**SEATED: Braun, Levites, Springer, Van Wie, Landau**  
**VOTE: Approved 3-2 (AYE: Braun, Van Wie, Landau; NAY: Levites, Springer). The remainder of the 180-day delay is WAIVED.**
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **10 Wakenor Road** and require the full 180-day delay.  
**MOTION (made by Van Wie): To WAIVE the demolition delay and allow issuance of a demolition permit for 10 Wakenor Road.**  
**SECOND: Springer**  
**SEATED: Eidman, Levites, Springer, Van Wie, Hayes**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **8 Pleasant Valley Lane** and require the full 180-day delay.  
**MOTION (made by Van Wie): To WAIVE the demolition delay and allow issuance of a demolition permit for 8 Pleasant Valley Lane.**  
**SECOND: Landau**  
**SEATED: Eidman, Levites, Springer, Van Wie, Landau**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **17 Sturges Commons** and require the full 180-day delay.  
**MOTION (made by Van Wie): To WAIVE the demolition delay and allow issuance of a demolition permit for 17 Sturges Commons.**  
**SECOND: Landau**  
**SEATED: Eidman, Levites, Springer, Van Wie, Cravero**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **1 Crow Hollow Lane** and require the full 180-day delay.  
**MOTION (made by Levites): To OPPOSE the issuance of the demolition permit for 1 Crow Hollow Lane and require the full 180-day delay.**  
**SECOND: Van Wie**  
**SEATED: Eidman, Levites, Springer, Van Wie, Hayes**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.**
10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **3 Laurel Lane** and require the full 180-day delay.  
**MOTION (made by Van Wie): To WAIVE the demolition delay and allow issuance of a demolition permit for 3 Laurel Lane.**  
**SECOND: Springer**  
**SEATED: Eidman, Levites, Springer, Van Wie, Landau**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
11. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **9 Brookside Drive**, which motion was adopted at the May 13, 2025, meeting.  
**MOTION (made by Van Wie): To RESCIND adoption of the motion to oppose the issuance of the demolition permit at 9 Brookside Drive, which motion was adopted at the May 13, 2025, meeting.**  
**SECOND: Springer**  
**SEATED: Eidman, Levites, Springer, Van Wie, Cravero**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**

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12. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **38 Prospect Road**, which motion was adopted at the May 13, 2025, meeting.  
**MOTION (made by Van Wie): To RESCIND adoption of the motion to oppose the issuance of the demolition permit at 38 Prospect Road, which motion was adopted at the May 13, 2025, meeting.**  
**SECOND: Hayes**  
**SEATED: Eidman, Levites, Springer, Van Wie, Hayes**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
  
13. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **2 Sterling Drive**, which motion was adopted at the May 13, 2025, meeting.  
**MOTION (made by Van Wie): To RESCIND adoption of the motion to oppose the issuance of the demolition permit at 2 Sterling Drive, which motion was adopted at the May 13, 2025, meeting.**  
**SECOND: Springer**  
**SEATED: Eidman, Levites, Springer, Van Wie, Landau**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.**
  
14. To hear the Chairwoman's update.  
**Discussion held; No action taken.**
  
15. To adjourn the meeting.  
**MOTION (made by Braun): To adjourn the meeting at 8:05 PM**

Grayson Braun, Chair  
Historic District Commission  
June 12, 2025

**STUDY REPORT FOR PROPOSED  
LOCAL HISTORIC PROPERTY DESIGNATION OF SIX HISTORIC  
STONE BRIDGES**



**TOWN OF WESTPORT HISTORIC DISTRICT COMMISSION**  
Historic District Commission Chair Grayson Braun and Vice Chair Scott Springer  
Bridges Subcommittee Chair Benjamin Levites and Vice Chair William Ryan  
Historic District Commission Administrator Donna Douglass

Tuesday, October 15, 2024  
State Historic Preservation Council  
Department of Economic and Community Development State Historic Preservation Office  
One Constitution Plaza, Second Floor Hartford, CT 06103

**RE: Proposed Local Historic Property Designation of Six Historic Bridges**

Dear Council Members:

At a public hearing on March 12, 2024, the Town of Westport Historic District Commission approved in response to petition the study of six early 20th-century stone bridges for local historic property designations: Greens Farms at Center Street, Cross Highway over Deadman Brook, Long Lots Road over Muddy Brook, Myrtle Avenue at Violet Lane, Evergreen Avenue, and Jesup Road.

The Commission accordingly requests local historic property designation for these historic bridges. These early 20th-century bridges are constructed of rustic stonework that appeared as a decorative element on small bridges in order to complement and create the sense of a park-like setting. Of the 19 bridges of this type built in Westport, only these 6 remain as Town-owned bridges continuing to give character to the Town. Their stone parapets and abutments embody turn-of-the-century Westport's picturesque and rustic aesthetic.

The Commission has chosen to seek local historic property designation because these bridges are a tangible connection to the history of the Town of Westport and State of Connecticut. The proposal is a direct response to the replacement of the historic stone Kings Highway Bridge by the Town in 2020. At the time, the pendency of the Certified Local Government-required Plan of Preservation precluded the Commission from proceeding with this study. In investigating these historic bridges, together with research by petitioners, the Commission's Bridges Committee conducted research on these bridges. Its findings contribute new scholarships, information and documentation on these bridges' fuller significance and history. Through this effort, the project strongly aligns with the Commission's goals to promote the interests of historic preservation throughout the Town of Westport, to preserve continuity of our cultural heritage and to ensure that existing historic districts and properties, including bridges, are preserved and provide a sense of place.

The study report has been completed and, in accordance with Connecticut General Statutes Section 147b, is being submitted to you for your comments and recommendations.

The following items are included for your review:

1. Statement of significance
2. A survey map of the proposed local historic property
3. Site map and current photographs of the property
4. Town Ordinance with boundary description

Thank you for your consideration.

Sincerely,

Grayson Braun, Chair of the Historic District Commission  
Scott Springer, Vice Chair of the Historic District Commission  
Benjamin Levites, Chair of the Bridges Subcommittee  
William Ryan, Vice Chair of the Bridges Subcommittee

cc: First Selectwoman of Westport, Jennifer Tooker; Michelle Perillie,  
Planning and Zoning Director; Jeffrey Wieser, Representative Town Meeting Moderator; Nick  
Bamonte Esq., Town Attorney, Jeffrey M. Dunkerton, Westport Town Clerk; Peter A. Ratkiewich  
P.E., Public Works Department Director

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**APPENDICES**

- Appendix A: Nine Bridges, Westport Connecticut (2018)
- Appendix B: Memorandum Report, Historic Preservation Issues, Kings Highway North Bridge over Willow Brook (Bridge 158-021)
- Appendix C: Memorandum Report, Historic Preservation Issues, Myrtle Avenue Bridge over Deadman Brook (Bridge 158-017)
- Appendix D: Myrtle Avenue Bridge Historic Resources Inventory
- Appendix E: Kings Highway North Bridge Historic Resources Inventory
- Appendix F: Jesup Road Bridge Historic Resources Inventory
- Appendix H: Coleytown Road Bridge Historic Resources Inventory
- Appendix I: Green Farm Road Bridge Historic Resources Inventory
- Appendix J: Connecticut Department of Transportation Bridge Inspection Reports (2016)
- Appendix K: 9 Stone Bridges, 06880 (Jan. 8, 2018), 06880danwoog.com/2018/01/08/9-stone-bridges/
- Appendix L: Proposed Historical Documentation of Six Local Bridges

### **Statement of Significance**

Town of Westport's 2017 Plan of Conservation and Development made specific findings concerning the unique historic character of the six bridges that are the subject of this proposed local historic property designation:

In the early 20th century, Westport undertook a program to upgrade a number of bridges in the community to accommodate the automobile. In all, some 19 matching Craftsman style stone bridges were built and eight remain. These bridges ... contribute to our distinctive character and help remind us how Westport evolved though time.

2017 Plan of Conservation and Development § 4.2, Protect Historic Buildings and Sites, at page 28. Of these eight bridges, the Kings Highway Bridge has been replaced, and the Saugatuck Avenue bridge is state-owned.

The bridges are concrete spans with rubble masonry abutments and wing or channel walls. All but the Jesup Road bridge have mortared rubble masonry parapets with two stepped sections and concrete coping and were constructed between 1910 and 1915, when Westport upgraded its first crossings, some of which may have served as timber crossings, to accommodate automobile traffic with rustic, Craftsman or Arts-and-Crafts-style stone works. These historic bridges were all part an early 20th-century bridge-building trend throughout Fairfield County and elsewhere along the Connecticut shore, featuring rustic stonework as a decorative element. This can be seen by several of the nearby Merritt Parkway bridges which share this rustic aesthetic, including the nearby Main Avenue bridge in Norwalk. Such use of rails or beams in concrete was common before World War One but rare thereafter.

All but the Jesup Road Bridge, constructed in the same style in 1950, were designed and constructed by engineer Merrick H. Cooley. Cooley also served as the Town of Westport's

Collector of Revenue and as Selectman along with prominent Westporters Lewis P. Wakeman and Robert H. Cooley. Cooley was also the superintendent at the Atlantic Starch Works on Riverside Avenue in Westport. Although Cooley constructed 19 such bridges in Westport, together with the state-owned Saugatuck Avenue Bridge, these six bridges are the only remaining Westport structures with these characteristics.

The Evergreen Avenue Bridge is a protected part of the Evergreen Avenue Local Historic District. The existing historic stone parapets are nearly consistent with existing automobile barrier requirements. The Jesup Avenue Bridge is a contributing component, together with the Myrtle Avenue Bridge, of the Westport Center National Register District. Jesup Road was originally a nineteenth-century footpath with a wooden footbridge in the current bridge's location.

The Myrtle Avenue Bridge over Deadman Brook was most likely originally a wooden bridge visible on Westport maps dating back to 1876 and was constructed as a stone arch bridge from 1915. There is a fieldstone channel between the Jesup Road and Myrtle Avenue bridges made from the same fieldstone that constructed the balusters and posts. The Cross Highway bridge is notable for its proximity to Wakeman Town Farm and its location along Cross Highway, where numerous other historically significant structures are situated. Cross Highway, Evergreen, Myrtle, and Jesup form a series of crossings over Deadman Brook.

The Greens Farms Road Bridge has a notable long curvature along Greens Farms Road and the Nyala Farms open space.

## Site Maps and Current Photographs

### Evergreen Avenue



Figure 1: Evergreen Avenue Bridge - South Parapet Wall Looking SW



Figure 2: Evergreen Avenue Bridge - North Parapet Wall Looking SW

The Evergreen Avenue Bridge is a circa 1920 Arts & Crafts style structure of cobblestone and reinforced concrete that crosses Deadman South Brook. It is a single span, two lane bridge with an NBIS length of 13.5' and overall structure length of 18'. The bridge width out-out is 29', and the curb-curb dimension is 26'. The total deck area is approximately 522 square feet.

The parapets are cobblestone with precast concrete caps. At the ends of the parapet walls are piers/end posts that are approximately 3" wider than the parapet wall thickness at each side, and 8" higher, capped with square precast caps.

The abutments and wing walls are also stone, and they support a reinforced concrete span with asphalt paving above.

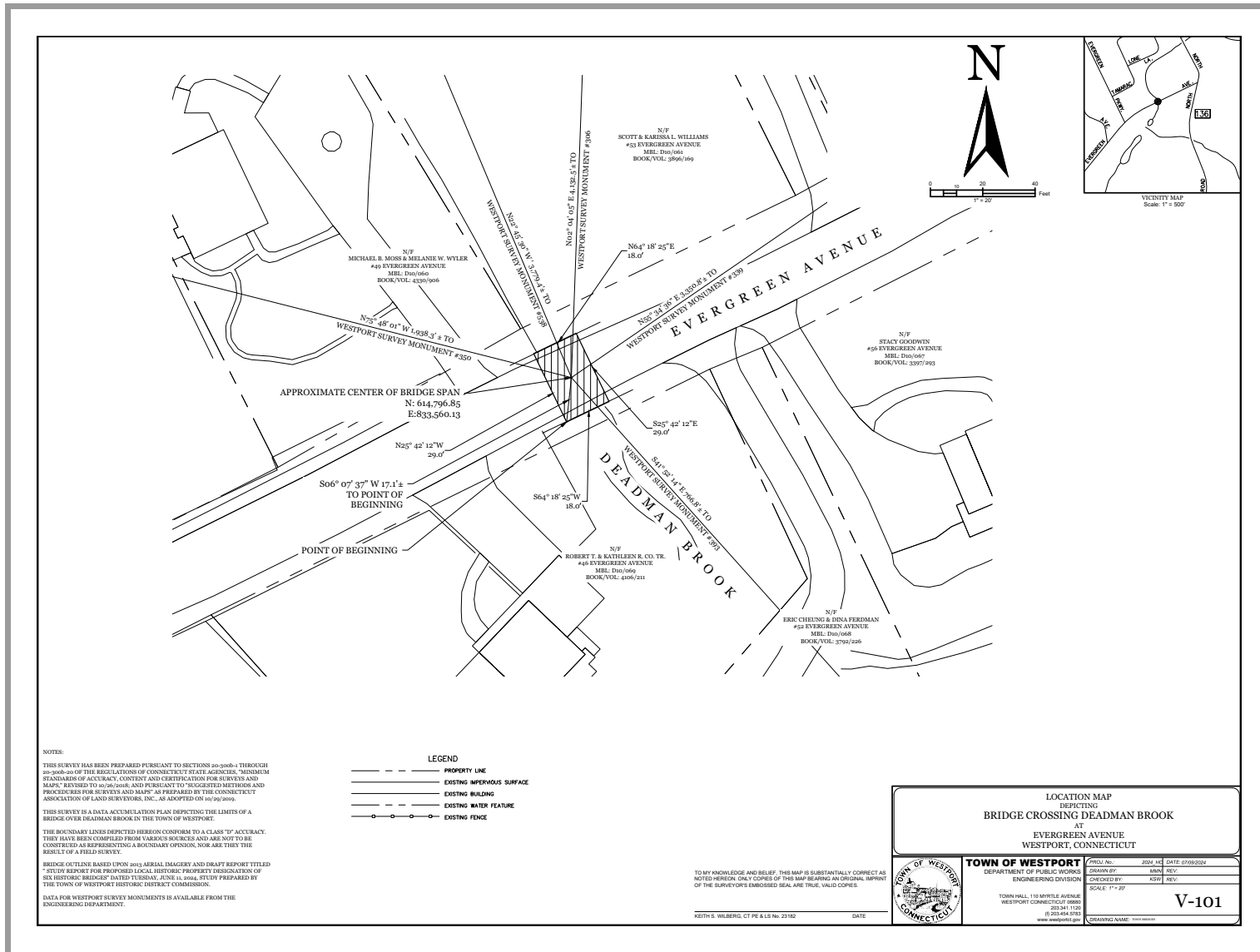
The bridge is located within the boundary of the Evergreen Avenue Historic District.

#### References:

Evergreen Avenue Bridge HRI Form  
Prepared by ACRC – 01/05/08

Screening Report for Bridge No. 158006  
Prepared by Greenman-Pedersen, Inc. – 06/30/16

Photographs by Scott Springer



## Jesup Road



Figure 3: Jesup Road Bridge North Side Looking SW



Figure 4: Jesup Road Bridge South Side Looking NW

The Jesup Road Avenue Bridge is a circa 1950 structure of cobblestone, precast concrete, and split-faced granite that crosses Deadman South Brook. It is a single span, two lane bridge with an NBIS length of 12.2' and overall structure width of 15'. The bridge length out-out is 32', and the curb-curb dimension is 25'. The total deck area is approximately 480 square feet.

The parapets are comprised of simple steel tube guardrails on top of a curb approximately 1' above the roadway. These curbs are concrete at the span, and cobblestone at the wing walls.

The abutments and wing walls are built-up, split-faced granite. The precast bridge deck is supported by steel beams that bear on the stone abutments. The roadway surface is asphalt paving.

At the north side of the bridge runs a concrete sidewalk.

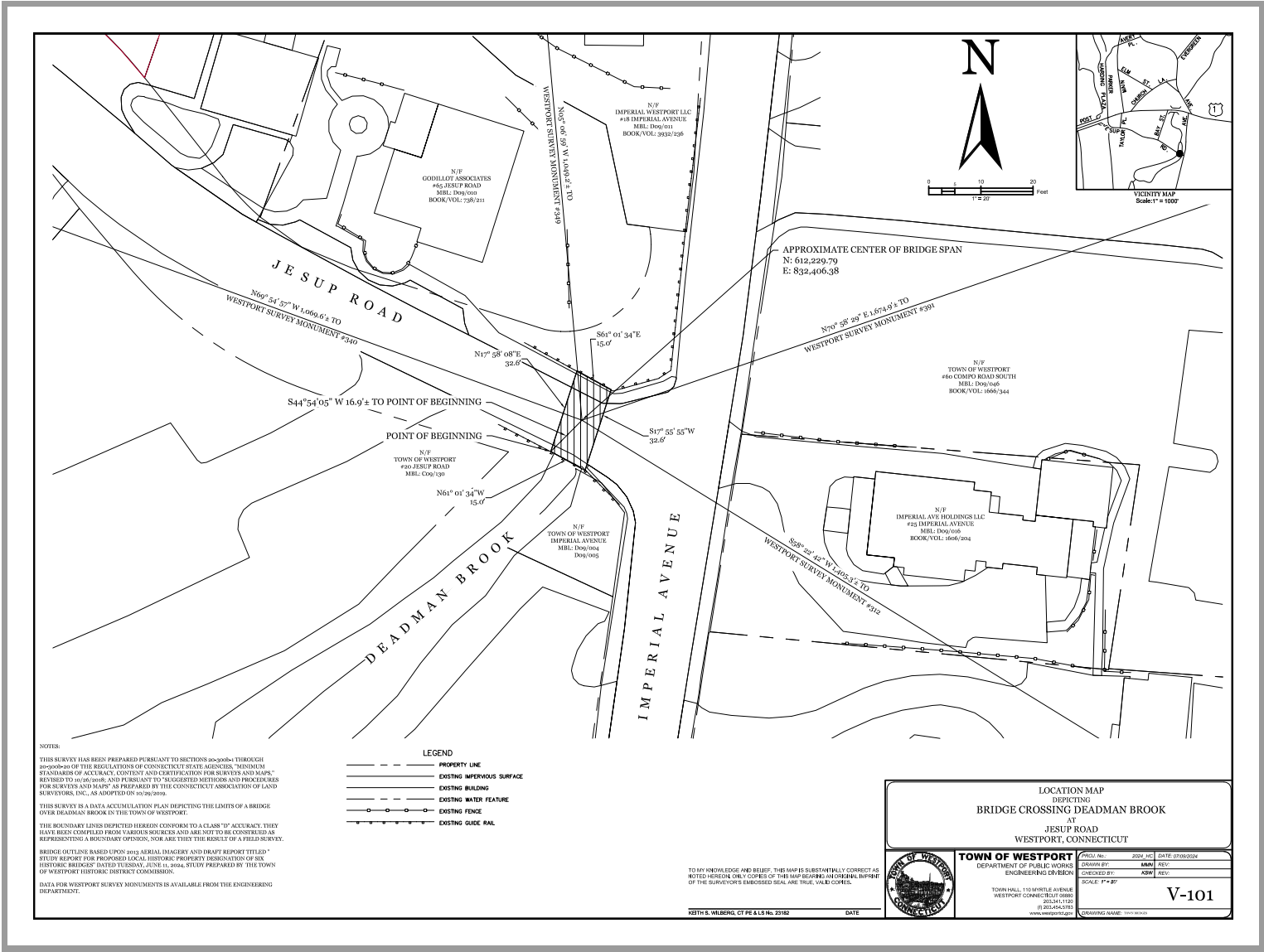
The bridge is included in the National Register as a resource in the Westport Center Historic District.

### References:

Jesup Road Bridge HRI Form  
Prepared by PAL – 12/13/11

Screening Report for Bridge No. 158013  
Prepared by Greenman-Pedersen, Inc. – 06/30/16

Photographs by Scott Springer



### Greens Farms Road at Center Street



Figure 5: Greens Farms Road Bridge – South Parapet Wall Looking NW



Figure 6: Greens Farms Road Bridge – View of Post at East Side Looking NW

The Greens Farms Road Bridge is a circa 1920 Arts & Crafts style structure of cobblestone and reinforced concrete that crosses Muddy Brook. It is a single span, two lane bridge with an NBIS length of 12.8' and overall structure length of 17'. The bridge width out-out is 40.5', and the curb-curb dimension is 38'. The total deck area is approximately 689 square feet.

The parapets are cobblestone with precast concrete caps. At the ends of the parapet walls are piers/end posts that are approximately 2" wider than the parapet wall thickness at each side, and 10" higher, capped with square precast caps. The parapet walls extend well beyond the span on each side, and at the ends of these extensions are similar piers/end posts with precast caps. These parapet extensions follow the curve of the road.

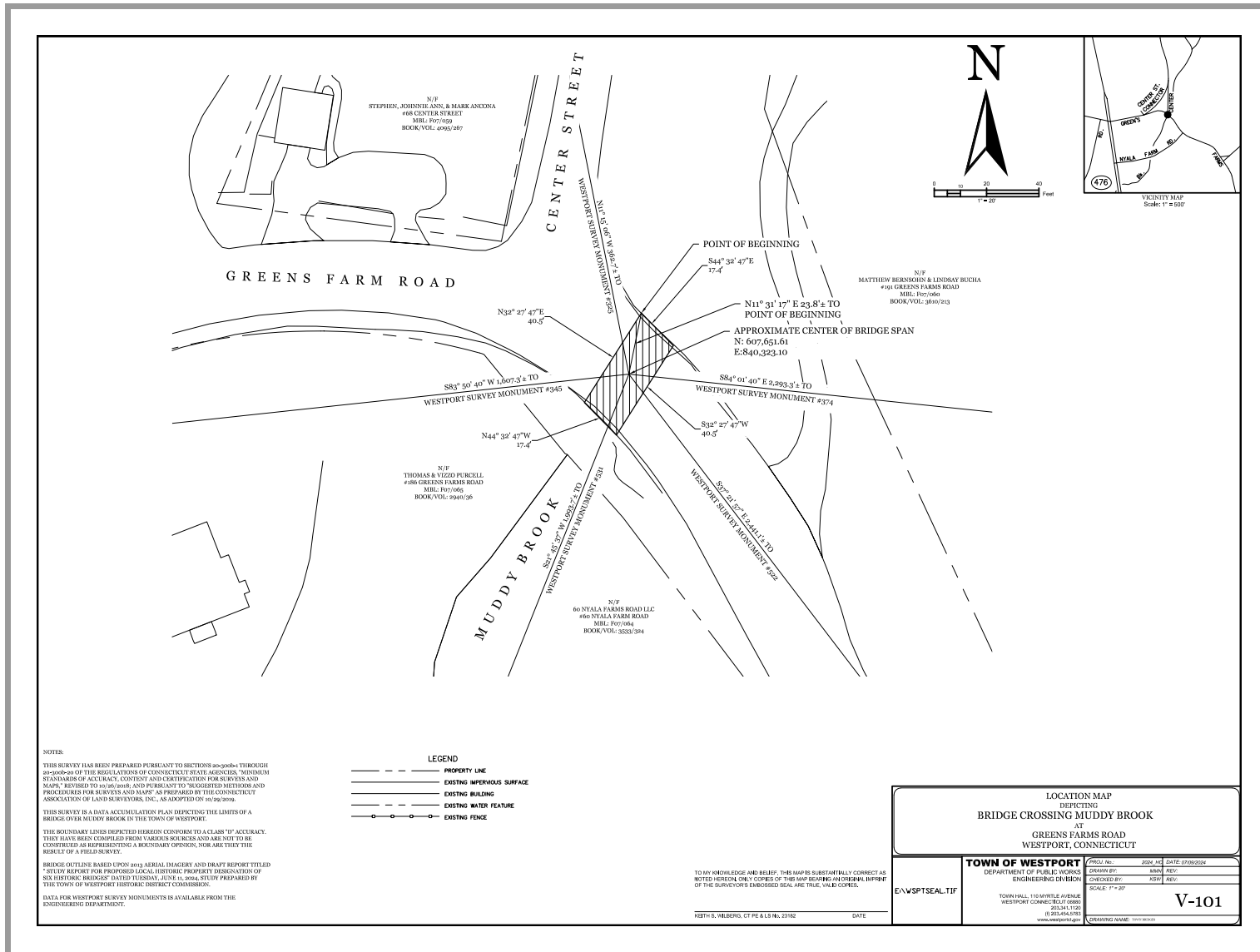
The abutments and wing walls are also stone, and they support a reinforced concrete span with asphalt paving above.

#### References:

Greens Farms Road Bridge HRI Form  
Prepared by PAL – 06/2000

Screening Report for Bridge No. 158008  
Prepared by Greenman-Pedersen, Inc. – 06/29/16

Photographs by Scott Springer



**Cross Highway Over Deadman Brook**



Figure 7: Cross Highway Bridge - View of North Parapet Wall Looking SW

Figure 8: Cross Highway Bridge - View of South Parapet Wall Looking SW

The Cross Highway Bridge is a circa 1920 Arts & Crafts style structure of cobblestone and reinforced concrete that crosses Deadman South Brook. It is a single span, two lane bridge with an NBIS length of 9.5' and overall structure length of 12'. The bridge width out-out is 29', and the curb-curb dimension is 26'. The total deck area is approximately 348 square feet.

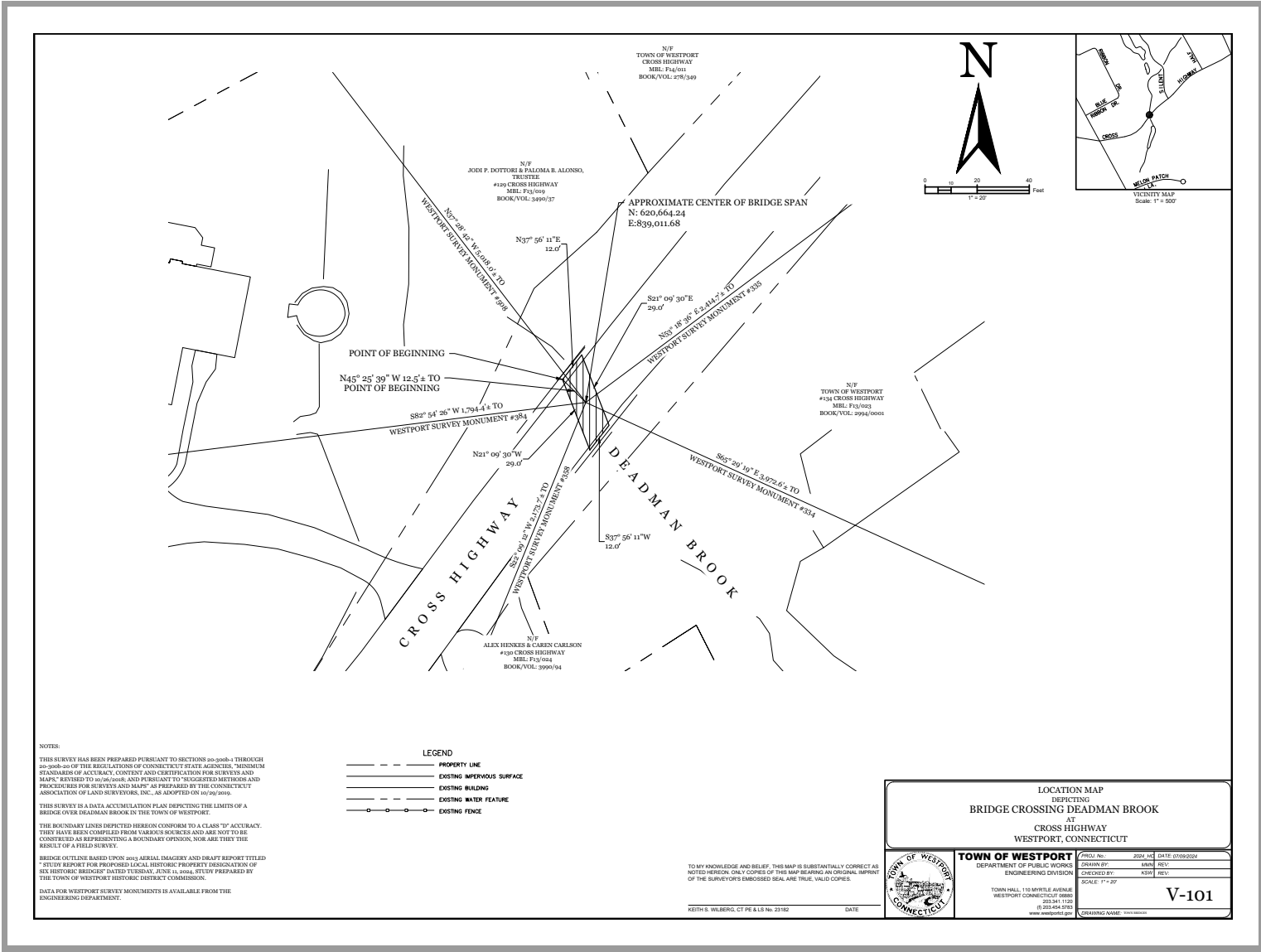
The parapets are cobblestone with precast concrete caps. At the ends of the parapet walls are piers/end posts that are approximately 3" wider than the parapet wall thickness at each side, and 8" higher, capped with square precast caps."

The abutments and wing walls are also stone, and they support a reinforced concrete span with asphalt paving above.

References:

Screening Report for Bridge No. 158005  
Prepared by Greenman-Pedersen, Inc. – 07/16/16

Photographs by Scott Springer



**Long Lots Road Over Muddy Brook**



Figure 9 - Long Lots Road - View of South Parapet Wall Looking NW



Figure 10 – Long Lots Road - View of South Parapet Wall Looking W

The Long Lots Road Bridge over Muddy Brook is a circa 1920 Arts & Crafts style structure of cobblestone and reinforced concrete that crosses Muddy Brook. It is a single span, two lane bridge with an NBIS length of 10.3' and overall structure length of 14'. The bridge width out-out is 30', and the curb-curb dimension is 27'. The total deck area is approximately 420 square feet.

The parapets are cobblestone with precast concrete caps. At the ends of the parapet walls are piers/end posts that are approximately 12" higher than the parapets, capped with square precast caps.

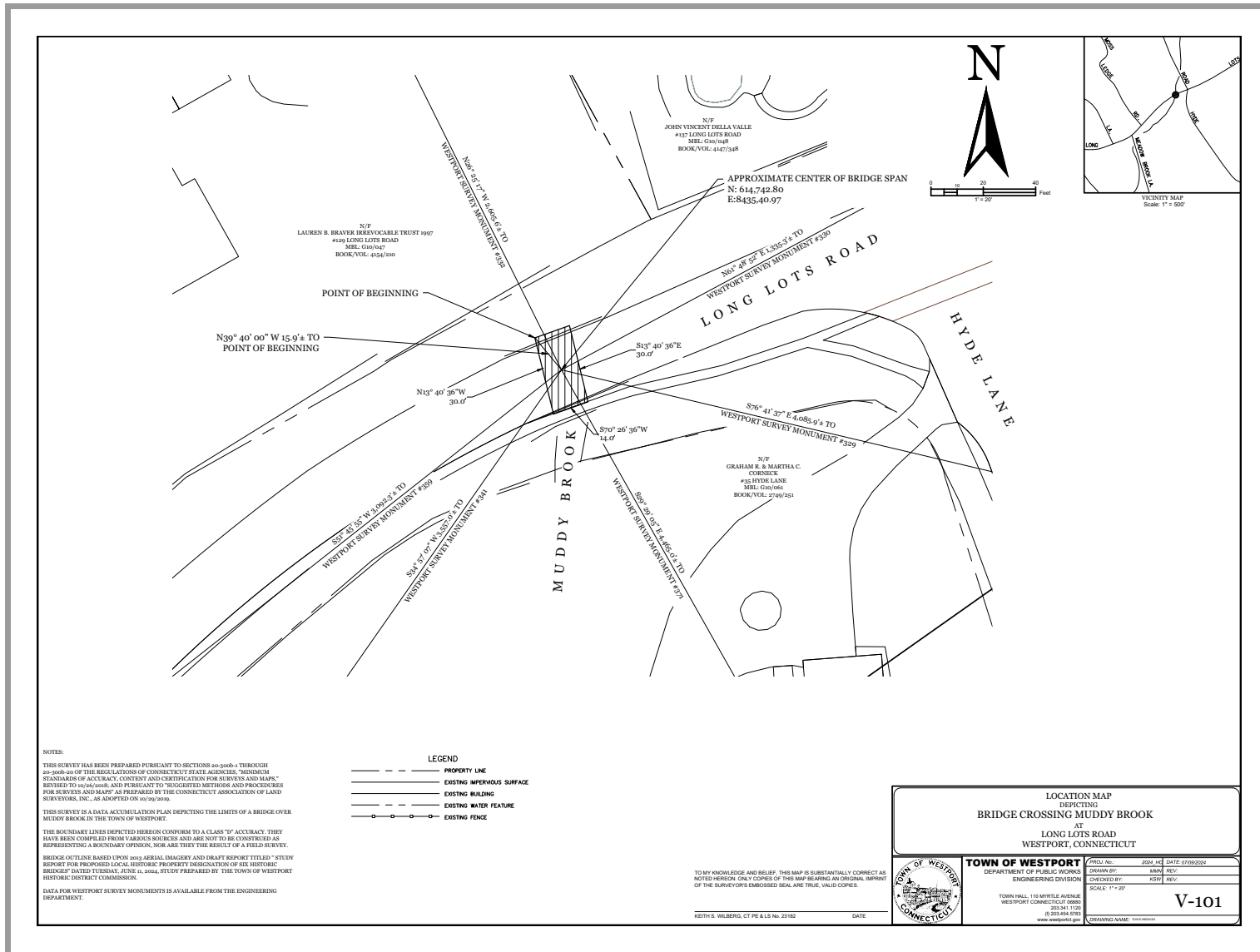
The abutments and wing walls are also stone, and they support a reinforced concrete span with asphalt paving above.

Outboard from the parapet on the south side is an independent reinforced concrete deck with asphalt paving and wood railings that serve as a sidewalk. This appears to be much later construction than the stone bridge itself.

References:

Screening Report for Bridge No. 158015  
Prepared by Greenman-Pedersen, Inc. – 07/07/16

Photographs by Scott Springer



### Myrtle Avenue at Violet Lane



Figure 11 - Myrtle Avenue Bridge North Parapet Wall Looking SW



Figure 12 - Myrtle Avenue Bridge South Parapet Wall Detail

The Myrtle Avenue Bridge is a circa 1915 Arts & Crafts style structure of cobblestone and reinforced concrete that crosses Deadman South Brook. It is a single span, two lane bridge with an NBIS length of 10.7' and overall structure length of 15'. The bridge width out-out is 43', and the curb-curb dimension is 28.5'. The total deck area is approximately 645 square feet.

The parapets are cobblestone with precast concrete caps. At the ends of the parapet walls are piers/end posts that are approximately 6" wider than the parapet wall thickness at each side, and 8" higher, capped with square precast caps. Three posts/piers are at the north side, where a section of the parapet closer to Post Road is slightly higher than the parapet at the span. At the south side are two posts/piers—located at either side of the span—and an extension of the parapet that runs in the direction of Post Road. The cap on this extension is approximately 6" lower than the main cap.

The abutments and wing walls are also stone, and they support a reinforced concrete span with asphalt paving above.

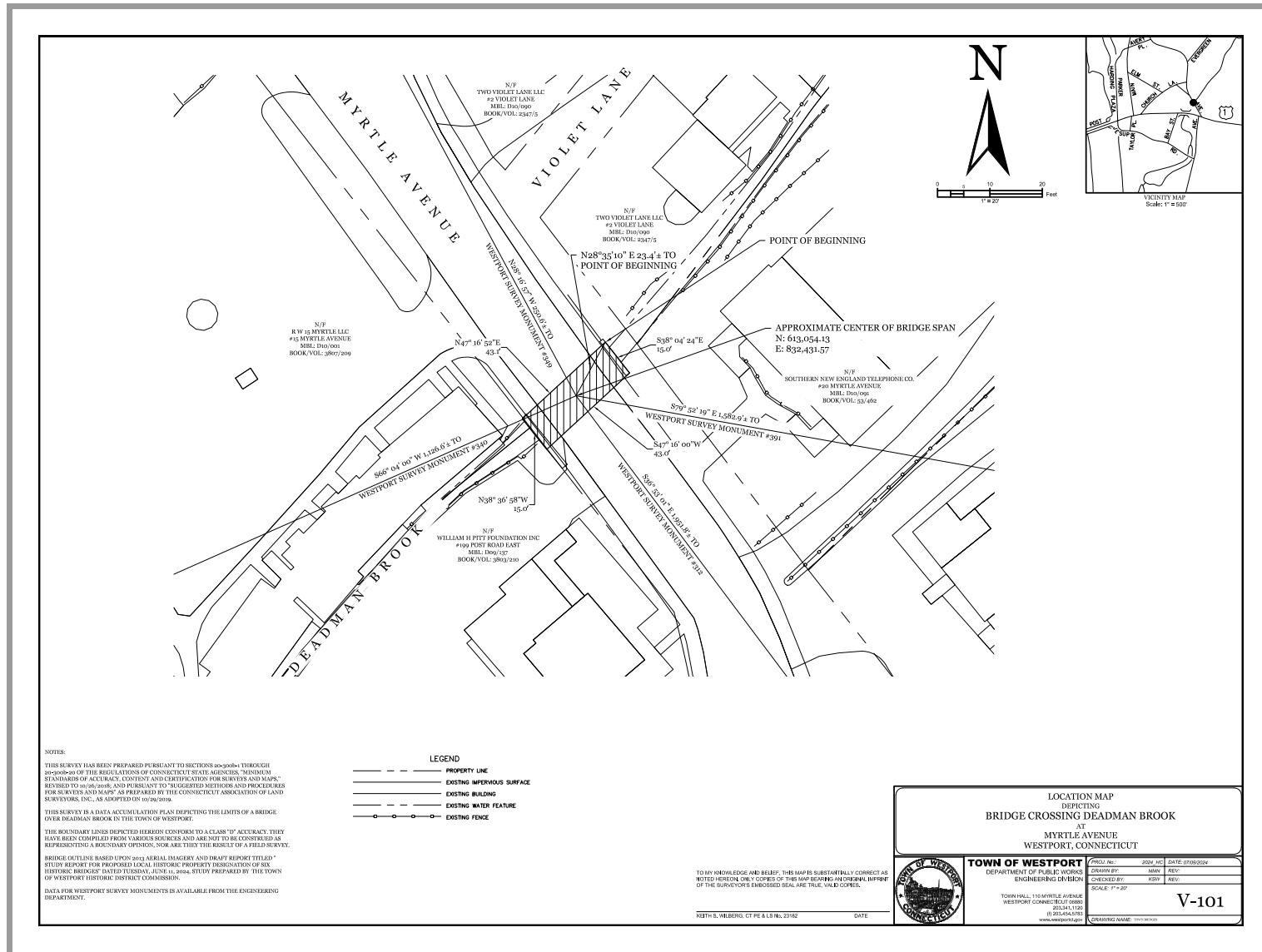
The bridge is included in the National Register as a resource in the Westport Center Historic District.

#### References:

Myrtle Avenue Bridge HRI Form  
Prepared by PAL – 10/11

Screening Report for Bridge No. 158017  
Prepared by Greenman-Pedersen, Inc. – 06/30/16

Photographs by Scott Springer



### **Town Ordinance with Boundary Description**

The Cross Highway Bridge over Deadman Brook, (State Bridge No. 158-005) as shown on a map entitled "Location Map Depicting Bridge Crossing Deadman Brook at Cross Highway Westport, Connecticut", on file in the Westport Town Clerk's office, Evergreen Avenue Bridge over Deadman Brook, (State Bridge No. 158-006) as shown on a map entitled "Location Map Depicting Bridge Crossing Deadman Brook at Evergreen Avenue Westport, Connecticut", on file in the Westport Town Clerk's office, Green Farms Road Bridge over Muddy Brook, (State Bridge No. 158-008) as shown on a map entitled "Location Map Depicting Bridge Crossing Deadman Brook at Greens Farms Road Westport, Connecticut", on file in the Westport Town Clerk's office, Long Lots Road Bridge over Muddy Brook, (State Bridge No. 158-015) as shown on a map entitled "Location Map Depicting Bridge Crossing Muddy Brook at Long Lots Road Westport, Connecticut", on file in the Westport Town Clerk's office, Myrtle Avenue Bridge over Deadman South Brook, (State Bridge No. 158-017) as shown on a map entitled "Location Map Depicting Bridge Crossing Deadman Brook at Myrtle Avenue Westport, Connecticut", on file in the Westport Town Clerk's office, and the Jesup Road Bridge over Deadman South Brook, (State Bridge No. 158-013) as shown on a map entitled "Location Map Depicting Bridge Crossing Deadman Brook at Jesup Road Westport, Connecticut", on file in the Westport Town Clerk's office, situated in the Town of Westport, County of Fairfield, State of Connecticut, shall be designated as historic properties under Connecticut General Statutes Section 7-147q.

# **Nine Bridges**

## **Westport, Connecticut**

### **2018**

# **Nine Bridges**

## **Westport, Connecticut**

**1.**

**Greens Farm Road  
67 Center Street**

**2.**

**Saugatuck Avenue  
304/306 Saugatuck Avenue**

**3.**

**Jesup Road  
Corner of Imperial Avenue and Jesup Road**

**4.**

**Myrtle Avenue  
at Violet Lane**

**5.**

**Kings Highway  
152 Kings Highway**

**6.**

**Evergreen Avenue  
46/56 Evergreen Avenue**

**7.**

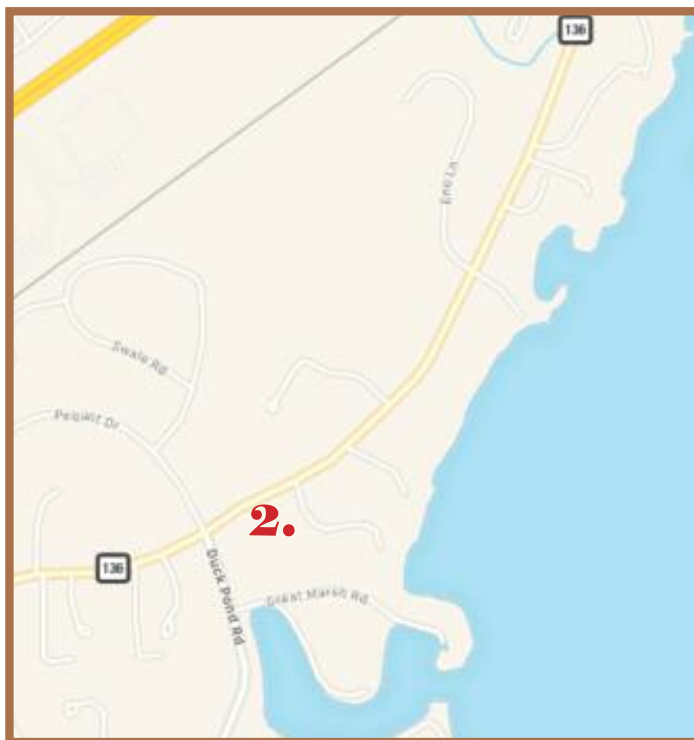
**Main Street  
Willowbrook Cemetery**

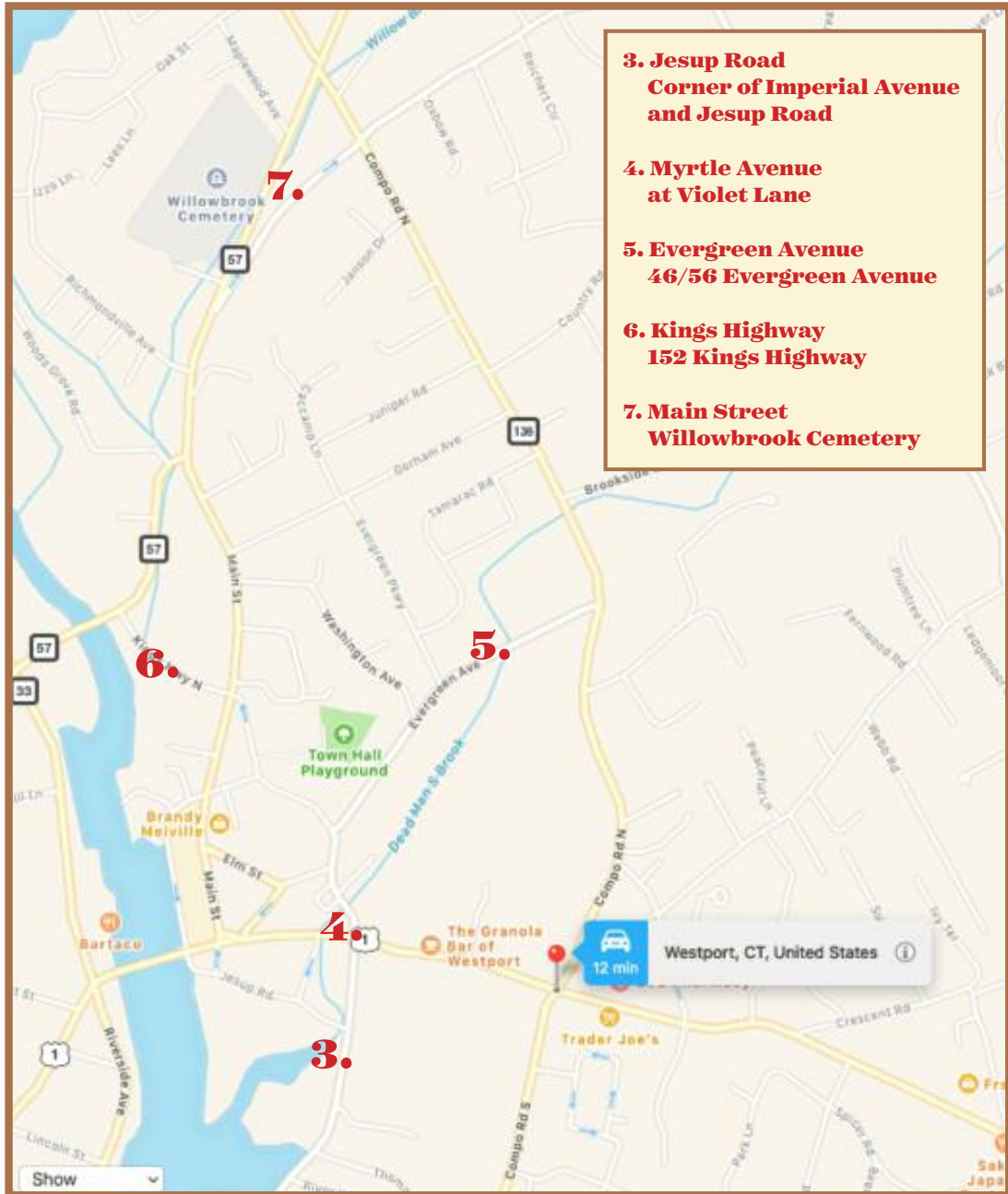
**8.**

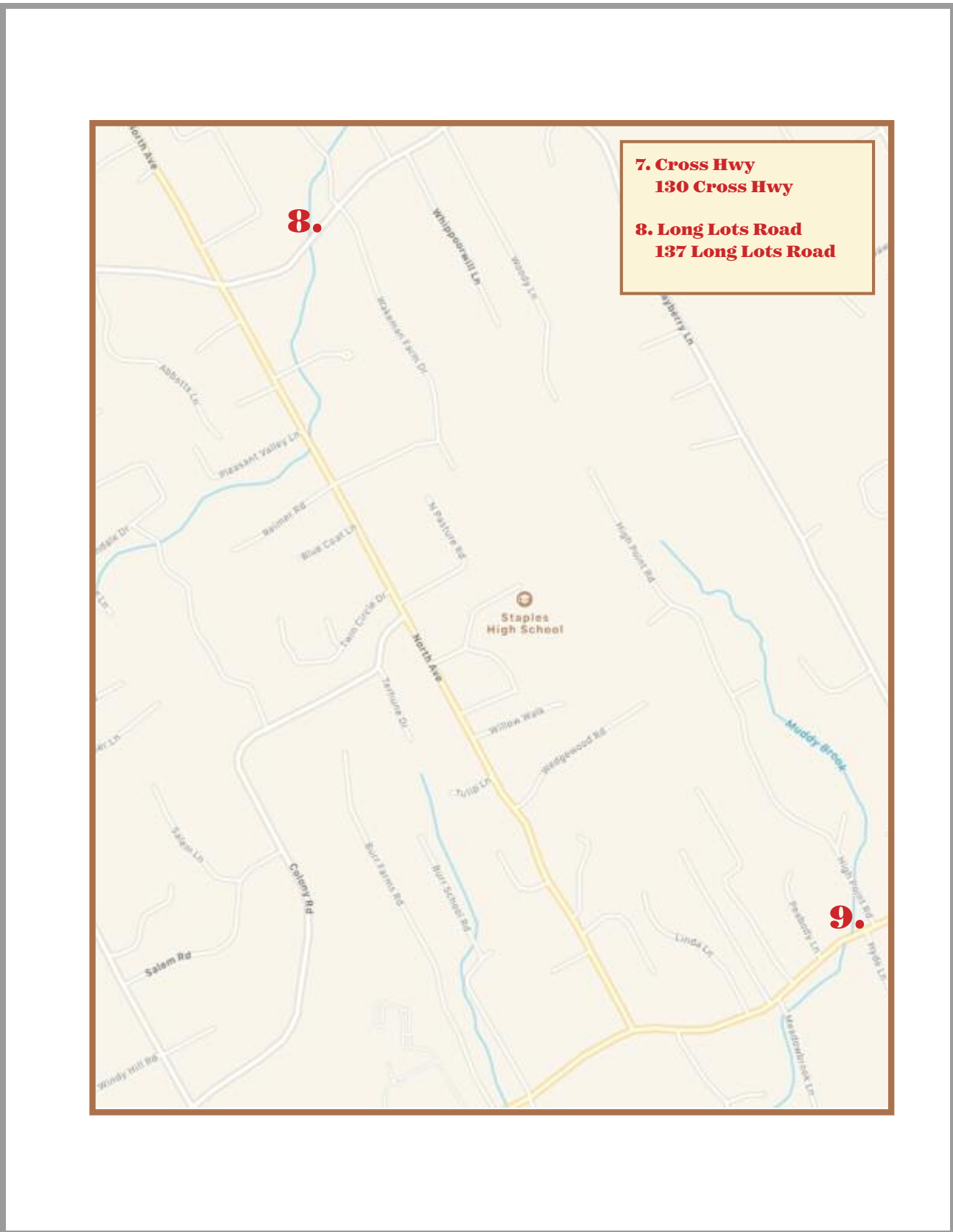
**Cross Hwy  
130 Cross Hwy**

**9.**

**Long Lots Road  
137 Long Lots Road**







## **1. Greens Farms Road / 67 Center Street**



## **2. Saugatuck Avenue / 304/306 Saugatuck Avenue**



### **3. Jesup Road / Corner of Imperial Avenue and Jesup Road**



## 4. Myrtle Avenue / at Violet Lane



## **5. Evergreen Avenue / 46/56 Evergreen Avenue**



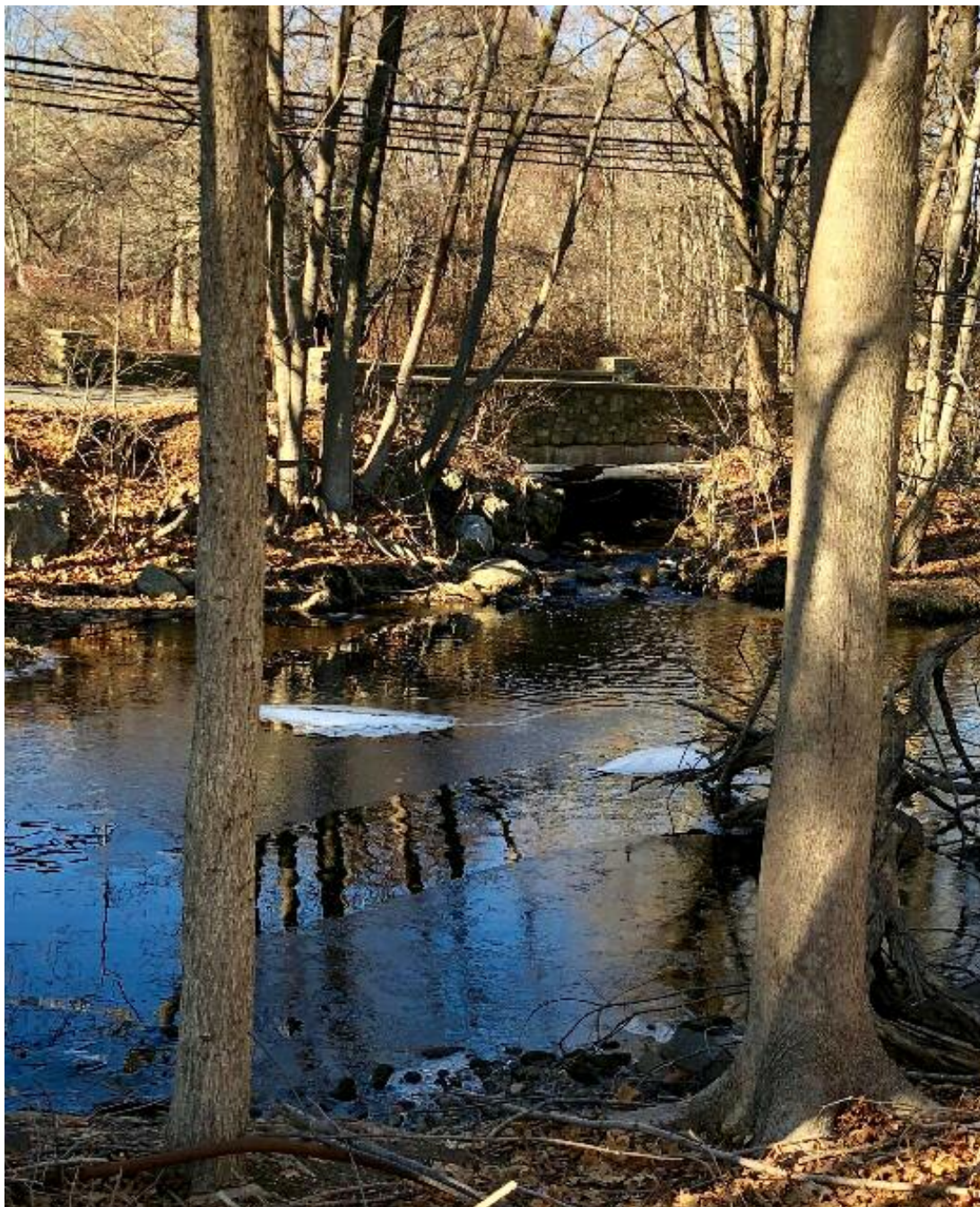
## **6. Kings Highway / 152 Kings Highway**



## **7. Main Street / Willowbrook Cemetery**



## **8. Cross Hwy / 130 Cross Hwy**



## **9. Long Lots Road / 137 Long Lots Road**





**Memorandum Report:**

**Historic Preservation Issues, Kings Highway North Bridge over Willow Brook  
(Bridge 158-021)  
Westport, Connecticut**

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September 19, 2017

## Introduction

This memorandum is intended to offer historic-preservation advice regarding the Kings Highway North<sup>1</sup> Bridge over Willow Brook (Bridge 158-021) to BL Companies, which is providing engineering and planning services to the Town of Westport. Because of the deteriorated condition of the bridge, the Town is exploring reconstruction/replacement options that will address its structural and public-safety issues. There are two main components to the memorandum: 1) an evaluation of the historic significance of the bridge vis á vis local, state and national criteria; and 2) an exploration of how historic-preservation best practices could be applied to the bridge.

The structural system of the single-span, two-lane bridge is a concrete slab encasing steel rails. Low parapets consisting of mortared cobblestone masonry with concrete coping are found on both sides of the bridge. A narrow sidewalk runs along the south edge of the roadway. The basic dimensions are

Span length: 14'  
 Roadway width: 22'  
 Sidewalk width: 3' 3"  
 Depth of slab: 1' 3"

The date of construction for the bridge was estimated to be 1930 by the 1991 state inspection report. However, the date ca.1910 is a better estimate. The use of rails or beams imbedded in concrete was common in the years immediately preceding World War One but rare thereafter, when today's standard reinforcing rod became the norm. Also, the Town of Westport's annual reports for the period 1910-1915 contain numerous accounts of concrete bridges (none of which could be definitively associated with Kings Highway North) being built with rail purchased from the local streetcar company. These bridges were all built by town crews under the supervision of Merrick H. Cooley. Cooley, who also designed the bridges, was an engineer who held the position of superintendent at the Atlantic Starch Works in Westport; he also served as the Town of Westport's Collector of Revenue.

The author of this memorandum, Bruce Clouette, Ph.D., is Senior Historian with Archaeological and Historical Services, Inc., a cultural resources management firm in Storrs, Connecticut. He is the author or co-author of three state-wide historic bridge inventories/preservation plans (Vermont, Rhode Island, and Connecticut), two booklets on historic bridges published by the Connecticut Department of Transportation, Historic American Engineering Record documentations of bridges in Connecticut and Massachusetts, and numerous National Register of Historic Places nominations for Connecticut historic bridges, including the Saugatuck River swing bridge in Westport.

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<sup>1</sup> Over the years, this location has also appeared on maps as Bridge Street, King Street, and Canal Street.

The consultant visited the bridge on two occasions in August 2017, making notes and taking photographs. The abutments and underside of the bridge were not accessible on either occasion due to tidal conditions and high water on the north side. Preserving historic bridges is rarely easy or straightforward. By definition, historic bridges were designed for a world different from our own. When the Kings Highway North Bridge was built, cars were fewer and generally smaller and lighter, and driving speeds were much lower. The period's expectations for roadway safety and emergency-vehicle access were also different from modern ones. Add to this the effects of time--collision damage, erosion, and deterioration from salt penetration--and the task of making a historic bridge serve modern transportation needs is a challenging one.

This memorandum presents some preservation strategies that have worked well in preserving other historic bridges. Each set of circumstances is unique, however, so there is no reason to expect that something that was successful in one instance will be workable for the Kings Highway North situation.

This report is written entirely from the perspective of historic-preservation goals. No claim is made as to the feasibility of any of the suggestions that are discussed for this particular bridge. Determining the feasibility, expense, and consequences of any of these ideas is properly within the purview of engineering professionals, not historians.

### **Historic Context and Significance**

The Kings Highway North Bridge is an example of an early 20<sup>th</sup>-century bridge-building trend that was especially prevalent in small towns that saw themselves as comfortable and attractive suburbs. Throughout Fairfield County and elsewhere along the Connecticut shore, rustic stonework appeared as a decorative element on small bridges in order to complement, or even create, the sense of a park-like setting. In the early 1900s, many towns, including Westport, had village-improvement societies that promoted roadside plantings, parks, fountains, and a scenic approach to public works. In a way, these bridges were the small-town equivalent of the monumental City Beautiful bridges being built in cities, except that instead of a Classical or Renaissance-inspired style, they employed a more informal, picturesque aesthetic. Some of the Merritt Parkway bridges also share this rustic aesthetic, such as the nearby Main Avenue bridge in Norwalk.

Typically, small bridges such as this one have been included on the National Register of Historic Places only as contributing components of historic districts or of designed landscapes such as cemeteries and parks. A good example in Westport is the ca. 1915 Myrtle Avenue bridge over Dead Man's Brook (Bridge 158-17), a similar concrete bridge with stone facing that is a contributing structure within the Westport Center Historic District, listed in the National Register in 2016. To the knowledge of this consultant, no Connecticut bridges of this type have been individually listed on the Register, probably because the engineering significance of such

bridges is limited<sup>2</sup>, they are relatively small, and there are still many examples standing. If this were the only early 20<sup>th</sup>-century rustic stone bridge remaining in Westport, a case could be made that, on the local significance, the bridge has significance under National Register Criteria A (broad patterns of history, i.e., the village improvement movement) and C (distinctive type, period, or method of construction), but such does not appear to be the case.

Conversely, there is the possibility that this bridge and similar bridges in Westport could be collectively eligible for the National Register as a thematic multiple-property listing; such a collective approach resulted in the listing of three small rustic bridges in Devil's Hop Yard State Park in East Haddam in 1993. A complete inventory of Westport's small bridges would be needed to establish the full context for collective eligibility; however, the draft 2017 Plan of Conservation and Development indicates that there were once 19 bridges of this type, of which eight survive:

In the early 20th century, Westport undertook a program to upgrade a number of bridges in the community to accommodate the automobile. In all, some 19 matching Craftsman style stone bridges were built and eight remain. These bridges are unique to Westport and contribute to our distinctive character and help remind us how Westport evolved through time (Draft 2017 Plan of Conservation and Development, p. 28).

This set of eight bridges would appear to qualify for the National Register collectively, on the local level of significance, under Criteria A and C. The consequence of National Register eligibility is that federal or state-funded projects must consider their impacts and avoid adverse effects if at all possible.

It should be noted that the Kings Highway North Bridge lies immediately adjacent to the southern boundary of the Gorham Avenue Local Historic District, which was extended in 2007 so as to include all of Lee's Canal. It is beyond the scope of this document to determine whether the local historic district actually includes the bridge, but if so, then it is automatically listed in the Connecticut State Register of Historic Places, a designation that requires state-funded projects to avoid adverse effects if at all possible.

### **Defining Characteristics of the Bridge**

The significance of the Kings Highway North Bridge is as an example of the early 20<sup>th</sup>-century's rustic aesthetic, an aesthetic that had an impact on Westport with the 19 bridges of this type that were built there, and one that continues to give character to the town in the form of the eight that remain. When considering preservation strategies, the following are the important characteristics of the bridge that allow it to convey that significance, in order of importance:

<sup>2</sup> The use of imbedded rails or beams in concrete bridges is of interest to bridge historians as a step toward the standardization of bridge engineering in the early 20<sup>th</sup> century; however, it was essentially a technological dead end with no long-term consequences. The rails or beams are less effective in adding to the strength of the concrete than properly placed reinforcing rod and result in the bridge having to bear a heavier dead load.

1. The stone parapets, which allow the bridge to embody the early 20<sup>th</sup> century's picturesque, rustic aesthetic. The public visibility of the parapets is important, not just that they be retained, since the original idea was that the rustic stonework would help create a park-like ambiance.
2. The overall size and scale of the bridge, which helps place it in time. Any approach that resulted in a dramatic increase in size would compromise this characteristic (but some increase in width could be undertaken without making the bridge look out-of-scale).
3. The stone abutments, which are not historically significant in and of themselves (they probably represent the re-use and substantial widening of the abutments from a predecessor bridge at the site), but they do contribute to the sense of the bridge as being from an earlier age.
4. The structural system of the bridge (concrete-encased rails), which is typical of the period and of interest to bridge historians, but not really significant in the greater history of bridge engineering.

### Suggestions for Preservation Strategies

A number of strategies have been employed in preserving historic bridges while at the same time providing safe structures that fulfill modern transportation needs. Among the special circumstances that need to be addressed with this bridge are its deteriorated condition, the lack of an adequate guardrail system, its tidal-wetlands setting, its proximity to a local historic district, and its limited roadway width. Some of the approaches that could be considered are the following:

1. Close the bridge to vehicular traffic, dead-ending Kings Highway North at both ends of the bridge. This approach would allow the bridge to continue making its scenic contribution to the surrounding area, but it might have serious impacts to the flow of traffic on adjacent streets and to emergency access. Closing the bridge could inconvenience local residents and businesses. Moreover, taking historic bridges out of service does not necessarily result in their long-term preservation, because funding for maintenance and repair may no longer be available from ordinary transportation sources. The Town would have to decide if it is willing to fund upkeep of the Kings Highway North Bridge as a pedestrian-only facility.
2. Bypass the bridge with a parallel modern structure. This approach solves the problems of providing adequate structural strength, roadway width, and crash-rated guardrails for Kings Highway North, but it also introduces problems, including large-scale new construction in the tidal wetlands and floodplain and the possibility of a visually incompatible structure in the landscape of the adjacent local historic district (assuming the parallel bridge would be built upstream to the east). There could be undesirable impacts in terms of adjacent property owners needing to accept a wider roadway. A

hydraulic analysis would also have to be completed to determine if a structure upstream would be viable given that the hydraulically inadequate structure would remain adjacent to the new structure. Often, the bypass strategy retains the historic bridge for pedestrian/bicycle/trail use, thereby keeping the bridge partially in service and saving some of the width needed for the parallel new bridge. As with the previous suggestion, there will be some long-term commitment for upkeep of the historic bridge.

A variant of this approach that has been used in some situations is to parallel the bridge with a modern structure and carry one direction on the old structure (upgraded structurally) and one with the new. This approach requires the creation of lane-division for some distance at either end of the bridge.

3. Substitute a modern load-bearing structure for the existing slab, repairing and retaining the stone parapets. In similar situations, modern multiple-beam, orthotropic, or pre-cast concrete elements have been inserted into historic bridges with little or no visibility from the outside. Substitute structural systems usually require the substructure (abutments) to be replaced as well. While the existing stone abutments may represent the re-use in part of earlier stone bridge abutments, they are not in and of themselves historic because they are at best remnants of a larger entity. However, the stone abutments do contribute to the overall historic character of the bridge, and so it might be desirable for any substitute structural system to incorporate the stone as facing for the new abutments. While this has been done in many other situations involving historic bridges and remnants of historic abutments, the particular masonry of these abutments, which appears to involve some very large stones, may make re-use of stone as facing for the modern abutments cost-prohibitive.

Simply replacing the existing deteriorated slab with a new structural system will not improve the relatively narrow width of the bridge (a 22' two-lane roadway and a 3' sidewalk).

The bigger issue with this approach is how to provide an adequate guardrail system. The masonry parapets are too low to serve as protection for errant vehicles. Moreover, the structural strength of masonry parapets that lack concrete cores is probably inadequate. Placing rated guardrails along the inside of the parapets, anchored to the new structure below the roadway, has been done with other historic bridges. While meeting the safety requirements for the bridge, this method of installing rated guardrails will result in obscuring much of the historic stonework from view (from the roadway), thereby compromising the essential scenic qualities of the bridge. As a halfway measure, installing an adequate guardrail between the sidewalk and the roadway would allow at least the south parapet to be somewhat visible.

4. Substitute a modern load-bearing structure for the existing slab, repairing and retaining the stone parapets, with the bridge carrying one-way traffic. This approach would involve some inconvenience, access, and traffic-flow considerations if Kings Highway

North were made one-way, though less than closing the bridge outright. Making the bridge one-way might allow a wider sidewalk, a second sidewalk or at least a margin along the north parapet, a wider vehicle travel lane, and installation of the guardrail between the sidewalk(s) and roadway. In other parts of the state, the roadway itself has been retained as two-way, with stop signs or other traffic control at the bridge to make it alternating one-way. Given the traffic density in Westport, this variant may be less desirable than making the entire street one-way.

5. Widen the bridge somewhat, on one side only, while rebuilding the parapet for the widened portion so it resembles the historic parapet and repairing and retaining the historic stone parapet on the other side. This approach presumes that the part of the bridge that is not widened will be structurally upgraded as above. This approach probably represents the minimum that would still count as preserving the historic bridge, at least in part.
6. Provide a new structural system for the crossing and build new stone parapets in such a way that they provide adequate roadway protection. This approach would allow a wider width for both the sidewalk and the vehicle lanes. Provided that the abutment stones could be reused as substructure facing and the stonework of the new parapets (which would probably have to be somewhat wider than the current width (20-21") in order to have concrete cores) resemble the historic stonework, the effect on the setting of the nearby local historic district would be minimized. It is not necessary in these cases that the stonework be reconstructed stone-for-stone, but rather that the overall character of the stonework be reproduced. Recent state projects, such as the re-facing of the Main Avenue Merritt Parkway bridge in Norwalk, have shown that the before-and-after difference can be imperceptible if high-quality masonry contractors are employed. Nevertheless, the new parapets would not look the same. In addition to being wider, reconstructed parapets would have to be higher than the existing ones in order to provide adequate roadway protection. Also, the re-use of the existing parapet stone would have to be supplemented by additional stone of the same size, shape, color, and composition.

It must be emphasized that while the use of stone for a new bridge's parapet and abutment facings might fulfill modern-day scenic objectives, it does not address the main historic-preservation goal of keeping the bridge. No matter how well the new stone parapets were built, the resulting structure would no longer be a historic bridge--it would not be an authentic ca.1910 structure that recalls the aesthetic intents of Westport's citizenry in that time period

### **Pros and Cons of the Various Strategies**

Strictly from the historic-preservation point of view, the best approach would be Suggestion 4, substituting a modern load-bearing structure for the existing slab, repairing and retaining both stone parapets, and having the bridge carry one-way traffic. Assuming that adequate roadway protection could be accomplished, the bridge's most important feature, the rustic stone parapets, would be visible both from the roadway and from surrounding vantage points. As an added benefit, the parapets themselves would be protected from crash impacts, a problem that was readily apparent at the time of the field visits. So long as the new structural system is minimally visible, the bridge would retain its overall historic dimensions and character. However, possible community disapproval of making the road one-way, as well as emergency-access and traffic-flow considerations, would have to be weighed against this approach's historic-preservation advantages.

Suggestion 3 (structural upgrade only) would preserve the historic bridge but would result in the stone parapets being only marginally visible from the roadway, since the guardrails would have to be placed close to the parapets on at least the north side. Whether it is better to have two-way traffic in narrow lanes (Suggestion 3) rather than one-way traffic in a wider lane (Suggestion 4) is a matter of traffic-flow considerations, emergency access, and the preferences of local residents.

In general, simply closing a historic bridge (Suggestion 1) does not represent best-practice in historic preservation because it deprives the bridge of a useful function and complicates the availability of funding for upkeep and repair.

Suggestion 2 (a parallel modern structure) has the disadvantage of introducing modern and possibly incompatible new construction into the adjacent local historic district. A new bridge, presumably built on the east (upstream) side, would also have the effect of making it harder to see the historic bridge from several major vantage points. Addressing issues of new construction in tidal wetlands and floodplain issues are outside the scope of this memorandum but presumably would be major factors in decision-making. The variant mentioned above, carrying one direction on the old bridge and one on a new bridge, would probably save a little in the cost of the new bridge, but the savings might be more than offset by the expense of making the old bridge serviceable. This variant would seem to have all the problems and none of the advantages of just retaining the old bridge for pedestrian use, and it would still partly obscure the old bridge from some major vantage points.

Suggestion 5 (structural upgrade, minor widening, and retention of one historic stone parapet) would keep in place the bare minimum of the historic bridge that would be needed to allow it to convey its historic significance. If the widening occurred on the west side, where currently the view of the bridge is obscured by a large pipe, then the more visible side of the bridge, the east or upstream side, would remain relatively unchanged from many vantage points, particularly if the protection of the roadway with a suitable guardrail could be accomplished without hiding the historic parapet from the road itself.

Building a new bridge on the site may ultimately be necessary because other approaches prove to be technically infeasible or excessively costly. If the new-bridge option is chosen, the effect

on the adjacent local historic district and the bridge's existing scenic setting can be minimized by using stone from the abutments as facing for the new substructure, by duplicating the stonework of the historic parapets, by making the new parapets as close to the width of the historic parapets as possible, and by increasing the dimensions of the new bridge only as much as needed to address the needs of traffic volume and safety.

### **One Final Thought**

Given that there are eight bridges of this type remaining in Westport, all of which have the same historic context and aesthetic and historical importance, it may be that the best approach is not to concentrate on one or two bridges at a time, but rather consider the eight bridges holistically as a set. In terms of public resources and public benefits, it might be preferable to come up with an overall plan that puts resources into retaining some of the bridges (say five, for the sake of argument) but then concedes that the problems associated with the others probably cannot be solved in a way that retains them. It would not be so much giving up on some of the bridges as taking the resources that would be used to retain them and devoting those resources to the long-term survival of the other bridges. In this scenario, the Kings Highway North Bridge might be replaced by a completely modern (but small-scale) new bridge, with no resources devoted to duplicating historic parapets and abutments. The trade-off would be that some other Westport bridges of this historic type will benefit from what was saved by replacing Kings Highway North with a modern bridge.



**Memorandum Report:**

**Historic Preservation Issues, Myrtle Avenue Bridge over Deadman's Brook  
(Bridge 158-017)  
Westport, Connecticut**

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March 2018

## Introduction

This memorandum is intended to offer historic-preservation advice regarding the Myrtle Avenue Bridge over Deadman's Brook (Bridge 158-017) to BL Companies, which is providing engineering and planning services to the Town of Westport. Because of the deteriorated condition of the bridge and lack of adequate hydraulic capacity, the Town is exploring reconstruction/replacement options that will address its structural, capacity and public-safety issues. The bridge is listed in the National Register of Historic Places (NRHP) as a contributing component of the Westport Center Historic District, which was listed in the NRHP in June 2016.

There are two main components to this memorandum: 1) an assessment of the historic significance of the bridge vis á vis local, state and national criteria; and 2) an exploration of how historic-preservation best practices could be applied to the bridge.

The structural system of the single-span, two-lane bridge is a concrete slab encasing steel rails. Parapets consisting of mortared cobblestone masonry with concrete coping are found on both sides of the bridge; the parapets are in two stepped sections. Sidewalks run along both sides of the roadway. The basic dimensions are

Span length: 11'  
 Roadway width: 29'  
 Sidewalk width: 6' and 4' 9"  
 Height of parapets: 3' 3"  
 Depth of slab: 1' 1"

The date of construction for the bridge is given as ca. 1915 in the NRHP registration form. This date is consistent both with the bridge's physical characteristics and with documentary evidence from the Town's annual reports. The use of rails or beams imbedded in concrete was common in the years immediately preceding World War One but rare thereafter, when today's standard reinforcing rod became the norm. The Town of Westport's annual reports for the period 1910-1915 contain numerous accounts of concrete bridges being built with rail purchased from the local streetcar company. These bridges were all built by town crews under the supervision of Merrick H. Cooley. Cooley, who also designed the bridges, was an engineer who held the position of superintendent at the Atlantic Starch Works in Westport; he also served as the Town of Westport's Collector of Revenue.

The author of this memorandum, Bruce Clouette, Ph.D., is Senior Historian with Archaeological and Historical Services, Inc., a cultural resources management firm in Storrs, Connecticut. He is the author or co-author of three state-wide historic bridge inventories/preservation plans (Vermont, Rhode Island, and Connecticut), two booklets on historic bridges published by the Connecticut Department of Transportation, Historic American Engineering Record documentations of bridges in Connecticut and Massachusetts, and numerous National Register of Historic Places nominations for Connecticut historic bridges, including the Saugatuck River swing bridge in Westport.

The consultant visited the bridge in February 2018, making notes and taking photographs. The underside of the bridge was not accessible due to the volume of flow beneath the bridge.

This memorandum presents some preservation strategies that have worked well in preserving other historic bridges. Each set of circumstances is unique, however, so there is no reason to expect that something that was successful in one instance will be workable for the Myrtle Avenue Bridge's situation.

This report is written entirely from the perspective of historic-preservation goals. No claim is made as to the feasibility of any of the suggestions that are discussed for this particular bridge. Determining the feasibility, expense, and consequences of any of these ideas is properly within the purview of engineering professionals, not historians.

### **Historic Context and Significance**

The Myrtle Avenue Bridge is an example of an early 20<sup>th</sup>-century bridge-building trend that was especially prevalent in small towns that saw themselves as comfortable and attractive suburbs. Throughout Fairfield County and elsewhere along the Connecticut shore, rustic stonework appeared as a decorative element on small bridges in order to complement, or even create, the sense of a park-like setting. In the early 1900s, many towns, including Westport, had village-improvement societies that promoted roadside plantings, parks, fountains, and a scenic approach to public works. In a way, these bridges were the small-town equivalent of the monumental City Beautiful bridges being built in cities, except that instead of a Classical or Renaissance-inspired style, they employed a more informal, picturesque aesthetic. Some of the Merritt Parkway bridges also share this rustic aesthetic, such as the nearby Main Avenue bridge in Norwalk. Some 19 bridges of this type are said to have been built in Westport in the early 20<sup>th</sup> century, with about half of them remaining. According to the Town's Draft Plan of Conservation and Development:

In the early 20th century, Westport undertook a program to upgrade a number of bridges in the community to accommodate the automobile. In all, some 19 matching Craftsman style stone bridges were built and eight remain. These bridges are unique to Westport and contribute to our distinctive character and help remind us how Westport evolved through time (Draft 2017 Plan of Conservation and Development, p. 28).

The Myrtle Avenue Bridge's status as a contributing structure within a NRHP-listed historic district has implications for federal, state, and local actions that potentially affect the bridge. Section 106 of the National Historic Preservation Act of 1966 requires all federally funded projects to take into account the effects of their undertakings on historic properties; the regulations implementing this requirement call for the federal agency to consult with the State Historic Preservation Office (SHPO) regarding effects on historic properties (defined as listed in

or eligible for listing in the NRHP). In addition, federal transportation agencies such as the Federal Highway Administration are required to avoid the use of properties listed in or eligible for the NRHP unless it can be demonstrated that there are no “prudent and feasible alternatives” (Section 4(f), National Transportation Act of 1966).

Similarly, state-funded undertakings under the authority and regulations of the Connecticut Environmental Policy Act (CEPA) must consider whether the project will result in a “disruption or alteration” of a historic, architectural, or archaeological resource or its setting. The Connecticut SHPO is a mandated review agency for state transportation projects. To qualify for the consideration required under CEPA, a property must be listed in or eligible for listing in the NRHP or the State Register of Historic Places (SRHP). Properties such as the Westport Center Historic District are automatically included in the SHRP as a consequence of their listing in the NRHP.

On the local level, the Westport Historic District Commission has as part of its mission advising other Town agencies regarding historic properties:

The mandate of the Historic District Commission (HDC), as enabled by both the Connecticut General Statutes and the National Park Service, is to preserve and wherever possible enhance the historic and architectural character of the town’s historic resources, whether or not those resources are a designated local Historic District or History Property.

In particular, the HDC has an advisory responsibility to other town agencies, including the Planning and Zoning Commission, which in its enforcement of the Planning and Zoning Regulations should look to the HDC as the town’s expert authority on historic resources.

As a Certified Local Government, the Town of Westport, through its Historic District Commission, is a recognized partner of the Connecticut SHPO and the federal government as regards historic-preservation functions.

### **Defining Characteristics of the Bridge**

The significance of the Myrtle Avenue Bridge is as an example of the early 20<sup>th</sup>-century’s rustic aesthetic, an aesthetic that had an impact on Westport with the 19 bridges of this type that were built there, and one that continues to give character to the town in the form of the ones that remain. When considering preservation strategies, the following are the important characteristics of the bridge that allow it to convey that significance, in order of importance:

1. The stone parapets, which allow the bridge to embody the early 20<sup>th</sup> century’s picturesque, rustic aesthetic. The public visibility of the parapets is important, not just that they be retained, since the original idea was that the rustic stonework would help create a park-like ambiance.
2. The overall size and scale of the bridge, which helps place it in time. Any approach that resulted in a dramatic increase in size would compromise this characteristic.

3. The stone abutments, which contribute to the sense of the bridge as being from an earlier age. The abutments' stonework is similar to the mortared cut-stone masonry that lines the channel of Deadman's Brook and therefore helps relate the bridge to the surrounding NRHP-listed historic district.
4. The structural system of the bridge (concrete-encased rails), which is typical of the period and of interest to bridge historians, but not really significant in the greater history of bridge engineering.

### **Suggestions for Preservation Strategies**

A number of strategies have been employed in preserving historic bridges while at the same time providing safe structures that fulfill modern transportation needs. Among the special circumstances that need to be addressed with this bridge are its deteriorated condition, the lack of an adequate guiderail system, its setting within a NRHP-listed historic district, and the exceptional building density in the area immediately surrounding the bridge. Some of the historic-preservation approaches that would normally be considered are the following:

1. Close the bridge to vehicular traffic. This approach would allow the bridge to continue making its contribution to the surrounding historic district, but it would appear to have a serious impact to the flow of traffic in a part of Westport that already experiences substantial traffic congestion. Closing the bridge would inconvenience local residents and businesses and could affect emergency-services response. Moreover, taking a historic bridge out of service does not necessarily result in long-term preservation, because funding for maintenance and repair may no longer be available from ordinary transportation sources.
2. Bypass the bridge with a parallel modern structure. This approach avoids the challenges of providing adequate structural strength and crash-rated guardrails for the bridge, but it also introduces the possibility of a visually incompatible structure in the landscape of the surrounding NRHP-listed historic district. Moreover, the building density in the area would seem to make any re-alignment of the street for a modern bypass extremely difficult, if not impossible.
3. Substitute a modern load-bearing structure for the existing slab, repairing and retaining the stone parapets. In similar situations, modern multiple-beam, orthotropic, or pre-cast concrete elements have been inserted into historic bridges with little or no visibility from the outside. Substitute structural systems usually require the substructure (abutments) to be replaced as well. The existing stone abutments contribute to the overall historic character of the bridge and link it to its setting within the historic district, so it would be desirable for any substitute structural system to incorporate the stone as facing for any new substructure.

The biggest issue with this approach is how to provide an adequate guiderail system. The current masonry parapets are not tied into the concrete slab and so do not meet modern standards for crashworthiness. Placing rated metal or wooden guardrails along the inside of the parapets, anchored to the structure below the roadway, has been done with other historic bridges. While meeting the safety requirements for the bridge, this method of installing rated guiderails will result in obscuring some of the historic stonework from view from the roadway. It would, however, preserve the appearance of the bridge from other vantage points within the historic district.

4. Provide a new structural system for the crossing and build new stone parapets in such a way that they provide adequate roadway protection. Stone-faced parapets with concrete cores anchored to the bridge structure could provide adequate crashworthiness. It is not necessary in these cases that the stonework be reconstructed stone-for-stone, but rather that the overall character of the stonework, including the stepped appearance, be reproduced. Recent state projects, such as the re-facing of the Main Avenue Merritt Parkway bridge in Norwalk, have shown that the before-and-after difference can be imperceptible if high-quality masonry contractors are employed.

It must be emphasized that while the use of stone facing for a new bridge's parapets might fulfill modern-day scenic objectives, and would be compatible with the surrounding NRHP-listed historic district, it does not address the main historic-preservation goal of keeping the bridge. No matter how well the new stone parapets were built, the resulting structure would no longer be a historic bridge--it would not be an authentic ca.1915 structure that recalls the aesthetic intents of Westport's citizenry in that time period. The NRHP-listed Westport Center Historic District would be diminished by losing a contributing resource, even if the modern substitute bridge was designed to include stone facing.

### **Pros and Cons of the Various Strategies**

Strictly from the historic-preservation point of view, the best approach would be Suggestion 3, substituting a modern load-bearing structure for the existing slab, repairing and retaining the existing stone parapets, and installing a rated guiderail on the inside faces of the parapets. Although there would be some diminishment of the parapets' visibility, especially from vehicles passing on the roadway, the bridge's most important feature, the rustic stone parapets, would be preserved and would still be readily visible from other vantage points nearby. As an added benefit, the parapets themselves would be protected from crash impacts, a problem that has plagued other early 20<sup>th</sup>-century bridges of this type. So long as the new structural system is minimally visible, the bridge would retain its overall historic dimensions and character. It would continue to be a contributing structure within the NRHP-listed historic district.

In general, simply closing a historic bridge (Suggestion 1) does not represent best-practice in historic preservation because it deprives the bridge of a useful function and complicates the availability of funding for upkeep and repair. One would also expect that traffic-planning considerations would make closing the bridge unacceptable. Suggestion 2 (a parallel modern structure) also appears to be unworkable, given the existing building density in the area.

Building a new bridge on the site (Suggestion 4) may ultimately be necessary. If the new-bridge option is chosen, the effect on the adjacent NRHP-listed historic district can be minimized by using stone from the abutments as facing for the new substructure, by duplicating the stonework of the historic parapets, and by making the new parapets resemble the historic parapets as much as possible in terms of height, width, and stepped shape.



**HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES**

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator, Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

\* Note: Please attach any additional or expanded information on a separate sheet.

**GENERAL INFORMATION**

Building Name (Common) Myrtle Avenue Bridge and Stone Channel  
Building Name (Historic) \_\_\_\_\_  
Street Address or Location Myrtle Avenue to the north of Post Road East  
Town/City Westport Village \_\_\_\_\_ County Fairfield  
Owner(s) \_\_\_\_\_  Public  Private

**PROPERTY INFORMATION**

Present Use: Transportation  
Historic Use: Transportation

Accessibility to public: Exterior visible from public road?  Yes  No  
Interior accessible?  Yes  No If yes, explain \_\_\_\_\_  
Style of building \_\_\_\_\_ Date of Construction ca. 1915

**Material(s)** (Indicate use or location when appropriate):

- Clapboard  Asbestos Siding  Brick  Wood Shingle  Asphalt Siding
- Fieldstone  Board & Batten  Stucco  Cobblestone  Aluminum Siding
- Concrete (Type Precast deck)  Cut Stone (Type \_\_\_\_\_)  Other \_\_\_\_\_

**Structural System**

- Wood Frame  Post & Beam  Balloon  Load bearing masonry  Structural iron or steel
- Other \_\_\_\_\_

**Roof (Type)**

- Gable  Flat  Mansard  Monitor  Sawtooth
- Gambrel  Shed  Hip  Round  Other \_\_\_\_\_

**(Material)**

- Wood Shingle  Roll Asphalt  Tin  Slate  Asphalt Shingle
- Built up  Tile  Other \_\_\_\_\_

Number of Stories: \_\_\_\_\_ Approximate Dimensions \_\_\_\_\_

Structural Condition:  Excellent  Good  Fair  Deteriorated

Exterior Condition:  Excellent  Good  Fair  Deteriorated

Location Integrity:  On original site  Moved When? \_\_\_\_\_

Alterations?  Yes  No If yes, explain: \_\_\_\_\_

**FOR OFFICE USE:** Town # \_\_\_\_\_ Site # \_\_\_\_\_ UTM \_\_\_\_\_

District:  S  NR If NR, Specify:  Actual  Potential

Historic Resources Inventory

**PROPERTY INFORMATION (CONT'D)**

**Related outbuildings or landscape features:**

- Barn     Shed     Garage     Carriage House     Shop     Garden
- Other landscape features or buildings: \_\_\_\_\_

**Surrounding Environment:**

- Open land     Woodland     Residential     Commercial     Industrial     Rural
- High building density     Scattered buildings visible from site

• Interrelationship of building and surroundings:  
See continuation sheet.

• Other notable features of building or site (*Interior and/or Exterior*)  
See continuation sheet.

Architect \_\_\_\_\_ Builder \_\_\_\_\_

• Historical or Architectural importance:  
See continuation sheet.

• Sources:  
See continuation sheet.

Photographer PAL \_\_\_\_\_ Date \_\_\_\_\_

View \_\_\_\_\_ Negative on File \_\_\_\_\_

Name \_\_\_\_\_ Date 12/13/2011

Organization PAL \_\_\_\_\_

Address 210 Lonsdale Avenue, Pawtucket, RI 02860

• Subsequent field evaluations:

**Threats to the building or site:**

- None known     Highways     Vandalism     Developers     Renewal     Private
- Deterioration     Zoning     Other \_\_\_\_\_     Explanation \_\_\_\_\_

**STATE OF CONNECTICUT**

**COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE**  
One Constitution Plaza, Second Floor, Hartford, CT 06103

**HISTORIC RESOURCE INVENTORY FORM**  
For Buildings and Structures

**CONTINUATION SHEET**

Item Number: \_\_\_\_\_ Date: October 2011  
PAL, Pawtucket, RI 02860

**Myrtle Avenue, north of the intersection with Post Road East Westport, CT**

**Interrelationship of building and surroundings:**

The bridge is located to the north of the intersection of Myrtle Avenue and Post Road East and crosses Dead Man's Brook. Stone and concrete-lined culverts on either side of the bridge control the width of the brook. Shrubs border Myrtle Avenue leading up to the bridge, and the banks of the culvert are lined with trees and brush.

**Other notable features of building or site (Interior and/or Exterior):**

The bridge is a single-arch span with fieldstone abutments and wing walls. The deck is composed of precast concrete covered with asphalt. Solid fieldstone balusters run between fieldstone posts and are topped by precast concrete panels. The bridge passes over a fieldstone and concrete-lined channel that was likely constructed when Dead Man's Brook was diverted underground in the mid-twentieth century. The channel begins on the east side of Myrtle Avenue, runs beneath Post Road East and the north section of Bay Street, and surfaces approximately half way down Bay Street. After passing under the Jesup Road Bridge, the brook reassumes its natural course to the Saugatuck River.

**Historical or Architectural importance:**

The Myrtle Avenue Bridge is visible on maps and images of Westport in the nineteenth century; however the current bridge appears to date from ca. 1915. The Myrtle Avenue Bridge carries the road over "Deadman's Brook," as it was called in 1876 and connects the Bridge with the Post Road Bridge to the southwest. On the 1910 Sanborn map the Myrtle Avenue Bridge is not labeled, but the Post Road Bridge is labeled "wooden bridge." The Myrtle Avenue Bridge was most-likely wood as well. The extant stone arch bridge replaced the earlier wood bridge between 1910 and 1923, as depicted on the 1923 Sanborn map. From the earliest of Westport maps to 1940, the brook is depicted with a natural embankment and does not appear to be lined. The brook currently runs south under Myrtle Avenue into a brick-lined raceway, then diverted underground below Post Road East and the building lots on the south side of the road, resurfaces on the east side of Bay Street, flows under the Jesup Road Bridge to the Saugatuck River. It is lined with brick between the Myrtle Avenue and Post Road East Bridge and with concrete and fieldstone on the north side of the Jesup Road Bridge. It appears that the section of the brook near Myrtle Avenue was lined when it was diverted under Post Road after 1940.

**Sources:**

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Clark, Richard. Fairfield County, Connecticut. 1855; Hopkins, G.M. Atlas of the County of Fairfield. 1879; Malm, Dorothea. Westport, Connecticut, 1842. 2000; Sanborn Fire Insurance Maps. 1891-1940.

**FOR OFFICE USE ONLY**

TOWN NO.: \_\_\_\_\_ SITE NO.: \_\_\_\_\_  
UTM: 18/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
QUAD: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ NR: Actual  
Potential

**STATE OF CONNECTICUT**

**COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE**  
One Constitution Plaza, Second Floor, Hartford, CT 06103

**HISTORIC RESOURCE INVENTORY FORM**  
For Buildings and Structures

**FOR OFFICE USE ONLY**

TOWN NO.:            SITE NO.:  
UTM: 18/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_  
QUAD:  
DISTRICT:            NR: Actual  
                              Potential

**CONTINUATION SHEET**

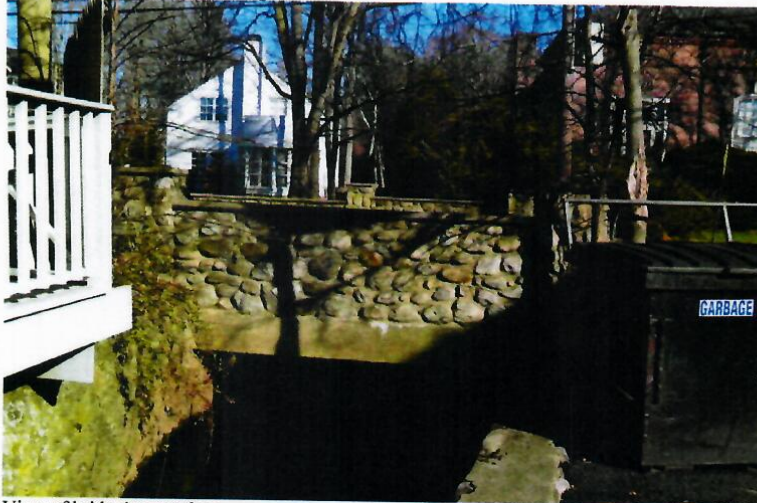
Item Number: \_\_\_\_\_ Date: October 2011  
PAL, Pawtucket, RI 02860

**Myrtle Avenue, north of the intersection with Post Road East Westport, CT**

**PHOTOGRAPHS**



View looking north across bridge.



View of bridge's west face.

**STATE OF CONNECTICUT**

**COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE**  
One Constitution Plaza, Second Floor, Hartford, CT 06103

**HISTORIC RESOURCE INVENTORY FORM**  
For Buildings and Structures

*FOR OFFICE USE ONLY*

TOWN NO.:            SITE NO.:  
UTM: 18/\_\_\_\_/\_\_\_\_/\_\_\_\_  
QUAD:  
DISTRICT:            NR: Actual  
                              Potential

**CONTINUATION SHEET**

Item Number: \_\_\_\_\_ Date: October 2011  
PAL, Pawtucket, RI 02860

**Myrtle Avenue, north of the intersection with Post Road East Westport, CT**



View of the channel looking west.



View of the channel looking east.



Department of Economic and Community Development  
State Historic Preservation Office

**HISTORIC RESOURCES INVENTORY—BUILDINGS AND STRUCTURES**

Please send completed form to:  
State Historic Preservation Office, Department of Economic and Community Development, One Constitution Plaza,  
2<sup>nd</sup> Floor, Hartford, CT 06103

\*Note: Please attach any additional or expanded information on a separate sheet.

**GENERAL INFORMATION**

Building Name (Common) Kings Highway Bridge

Building Name (Historic) Kings Highway Bridge (Canal Street Bridge)

Street Address or Location Kings Highway North, crossing at Canal Street and Wilton Road

Town/City: Westport Village \_\_\_\_\_ County: Fairfield

Owner(s): State of Connecticut (DOT)  Public  Private

**PROPERTY INFORMATION**

Present Use Bridge

Historic Use Bridge

Accessibility to Public: Exterior visible from public road?  Yes  No

Interior accessible?  Yes  No If yes, explain n/a

Style of building: \_\_\_\_\_ Date of Construction: 1965 (bridge); 1851 (abutments)

Materials (Indicate use or location when appropriate):

- Clapboard  Asbestos Siding  Brick  Wood Shingle  Asphalt Siding
- Fieldstone  Board & Batten  Stucco  Cobblestone  Aluminum Siding
- Concrete (Type \_\_\_\_\_)  Cut Stone (Type \_\_\_\_\_)  Other: \_\_\_\_\_

**Structural System**

- Wood Frame  Post & Beam  Balloon  Load-bearing Masonry  Structural iron or steel
- Other \_\_\_\_\_

**Roof (Type)**

- Gable  Flat  Mansard  Monitor  Sawtooth
- Gambrel  Shed  Hip  Round  Other \_\_\_\_\_

**(Material)**

- Wood Shingle  Roll Asphalt  Tin  Slate  Asphalt Shingle
- Built up  Tile  Other \_\_\_\_\_

Number of Stories: \_\_\_\_\_ Approximate Dimensions \_\_\_\_\_

Structural Condition:  Excellent  Good  Fair  Deteriorated

Exterior Condition:  Excellent  Good  Fair  Deteriorated

Alterations?  Yes  No If yes, explain: Abutment railings replaced

**FOR OFFICE USE** Town # \_\_\_\_\_ Site \_\_\_\_\_ UTM \_\_\_\_\_

- District  S  NR, Specify: \_\_\_\_\_  Actual  Potential

**PROPERTY INFORMATION (CONT'D)**

Related outbuildings or landscape features:

- Barn     Shed     Garage     Carriage House     Shop     Garden

Other landscape features or buildings: \_\_\_\_\_

**Surrounding Environment:**

- Open land     Woodland     Residential     Commercial     Industrial     Rural

- High building density     Scattered buildings visible from site

• **Interrelationship of building and surroundings:**

The bridge span runs east/west from embankments on Kings Highway North at Canal Street and at Kings Highway North at Route 33 (Wilton Road).

• **Other notable features of building or site (Interior and/or Exterior)**

The bridge is a low-lying span constructed of pre-stressed concrete resting on two horizontal plinths. Iron pipe railings. Thirty-foot wide roadway and six-foot flanking sidewalks. Stone abutments.

Architect \_\_\_\_\_ Builder \_\_\_\_\_

• **Historical or Architectural Importance:**

Constructed in 1965 at a cost of \$140,000 and financed through State Aid Funds, this bridge is the third at this location; it was built under the aegis of First Selectman Herbert E. Baldwin. The previous span was built in 1851 by Westport financier Morris Ketchum to provide a carriage crossing for himself and other residents of Cross Highway. Ketchum, who had been instrumental in bringing the railroad to town in 1848, wanted a convenient way to get to the depot. That second bridge, the "old red bridge," was later widened to accommodate automobile traffic and pedestrians. The 1851 abutments, constructed of stone, are still in use. The site itself is highly significant as the location of a historic Native American ford that was used by English colonists from the time of the town's founding. The Saugatuck was forded at this upriver location because this site is the lowest on the river where the tide fluctuation is at its most minimal—a point where brackish water washing up from the Sound meets the fresh river water coming down. Because a trail or rudimentary road already existed here (connecting both sides of the ford), the place was chosen as the crossing for a portion of the Boston Post Road (west portion connecting coastal CT to NY) in 1673. The route was designated the Kings Highway c. 1679, when a statute required the maintenance of the roads connecting between CT towns. The first bridge was built here in 1762, and George Washington crossed over it in 1775.

• **Sources:**

- Historic Maps
- Archives, Westport Public Library and Westport Historical Society
- DOT

Photographer: Rachel Carley Date: 5/15

View: From the southwest

Name: Rachel Carley Date: 5/15

Organization: Preservation Consultant  
10 Camp Dutton Road  
Litchfield, CT 06759

• **Subsequent field evaluations:**



**Threats to building or site:**

- None known     Highways     Vandalism     Commercial     Developers     Renewal     Private
- Deterioration     Zoning     Other    Explanation

*Historic Resource Inventory, p. 3*

**PROPERTY INFORMATION (CONT'D)**



The Old Red Bridge, constructed 1851 (Westport Historical Society)



**HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES**

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator,  
Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

\* Note: Please attach any additional or expanded information on a separate sheet.

**GENERAL INFORMATION**

Building Name (Common) Jesup Road Bridge  
 Building Name (Historic) \_\_\_\_\_  
 Street Address or Location Jesup Road, directly west of the intersection with Imperial Avenue  
 Town/City Westport Village \_\_\_\_\_ County Fairfield  
 Owner(s) \_\_\_\_\_  Public  Private

**PROPERTY INFORMATION**

Present Use: Transportation  
 Historic Use: Transportation  
 Accessibility to public: Exterior visible from public road?  Yes  No  
 Interior accessible?  Yes  No If yes, explain \_\_\_\_\_  
 Style of building \_\_\_\_\_ Date of Construction ca. 1950

**Material(s)** (Indicate use or location when appropriate):

- Clapboard  Asbestos Siding  Brick  Wood Shingle  Asphalt Siding
- Fieldstone  Board & Batten  Stucco  Cobblestone  Aluminum Siding
- Concrete (Type Precast deck)  Cut Stone (Type \_\_\_\_\_)  Other \_\_\_\_\_

**Structural System**

- Wood Frame  Post & Beam  Balloon  Load bearing masonry  Structural iron or steel
- Other \_\_\_\_\_

**Roof (Type)**

- Gable  Flat  Mansard  Monitor  Sawtooth
- Gambrel  Shed  Hip  Round  Other \_\_\_\_\_

**(Material)**

- Wood Shingle  Roll Asphalt  Tin  Slate  Asphalt Shingle
- Built up  Tile  Other \_\_\_\_\_

Number of Stories: \_\_\_\_\_ Approximate Dimensions \_\_\_\_\_

Structural Condition:  Excellent  Good  Fair  Deteriorated

Exterior Condition:  Excellent  Good  Fair  Deteriorated

Location Integrity:  On original site  Moved When? \_\_\_\_\_

Alterations?  Yes  No If yes, explain: \_\_\_\_\_

**FOR OFFICE USE:** Town # \_\_\_\_\_ Site # \_\_\_\_\_ UTM \_\_\_\_\_

District:  S  NR If NR, Specify:  Actual  Potential

Historic Resources Inventory

**PROPERTY INFORMATION (CONT'D)**

**Related outbuildings or landscape features:**

- Barn     Shed     Garage     Carriage House     Shop     Garden
- Other landscape features or buildings: \_\_\_\_\_

**Surrounding Environment:**

- Open land     Woodland     Residential     Commercial     Industrial     Rural
- High building density     Scattered buildings visible from site

• Interrelationship of building and surroundings:

See continuation sheet.

• Other notable features of building or site (*Interior and/or Exterior*)

See continuation sheet.

Architect \_\_\_\_\_ Builder \_\_\_\_\_

• Historical or Architectural importance:

See continuation sheet.

• Sources:

See continuation sheet.

Photographer PAL \_\_\_\_\_ Date \_\_\_\_\_

View \_\_\_\_\_ Negative on File \_\_\_\_\_

Name \_\_\_\_\_ Date 12/13/2011

Organization PAL \_\_\_\_\_

Address 210 Lonsdale Avenue, Pawtucket, RI 02860

• Subsequent field evaluations:

**Threats to the building or site:**

- None known     Highways     Vandalism     Developers     Renewal     Private
- Deterioration     Zoning     Other \_\_\_\_\_     Explanation \_\_\_\_\_

**STATE OF CONNECTICUT****COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE**

One Constitution Plaza, Second Floor, Hartford, CT 06103

**HISTORIC RESOURCE INVENTORY FORM**

For Buildings and Structures

**FOR OFFICE USE ONLY**

TOWN NO.:	SITE NO.:
UTM: 18/____/____/____/____/____/____	
QUAD:	
DISTRICT:	NR: Actual Potential

**CONTINUATION SHEET**Item Number: \_\_\_\_\_ Date: October 2011

PAL, Pawtucket, RI 02860

**Jesup Road, directly west of the intersection with Imperial Avenue****Interrelation of building and surroundings:**

The bridge is located on the west side of the intersection of Jesup Road and Imperial Avenue. Dead Man's Brook runs beneath the bridge from the north. Jesup Road is edged by grassy lawns with natural tree cover. Imperial Avenue also has heavy vegetation surrounding the bridge.

**Other notable features of building or site (*Interior and/or Exterior*):**

The bridge is a single-arch span with built-up, split-faced granite and fieldstone abutments and wing walls. The abutment walls rise approximately a foot above the level of the road. The deck is composed of precast concrete edged by a low curb and measures approximately fifteen feet long and twenty-five feet wide. A concrete sidewalk runs along the north side of the bridge. Metal railings are attached to the top of the stone and deck.

**Historical or Architectural importance:**

The bridge was constructed ca. 1950 when Jesup Road was developed. Jesup Road was originally a nineteenth-century footpath with a wooden footbridge in the current concrete bridge's location. The road bisected the Godilliot Place property to connect the south end of Bay Street with Imperial Avenue in the mid-twentieth century.

**Sources:**

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Clark, Richard. Fairfield County, Connecticut. 1855; Hopkins, G.M. Atlas of the County of Fairfield. 1879; Malm, Dorothea. Westport, Connecticut, 1842. 2000; Sanborn Fire Insurance Maps. 1891-1940.

**STATE OF CONNECTICUT**

**COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE**  
One Constitution Plaza, Second Floor, Hartford, CT 06103

**HISTORIC RESOURCE INVENTORY FORM**  
For Buildings and Structures

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

**CONTINUATION SHEET**

Item Number: \_\_\_\_\_ Date: October 2011  
PAL, Pawtucket, RI 02860

**Jesup Road, directly west of the intersection with Imperial Avenue**

**PHOTOGRAPHS**




View looking north at south face of bridge.



View looking east towards Imperial Avenue.

RESOURCES INVENTORY BUILDING AND STRUCTURES		FOR OFFICIAL USE ONLY	
HIST-6 REV 6-83		Town No.: _____ Site No.: <b>59</b>	
STATE OF CONNECTICUT <b>CONNECTICUT HISTORICAL COMMISSION</b> 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106 (203) 566-3005		UTM: _____	
		QUAD: _____	
		DISTRICT: <input type="checkbox"/> S <input type="checkbox"/> NR <input type="checkbox"/> Actual <input type="checkbox"/> Potential	
IDENTIFICATION	1. BUILDING NAME (Common) <span style="float: right;">(Historic)</span>		
	Coleytown Road Bridge		same
	2. TOWN CITY	VILLAGE	COUNTY
	Westport		Fairfield
	3. STREET AND NUMBER (and/or location)		
	south side of Coleytown Rd. at Aspetuck River		
	4. OWNER(S)		
	Town of Westport <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		
	5. USE (Present)		(Historic)
	Residence		Residence
6. ACCESSIBILITY TO PUBLIC:	EXTERIOR VISIBLE FROM PUBLIC ROAD	INTERIOR ACCESSIBLE	IF YES, EXPLAIN
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
7. STYLE OF BUILDING		DATE OF CONSTRUCTION	
N/A		ca. 1920	
8. MATERIAL(S) (Indicate use or location when appropriate)			
<input type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Brick <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Siding <input checked="" type="checkbox"/> Fieldstone <input type="checkbox"/> Board & Batten <input type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone <input type="checkbox"/> Aluminum Siding <input checked="" type="checkbox"/> Concrete Type: _____ <input type="checkbox"/> Cut stone Type: _____			
9. STRUCTURAL SYSTEM			
<input 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 type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify) _____ (Material) <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Roll Asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile <input type="checkbox"/> Other (Specify) _____			
NUMBER OF STORIES		APPROXIMATE DIMENSIONS	
12. CONDITION (Structural) <span style="float: right;">(Exterior)</span>			
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated			
12. INTEGRITY (Location)		WHEN ?	(Alterations) IF YES, EXPLAIN
<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
14. RELATED OR NEARBY BUILDINGS OR LANDSCAPE FEATURES			
<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Other landscape features or buildings (Specify) _____ <input type="checkbox"/> Carriage house <input type="checkbox"/> Shop <input type="checkbox"/> Garden			
15. SURROUNDING ENVIRONMENT			
<input type="checkbox"/> Open land <input type="checkbox"/> Wood-land <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			
One of several cobblestone parapet bridges and culverts in Westport. It is representative of the dominant bridge style on local roads.			
(OVER)			

DESCRIPTION (Continued)	<p>17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)</p> <p>The many cobblestone parapet or retaining wall bridges and culverts (a span of less than 12') that dot the local roads in Westport appear to date to the late-19th and early 20th centuries, although they have been rebuilt many times owing to deterioration and damage from vehicular impact. The bridge on Coleytown Road, the largest of its type in Westport, is an abandoned portion of the roadway. The replacement span was built in 1929 (date on bridge). The old bridge has a reinforced concrete deck on a concrete abutment with no wing walls. Its date of construction is not known. Other bridges of significance in Westport are located on Greens Farms Road, Kings Highway North, Morningside Drive South, Main Street near Willowbrook Cemetery, Imperial Avenue, and Beachside Avenue. They are laid up with cobblestone parapets and piers. The bridges contribute greatly to the scenic quality of the town's byways, and they should be retained or reproduced.</p>												
	<p>18. MAP DIRECTOR</p> <p style="text-align: right;">BUILDER</p>												
SIGNIFICANCE	<p>19. HISTORICAL OR ARCHITECTURAL IMPORTANCE</p> <p>Edward Birge notes in his local history that the first of the handsome, stone parapet-walled bridges built at New Creek and Burial Hill on Beachside Avenue "was a pioneer in this new permanent work" and that 19 more stone arch and concrete bridges were constructed, mostly when Austin Wakeman was first selectman between 1912-1933. Town Engineer Steve Edwards states that many of the bridges have been rebuilt, so it is not possible to date them exactly, but it appears that the basic form and style of the popular bridges does date to the 1910s. The bridges are an important local amenity that should be retained as they contribute greatly to the scenic quality of countryside.</p>												
SOURCES													
PHOTO	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">PHOTOGRAPHER</td> <td style="width:50%;">DATE</td> </tr> <tr> <td>Mary E. McCahon</td> <td>May, 1988</td> </tr> <tr> <td>VIEW</td> <td>NEGATIVE ON FILE</td> </tr> <tr> <td>northwest</td> <td>CHC 7:26</td> </tr> </table>	PHOTOGRAPHER	DATE	Mary E. McCahon	May, 1988	VIEW	NEGATIVE ON FILE	northwest	CHC 7:26				
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COMPILED BY	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">NAME</td> <td style="width:50%;">DATE</td> </tr> <tr> <td>Mary E. McCahon, Architectural Historian</td> <td>June, 1988</td> </tr> <tr> <td colspan="2">ORGANIZATION</td> </tr> <tr> <td colspan="2">Westport Historic District Commission</td> </tr> <tr> <td colspan="2">ADDRESS</td> </tr> <tr> <td colspan="2">Town Hall Westport, Conn. 06880</td> </tr> </table>	NAME	DATE	Mary E. McCahon, Architectural Historian	June, 1988	ORGANIZATION		Westport Historic District Commission		ADDRESS		Town Hall Westport, Conn. 06880	
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ADDRESS													
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	<p>20. SUBSEQUENT FIELD EVALUATIONS</p>												
	<p>21. THREATS TO BUILDING OR SITE</p> <p> <input type="checkbox"/> None known                    <input type="checkbox"/> Highways                    <input type="checkbox"/> Vandalism                    <input type="checkbox"/> Developers                    <input type="checkbox"/> Other _____             </p> <p> <input type="checkbox"/> Renewal                    <input type="checkbox"/> Private                    <input checked="" type="checkbox"/> Deterioration                    <input type="checkbox"/> Zoning                    <input type="checkbox"/> Explanatlon _____             </p>												
	<p>HIST-6 REV. 6/83 (Back)</p>												

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: \_\_\_\_\_

PAL, Pawtucket, RI 02860  
June 2000

**Address:** Coleytown Road & Aspetuck  
River

**Name:** Coleytown Road/Aspetuck  
River Bridge

**NR District:**

**Local District:**

**Neg No.:** 1:28

**HRS ID No.:** 0115



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: \_\_\_\_\_

PAL, Pawtucket, RI 02860  
June 2000

**Address:** Greens Farms Road

**Name:** Greens Farms Road Bridge

**NR District:**

**Local District:**

**Neg No.:** 30:35, 36

**HRS ID No.:** 0324



**Inspection Type: Screening**



**BRIDGE NO. 158013**

83500 – WESTPORT  
Jesup Road  
Over  
Dead Man South Brook

Screening Inspection  
6/30/16  
Inspected by: GPI



## Connecticut Department of Transportation

Project No.: 0170-3330

### Inventory and Screening Form

for

### Municipal Bridges Spanning 6 to 20 ft

Town: Westport Bridge No.: 158013 Date of Inspection: 6/30/16

### Screening Data (Limited Inspection)

Previous Inspection Information	YES	NO
Was structure inspected under the previous CDOT project (#170-936)?	<input checked="" type="radio"/>	<input type="radio"/>
Is structure new or significantly modified since last CDOT inspection?	<input type="radio"/>	<input checked="" type="radio"/>
Has the structure been inspected by others since the last CDOT inspection?	<input type="radio"/>	<input checked="" type="radio"/>
Date of last inspection by others: _____		

Inspection Access	N/A	YES	NO
Is there ready access to both sides of bridge (up & downstream)?		<input checked="" type="radio"/>	<input type="radio"/>
Can stream be walked with waders?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Items for full inspection: <input type="checkbox"/> Boat or raft <input type="checkbox"/> Divers <input checked="" type="checkbox"/> Ladder <input checked="" type="checkbox"/> Tidal <input type="checkbox"/> Low FB <input type="checkbox"/> Confined Space			
Other: <u>Must inspect at low tide. 8' ladder needed to access the beam ends.</u>			

Topside (Bridge and Culvert)	Sat/Better	Fair/Worse
Condition of Topside (overlay, top of deck).	<input type="radio"/>	<input checked="" type="radio"/>
Safety concerns of urgent nature on topside? (include parapets, railing, etc)	NO <input checked="" type="radio"/>	YES <input type="radio"/>

Underside (Bridge)	N/A	Sat/Better	Fair/Worse
Condition of underside of deck	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Condition of superstructure.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Condition of abutments	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Condition of wingwalls	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Safety concerns of urgent nature on underside?	<input type="radio"/>	NO <input checked="" type="radio"/>	YES <input type="radio"/>

Underside (Culvert)	N/A	Sat/Better	Fair/Worse
Condition of roof	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of sidewalls.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of invert	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of wingwalls	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety concerns of urgent nature on underside?	<input checked="" type="radio"/>	NO <input type="radio"/>	YES <input type="radio"/>

Channel	N/A	Sat/Better	Fair/Worse
Condition of scour	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Condition of channel	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Alignment of channel	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Adequacy of channel to carry high flow	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

## Connecticut Department of Transportation

Project No.: 0170-3330  
Inventory and Screening Form  
for

Municipal Bridges Spanning 6 to 20 ft

Town: Westport Bridge No.: 158013 Date of Inspection: 6/30/16

### Screening Data (Continued)

General Assessment	N/A	Sat/Better	Fair/Worse
58. Deck	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
59. Superstructure	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
60. Substructure	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
61. Channel	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
62. Culvert	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
67. Structural Evaluation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
71. Waterway Adequacy	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

### Safety Items

Was Town notified of any urgent safety concerns by e-mail (with Photos)? YES

Date Town was notified: 06/30/2016

**Topside:** Settlement of approaches along both ends of structure with widespread cracking throughout. Severe erosion on west side of Imperial Avenue (20'Lx10'H) where the dry stacked stone channel wall has failed causing two posts of the steel guard rail to be leaning backwards up to 6".

**Underside:** Steel stringers are corroded throughout with the most severe corrosion occurring at the end of the stringers with typically 100% section loss in the web and bottom flange. Both dry stacked stone abutments and wingwalls exhibit deep voiding, up to 4' laterally, with scattered loose small boulders throughout, however, the overall integrity appears to be stable.

**Channel:** 20'L x 10' H section of failed dry stacked stone channel wall along the northeast bank beginning approximately 20' north of the structure.  
3'L of failed dry stacked stone channel wall along northwest bank located approximately 30' north of the structure.

**General:** 12'-0" clear span steel multi-beam with 5 degree skew.  
Dry stacked abutments and wingwalls with stone masonry parapets.

**Inspection Type: Screening**



**BRIDGE NO. 158005**

83500 – WESTPORT

Cross Highway

Over

Dead Man South Brook

Screening Inspection

7/6/16

Inspected by: GPI



## Connecticut Department of Transportation

### Project No.: 0170-3330 Inventory and Screening Form for Municipal Bridges Spanning 6 to 20 ft

Town: Westport

Bridge No.: 158005

Date of Inspection: 7/6/16

### Screening Data (Limited Inspection)

Previous Inspection Information	YES	NO
Was structure inspected under the previous CDOT project (#170-936)?	<input checked="" type="radio"/>	<input type="radio"/>
Is structure new or significantly modified since last CDOT inspection?	<input type="radio"/>	<input checked="" type="radio"/>
Has the structure been inspected by others since the last CDOT inspection?	<input type="radio"/>	<input checked="" type="radio"/>
Date of last inspection by others: _____		

Inspection Access	N/A	YES	NO
Is there ready access to both sides of bridge (up & downstream)?		<input checked="" type="radio"/>	<input type="radio"/>
Can stream be walked with waders?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Items for full inspection: <input type="checkbox"/> Boat or raft <input type="checkbox"/> Divers <input type="checkbox"/> Ladder <input type="checkbox"/> Tidal <input type="checkbox"/> Low FB <input type="checkbox"/> Confined Space			
Other: _____			

Topside (Bridge and Culvert)	Sat/Better	Fair/Worse
Condition of Topside (overlay, top of deck).	<input checked="" type="radio"/>	<input type="radio"/>
Safety concerns of urgent nature on topside? (Include parapets, railing, etc)	NO <input checked="" type="radio"/>	YES <input type="radio"/>

Underside (Bridge)	N/A	Sat/Better	Fair/Worse
Condition of underside of deck	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Condition of superstructure.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Condition of abutments	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Condition of wingwalls	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Safety concerns of urgent nature on underside?	<input type="radio"/>	NO <input checked="" type="radio"/>	YES <input type="radio"/>

Underside (Culvert)	N/A	Sat/Better	Fair/Worse
Condition of roof	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of sidewalls.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of Invert	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of wingwalls	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety concerns of urgent nature on underside?	<input checked="" type="radio"/>	NO <input type="radio"/>	YES <input type="radio"/>

Channel	N/A	Sat/Better	Fair/Worse
Condition of scour	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Condition of channel	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Alignment of channel	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Adequacy of channel to carry high flow	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

## Connecticut Department of Transportation

Project No.: 0170-3330  
Inventory and Screening Form  
for

Municipal Bridges Spanning 6 to 20 ft

Town: Westport Bridge No.: 158005 Date of Inspection: 7/6/16

### Screening Data (Continued)

General Assessment	N/A	Sat/Better	Fair/Worse
58. Deck	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
59. Superstructure	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
60. Substructure	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
61. Channel	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
62. Culvert	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
67. Structural Evaluation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
71. Waterway Adequacy	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

### Safety Items

Was Town notified of any urgent safety concerns by e-mail (with Photos)? **NO**

Date Town was notified:

**Topside:** No approach guard rail.  
Roadway is in good condition; no sidewalks present.  
Jointwork on outside faces of both stone masonry parapets is cracking throughout and is crumbling at top of the slab.  
Concrete cap of both parapets are fractured throughout.

**Underside:** Scattered honeycombing throughout underside.  
Up to 1.5' deep voiding along base of both stone masonry abutments.  
A 6' area of the west abutment at the north end is beginning to fall with loose or displaced stones; one large stone has displaced 2" vertically.

**Channel:** Northeast and northwest dry stacked channel walls are beginning to fail; stones are lying in the channel.  
Southeast stone masonry channel wall has deep voiding throughout base with deteriorating jointwork and missing stones beneath outlet pipe.  
Dry stacked southwest channel wall is beginning to fail with loose and displaced stones throughout.

**General:** 8'-9" clear span on 23 degree skew.  
Stone masonry parapets, headwalls, and wingwalls (not visible).  
Channel empties into pool area at downstream.

**Inspection Type: Screening**



**BRIDGE NO. 158008**

83500 – WESTPORT  
Greens Farms Road  
Over  
Muddy Brook

Screening Inspection  
6/29/16  
Inspected by: GPI



## Connecticut Department of Transportation

Project No.: 0170-3330  
Inventory and Screening Form  
for

Municipal Bridges Spanning 6 to 20 ft

Town: Westport Bridge No.: 158008 Date of Inspection: 6/29/16

### Screening Data (Limited Inspection)

Previous Inspection Information	YES	NO
Was structure inspected under the previous CDOT project (#170-936)?	<input checked="" type="radio"/>	<input type="radio"/>
Is structure new or significantly modified since last CDOT inspection?	<input type="radio"/>	<input checked="" type="radio"/>
Has the structure been inspected by others since the last CDOT inspection?	<input type="radio"/>	<input checked="" type="radio"/>
Date of last inspection by others: _____		

Inspection Access	N/A	YES	NO
Is there ready access to both sides of bridge (up & downstream)?		<input checked="" type="radio"/>	<input type="radio"/>
Can stream be walked with waders?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Items for full inspection: <input type="checkbox"/> Boat or raft <input type="checkbox"/> Divers <input type="checkbox"/> Ladder <input type="checkbox"/> Tidal <input checked="" type="checkbox"/> Low FB <input type="checkbox"/> Confined Space			
Other: <u>Chest waders required.</u>			

Topside (Bridge and Culvert)	Sat/Better	Fair/Worse
Condition of Topside (overlay, top of deck).	<input type="radio"/>	<input checked="" type="radio"/>
Safety concerns of urgent nature on topside? (include parapets, railing, etc)	NO <input checked="" type="radio"/>	YES <input type="radio"/>

Underside (Bridge)	N/A	Sat/Better	Fair/Worse
Condition of underside of deck	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Condition of superstructure.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Condition of abutments	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Condition of wingwalls	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Safety concerns of urgent nature on underside?	<input type="radio"/>	NO <input checked="" type="radio"/>	YES <input type="radio"/>

Underside (Culvert)	N/A	Sat/Better	Fair/Worse
Condition of roof	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of sidewalls.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of invert	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of wingwalls	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety concerns of urgent nature on underside?	<input checked="" type="radio"/>	NO <input type="radio"/>	YES <input type="radio"/>

Channel	N/A	Sat/Better	Fair/Worse
Condition of scour	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Condition of channel	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Alignment of channel	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Adequacy of channel to carry high flow	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

## Connecticut Department of Transportation

Project No.: 0170-3330  
Inventory and Screening Form  
for

Municipal Bridges Spanning 6 to 20 ft

Town: Westport Bridge No.: 158008 Date of Inspection: 6/29/16

### Screening Data (Continued)

General Assessment	N/A	Sat/Better	Fair/Worse
58. Deck	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
59. Superstructure	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
60. Substructure	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
61. Channel	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
62. Culvert	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
67. Structural Evaluation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
71. Waterway Adequacy	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

### Safety Items

Was Town notified of any urgent safety concerns by e-mail (with Photos)? NO

Date Town was notified:

**Topside:** Widespread cracking, some sealed, throughout roadway.  
Severe erosion with failed end of asphalt swale at southwest corner adjacent to stone masonry parapet.  
No sidewalks present.

**Underside:** Scattered spalling and delamination with ECR throughout.  
Voiding throughout base of all four stone masonry wingwalls.  
North and south concrete footings are exposed up to 3' to midpoint of both abutments.  
Voiding and deteriorated jointwork scattered throughout south stone masonry abutment.  
Moderate voiding throughout north stone masonry abutment.

**Channel:** Upstream channel intersects structure at approximately 30 degree skew after a slight bend.  
Contraction scour, 10' dia. x up to 3' deep beneath upstream fascia.  
Small fallen tree with snagged debris across downstream channel.

**General:** 12'-8" RC slab on 10 degree skew.  
Stone masonry parapet, wingwalls, and abutments.  
Approximately 2' L. of failed south stone masonry abutment at downstream.

Inspection Type: Screening



**BRIDGE NO. 158006**

83500 – WESTPORT  
Evergreen Avenue  
Over  
Dead Man South Brook

Screening Inspection

6/30/16

Inspected by: GPI



## Connecticut Department of Transportation

Project No.: 0170-3330  
Inventory and Screening Form  
for

Municipal Bridges Spanning 6 to 20 ft

Town: Westport Bridge No.: 158006 Date of Inspection: 6/30/16

### Screening Data (Limited Inspection)

Previous Inspection Information	YES	NO
Was structure inspected under the previous CDOT project (#170-936)?	<input checked="" type="radio"/>	<input type="radio"/>
Is structure new or significantly modified since last CDOT inspection?	<input type="radio"/>	<input checked="" type="radio"/>
Has the structure been inspected by others since the last CDOT inspection?	<input type="radio"/>	<input checked="" type="radio"/>
Date of last inspection by others: _____		

Inspection Access	N/A	YES	NO
Is there ready access to both sides of bridge (up & downstream)?		<input checked="" type="radio"/>	<input type="radio"/>
Can stream be walked with waders?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Items for full inspection: <input type="checkbox"/> Boat or raft <input type="checkbox"/> Divers <input type="checkbox"/> Ladder <input type="checkbox"/> Tidal <input type="checkbox"/> Low FB <input type="checkbox"/> Confined Space			
Other: _____			

Topside (Bridge and Culvert)	Sat/Better	Fair/Worse
Condition of Topside (overlay, top of deck).	<input checked="" type="radio"/>	<input type="radio"/>
Safety concerns of urgent nature on topside? (Include parapets, railing, etc)	NO <input checked="" type="radio"/>	YES <input type="radio"/>

Underside (Bridge)	N/A	Sat/Better	Fair/Worse
Condition of underside of deck	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Condition of superstructure.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Condition of abutments	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Condition of wingwalls	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Safety concerns of urgent nature on underside?	<input type="radio"/>	NO <input checked="" type="radio"/>	YES <input type="radio"/>

Underside (Culvert)	N/A	Sat/Better	Fair/Worse
Condition of roof	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of sidewalls.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of invert	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of wingwalls	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety concerns of urgent nature on underside?	<input checked="" type="radio"/>	NO <input type="radio"/>	YES <input type="radio"/>

Channel	N/A	Sat/Better	Fair/Worse
Condition of scour	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Condition of channel	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Alignment of channel	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Adequacy of channel to carry high flow	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

## Connecticut Department of Transportation

Project No.: 0170-3330  
Inventory and Screening Form  
for

Municipal Bridges Spanning 6 to 20 ft

Town: Westport Bridge No.: 158006 Date of Inspection: 6/30/16

### Screening Data (Continued)

General Assessment	N/A	Sat/Better	Fair/Worse
58. Deck	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
59. Superstructure	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
60. Substructure	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
61. Channel	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
62. Culvert	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
67. Structural Evaluation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
71. Waterway Adequacy	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

### Safety Items

Was Town notified of any urgent safety concerns by e-mail (with Photos)? NO

Date Town was notified:

<b>Topside:</b>	Roadway is in good condition. No approach guard rails. No sidewalks present.
<b>Underside:</b>	2'W x 3'L x 3"D spalling with ECR at south fascia. Stone masonry headwall and wingwalls are in good condition. Deep voiding throughout base of both stone masonry abutments.
<b>Channel:</b>	15'L of missing bottom course of stones in west dry stacked channel wall at downstream. Missing stones in base of east dry stacked channel wall at downstream directly adjacent to south fascia for 5'. Channel is flowing behind/under south end of west stone masonry abutment and discharging adjacent to downstream weir.
<b>General:</b>	13'-8" (clear span) RC slab, no skew. Stone masonry headwall, wingwalls, and abutments.

## **9 Stone Bridges**

Posted on [January 8, 2018](#) | [23 comments](#)

***Alert — and history-minded — “06880” reader Wendy Crowther writes:***

It’s hard for us to imagine today the difficult problem that rivers, streams and brooks posed for Westport’s early settlers and travelers.

At first, traversing even small tributaries required getting wet. Later, rudimentary crossings were built so that carriages and wagons could manage the steep approaches, rocky bottoms, and wetland mud without tipping over, snapping axles, or becoming mired.

These overpasses became more problematic in the early 20<sup>th</sup> century, when the automobile came into fashion. Smoother transitions across Westport’s many brooks — most notably Willow, Muddy and Deadman’s — were needed.

Which brings us to Westport’s early stone bridges.

Around 1920, a series of 19 Craftsman-style stone bridges were built throughout town. Nearly a century later, 9 remain.

That’s a remarkable number considering they’ve seen nearly 100 years of use. They’ve survived hurricanes and “100-year storms,” and endured the collisions of decades of distracted drivers.



One of Westport’s 9 stone bridges, this carries Greens Farms Road traffic over Muddy Brook (Photo/Wendy Crowther)

Today we pass over these bridges daily. Yet few of us notice their rustic presence. Their stone walls (“parapets,” in bridge lingo) were designed to convey the sense of a park-like setting — an aesthetic popular at the time.

Most blend seamlessly into the roadside landscape, often appearing to be mere continuations of Westport’s many fieldstone walls. They are simple, folkloric, and historically important.

And they are at risk.



The Cross Highway bridge. (Photo/Wendy Crowther)

One of them in particular — on Kings Highway North — has a target on its back. The town has hired a firm to design its replacement.

This concerns me and my fellow Westport Preservation Alliance colleagues Morley Boyd and Helen Garten. We are pushing back against the replacement plan favored by the town's Public Works Department.

We've also made a pitch to the town to collectively nominate all 9 bridges for listing on the National Register.

While we would love to see all 9 bridges thematically nominated, we're especially worried about the Kings Highway North Bridge over Willow Brook.

It matches the style of the other 8 bridges. More importantly, we believe it may have been built atop even older stone abutments. It's possible that its enormous foundation stones may date back to the original King's Highway, built in 1673 to carry mail from New York to Boston. Losing this bridge to a modern replacement would be tragic, especially if portions date back to pre-Revolutionary times.



Large stones in the abutments beneath the Kings Highway North Bridge may be remnants of a much earlier bridge.  
(Photo/Wendy Crowther)

We're also concerned that the other 8 bridges will confront a similar replacement plan "down the road." That's why we've suggested the town pursue a National Register designation. This will help protect the bridges — and may also make them eligible for rehabilitation grants.

To become eligible for a National Register listing, the history of these structures would be fully researched. State Historic Preservation Grants are available to conduct this work.

We feel that these very special bridges possess the integrity of location, design, setting, materials and workmanship to qualify for this distinguished honor.

On a more visceral level, the preservation of these bridges will allow us to appreciate the human craftsmanship that went into building them. By picturing the crew of local men who lifted each stone by hand and mortared them in place, we'll not just notice these bridges — we will feel them.



Evergreen Avenue (Photo/Wendy Crowther)

The locations of 4 of the 9 bridges have been identified above. Do "06880" readers know where the other 5 are? See if you can find them as you drive around town (or, for the expats, as you travel down Memory Lane).

Tomorrow (Tuesday, January 9, 7 p.m., Town Hall Room 309), our request that the Town pursue a National Register listing for these nine early 20<sup>th</sup> Century bridges will be heard by Westport's Historic District Commission at its public hearing. We hope they are willing to cross that bridge when they come to it.

**APPENDIX L**

**RABER ASSOCIATES**

CONSULTANTS IN THE HISTORICAL AND SOCIAL SCIENCES



**PROPOSED HISTORICAL DOCUMENTATION  
OF SIX LOCAL BRIDGES  
WESTPORT, CONNECTICUT**

prepared for:

Department of Public Works  
Town of Westport  
110 Myrtle Avenue  
Westport, CT 06880

March 29, 2024

81 Dayton Road, P.O. Box 46  
South Glastonbury, CT 06073  
(860) 633-9026 (voice/fax)/msraber@aol.com (e-mail)

## I. INTRODUCTION

The Town of Westport (Town) is planning for possible renovation or reconstruction of six local stone-concrete bridges built in the early 20th century. Proposed possible state funding sources include the Local Transportation Capital Improvement Plan, (LOTICIP), the Local Capital Improvement Grant Program, (LoCIP), State Local Bridge Program Grants, and Town Road Aid. Funding sources, and the possible need for state or federal permits, would make the projects subject to review by the State Historic Preservation Office (SHPO) for compliance with state and federal regulations protecting cultural resources listed on, or eligible for listing on, the National or State registers of historic places. As noted below, two of the bridges are listed in a National Register Historic District, one is listed in a Local Historic District, and all appear to be remaining components of a group of about 19 built with very similar basic designs as part of an under-documented town program to rebuild older crossings for increasing auto traffic. The three local bridges not previously evaluated appear likely to be determined eligible for the National or State registers of historic places. To avoid any adverse effects on such resources in publicly-funded project, SHPO typically requests a Recordation Package with Digital Photography, including a written site history, formatted as a state-level documentation conforming to current SHPO standards. While there have been no requests from the Town to date for any state-funded projects at the six bridges, the Town proposes to expedite the projects by conducting documentations prior to making project-related funding requests. Raber Associates proposes to prepare a single, multi-structure documentation of all the bridges, formatted as a state-level documentation conforming to current SHPO standards. This proposal is based on the following:

E-mail consultation with SHPO archaeologist/Deputy State Historic Officer Catherine Labadia clarifying recordation requirements;  
 Westport Historic District Commission, Study Report for Proposed Evergreen Avenue Historic District, 2008;  
 Stephanie Dyer-Carroll, Westport Center Historic District National Register of Historic Places Registration Form, 2014;  
 Virginia H Adams, Jenny Fields Scofield, Quinn R. Stuart, and Blake McDonald, Westport Center Planning District Historic Resources Inventory Update and Planning Recommendations, 2012. Public Archaeology Laboratory, Inc.;  
 Bruce Clouette, Memorandum Report: Historic Preservation Issues, Kings Highway North Bridge over Willow Brook (Bridge 158-021), Westport, Connecticut, 2017. Archaeological and Historical Services, Inc.;  
 Bruce Clouette, Memorandum Report: Historic Preservation Issues, Myrtle Avenue Bridge over Deadman's Brook (Bridge 158-017), Westport, Connecticut, 2018. Archaeological and Historical Services, Inc.;  
 1991-2022 bridge inspection reports provided by Westport Director of Public Works;  
 E-mail correspondence with Sara Krasne, Research Manager, Westport Museum for History and Culture;  
 Telephone and e-mail discussions with Westport Director of Public Works Peter Ratkewich.

## II. DOCUMENTATION PROPERTIES AND ISSUES

The six bridges include:

Cross Highway over Dean Man South Brook, Bridge No. 158-005  
 Evergreen Avenue over Dean Man South Brook, Bridge No. 158-006  
 Green Farm Road over Muddy Brook, Bridge No. 158-008  
 Long Lots Road over Muddy Brook, Bridge No. 158-015  
 Myrtle Avenue over Deadman South Brook, Bridge No. 158-017  
 Jesup Road over Dead Man South Brook, Bridge No. 158-013.

All six have 10-to-14-foot-long single concrete spans with varied reinforcement, 29-to-41-foot total widths, rubble masonry abutments and wing or channel walls, and concrete sidewalks. Except at Jesup Road, all have mortared rubble masonry parapets with two stepped sections and concrete coping; Jesup Road Bridge has rubble masonry abutments abutments rising about 1 foot above road level, a low concrete curb, and metal railings attached to deck and abutment tops. All except Jesup Road appear to have been built c1910-15, as part of a trend among small Connecticut shoreline towns to upgrade earlier crossings for automobile traffic with rustic, Craftsman- or Arts-and- Crafts style stonework. The five bridges from this period were among approximately 19 built in Westport by engineer Merrick H. Cooley, who also served as the Town of Westport's Collector of Revenue, and along with the state Saugatuck Avenue Bridge are the only remaining Westport structures with these characteristics. Some bridge abutments may have originated as parts of earlier timber crossings at the same locations. The Jesup Road Bridge, built c1950, appears to retain the rusticated abutments of the original group, but has a rather flimsy set of metal railings instead of stone parapets.

RABER ASSOCIATES – PROPOSED HISTORIC DOCUMENTATION OF SIX LOCAL BRIDGES, WESTPORT, CT- PAGE 2

The Jesup Road and Myrtle Avenue crossings are included as contributing components of the Westport Center National Register District, with no detail on bridge characteristics or significance. The Evergreen Avenue Bridge is part of the Evergreen Avenue Local Historic District, the report for which says the design of the c1910-15 crossings is unique to Westport. All six of the local bridges may have at least local significance, although additional information on similar structures elsewhere in southern Connecticut or other states would be needed to discern how unusual these bridges are as a group. Jesup Road is of interest in this context in that it reflects a desire to retain some elements of the earlier town-wide program. The group as a whole is likely to be eligible for at least the State Register of Historic Places. It should be noted that the Town has no original or other detailed plans of these bridges, and local historic preservation group or museum sources do not appear to include much information on these bridges or their immediate predecessors at the same locations.

### III. PROPOSED SERVICES

Proposed services will include:

- review of indexed Town Meeting minutes c1910-1920 to identify any dates or design/construction issues associated with the six bridges
- based on Town Meeting information on bridge construction dates, review of available pertinent newspaper accounts and other pertinent data in local sources;
- field documentation including measured sketch plans as appropriate, and digital color photography including the principal façades, roadways, abutments, and river walls;
- review of available studies or personal communications on the relative uniqueness of the bridge designs in state or national contexts;
- preparation of a recordation package formatted as a state-level documentation, including narrative text on the context and significance of the bridges, the role and career of the bridge engineer and contractor detailed descriptions of each bridge with sketch plans as appropriate, pdf copies of high-quality digital images, and photograph indices and keys.

Raber Associates will provide a draft electronic copy in pdf format of the documentation to for review by the Town and SHPO, and an electronic copy of the final documentation in pdf format to the Town, which can then reproduce hard copies requested by SHPO. SHPO has noted it does not require CD-ROM copies of state-level documentations.

### IV. PROPOSED SCHEDULE

Absent weather or other conditions beyond Raber Associates' control, we will complete a draft package for Town and SHPO review within 60 days of receipt of a contract, and the final package within 10 days of draft documentation review.

### V. OTHER TECHNICAL CONSIDERATIONS

The Town will be responsible for providing Raber Associates with access to the project areas, and with available pertinent plans, drawings, or related materials.

Raber Associates will maintain regular telephone contact with the Town's designated representative(s) regarding research results and conclusions.

Raber Associates will maintain general liability insurance, for up to two million dollars per occurrence of personal or property damage, through the life of the proposed investigation.

Raber Associates will not be responsible for any work except as outlined above. We will make any reasonable changes in the report as requested by the Town or SHPO.

**VI. QUALIFICATIONS AND PERSONNEL**

Raber Associates is a group of historians, anthropologists, and other specialists who collaborate on a wide range of projects in industrial history, preservation planning and documentation of historic resources, and prehistoric and historic archaeology. The firm is owned by Michael S. Raber, Ph.D., who has directed over 400 projects ranging from small archaeological surveys to book-length studies of industrial history and detailed documentations of large factory complexes, frequently with large teams of researchers and photographers. Raber meets the Secretary of the Interior's Professional Qualifications for History. Other associates, many of whom have worked with Raber for some years, are self-employed or hold positions elsewhere, with the entire group available for wide-ranging projects requiring collective expertise. The firm combines flexible project capability and cost-effective management. More detailed information on firm experience is available on request. For the proposed project, Dr. Raber will act as project manager, photographer, and author.

Raber Associates has particular expertise in analysis, documentation, excavation, and interpretation of historic industrial sites and marine resources. Projects include a 400-page industrial history of the Springfield (MA) Armory for the National Park Service, and written and photographic documentation or assessment of factory complexes operated by the Ford Motor Company (Edgewater, NJ assembly plant), Colgate-Palmolive Company (Jersey City, NJ), U.S. Radium Corporation (Orange, NJ), Spicer Manufacturing Corporation (South Plainfield, NJ), Ansonia Copper and Brass, Inc. (Waterbury, CT), Winchester Repeating Arms Company (New Haven, CT). State-level bridge documentations include Main Street Bridge over Rippowam River, Stamford (2001, for WMC), Branford Steam Railroad Bridge over Route 80, North Branford (2002, for Tectonic/Keyes Associates), Whittemore Memorial Bridge over Naugatuck River (2009, for Clough Harbor & Associates), Hales Road Bridge over Metro-North Commuter Railroad, Westport (2010, For Close, Jensen & Miller), June Road Bridge over Mianus River, Stamford (2013, for Alfred Benesch & Company), Cold Spring Road over Rippowam River, Stamford (2013, for Stantec Consulting Services Inc.), Crosby Street Bridge over Padanarum Brook, Danbury (2015, for Dayton Construction Company, Inc.).

**VII. PROJECT COSTS AND PRICING**

All services provided by Raber Associates to the Town of Westport will be on a time-and-materials basis, with rates and direct expenses invoiced against approved budget ceilings. For the services outlined above we estimate costs of \$6414.20:

Raber	52 hours x \$120	\$6240.00
260 miles auto travel x \$.67		<u>\$ 174.20</u>
TOTAL		\$6414.20

The proposed costs will not be exceeded without authorization from Town of Westport, and any request for additional documentation funding will be based on data collection or data volume issues not anticipated above.

Raber Associates will invoice Town of Westport for documentation tasks as follows, as appropriate: upon

- completion of research, field investigations and photography;
- upon submittal of the draft package to SHPO;
- upon submittal of the final packages.

The Town of Westport will pay 100% of each invoice within 30 days of invoice receipt.



**Town of Westport  
Planning and Zoning Commission**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
www.westportct.gov

**TO:** Grayson Braun, Chairwoman, Historic District Commission  
**FROM:** Michelle Perillie, AICP CFM, Planning and Zoning Director  
**CC:** Donna Douglass, CLG Coordinator/HDC Staff Administrator  
Paul Lebowitz, Chairman, Planning & Zoning Commission  
Nick Bamonte, Town Attorney's Office  
Jeff Wieser, RTM Moderator  
Jeff Dunkerton, Town Clerk  
Jen Tooker, First Selectwoman  
**DATE:** November 5, 2024  
**SUBJECT:** **Study Report on a Proposed Local Historic Property - Six Historic Bridges  
(Greens Farms at Center Street, Cross Highway over Deadman Brook, Long  
Lots Road over Muddy Brook, Myrtle Avenue at Violet Lane, Evergreen  
Avenue over Deadman Brook and Jesup Road over Deadman Brook)  
Response to referral seeking comments**

The Planning and Zoning Commission at a Work Session held on November 4, 2024 reviewed the referral seeking comments on the "Study Report for Proposed Local Historic Property Designation of Six Historic Stone Bridges, dated 10/15/24" The report was referred to the Planning and Zoning Commission for comments as required pursuant to Connecticut General Statutes S7-147q(c). The Commission's comments herein are being provided within the 65 days following receipt of the referral which expires on December 19, 2024.

The Planning and Zoning Commission recommended designation of the property as a Local Historic Property.

Let me know if you have any questions.

Thank you.

Michelle Perillie, AICP CFM  
Planning and Zoning Director  
[mperillie@westportct.gov](mailto:mperillie@westportct.gov)



Department of Economic and Community Development

December 30, 2024

Grayson Braun  
 Chairwoman, Historic District Commission  
 Town Hall, 110 Myrtle Avenue  
 Westport, CT 06880

Dear Ms. Braun:

At its December 4, 2024 meeting, pursuant to CGS §7-147 q (c), the Historic Preservation Council (HPC) voted to recommend approval of the proposed ordinances and boundaries as presented in the study report submitted to this office for the following properties in Westport:

1. Cross Highway Bridge over Deadman Brook
2. Evergreen Avenue Bridge over Deadman Brook
3. Greens Farms Road Bridge over Muddy Brook
4. Jesup Road Bridge over Deadman South Brook
5. Long Lots Road Bridge over Muddy Brook
6. Myrtle Avenue Bridge over Deadman South Brook

In addition, the Council had the following comments:

- To make documentation as thorough as possible and assist with future reviews for appropriateness, consider adding a little more about the Arts and Crafts style attributed to some of the bridges to put them in a larger context to emphasize their significance
- The council is pleased to see the town dedicate this much effort to documenting and protecting these resources and asks that the town consider pursuing a National Register Multiple Property Documentation Form for this group of resources. Other bridges in the town could be added as they are identified.
- If there are any original engineering and design documents for the bridges, they should be made part of the documentation in order to aid in future decision-making surrounding restoration or changes to these properties.

The Town of Westport is to be commended for its past and ongoing efforts to protect its significant architectural and historical resources. Please keep me informed of the progress of this designation. In the meantime, if you have any questions regarding this notification, please feel free to contact me at (860) 500-2356.

Sincerely,

Mary B. Dunne  
 Municipal Preservation Services and Grants Manager

cc: Jennifer Tooker, First Selectwoman  
 Donna Douglas, Historic District Commission Administrator

450 Columbus Boulevard, Suite 5  
 Hartford, CT 06103  
 Phone: 860-500-2300

CTMakeItHere.com



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

RECEIVED

JUN 09 2025

WESTPORT BUILDING  
DEPARTMENT

1. 3 Bowling Ln | 1965  
ADDRESS OF WORK (Please Print) | DATE BUILT ( From Assessor's Card)

2. Joseph Gazerro | 203-858-3561  
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 3 Bowling Ln, Westport, CT 06880 | compojay@gmail.com  
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. SIR-3 Bowling, LLC, 943 Post Rd E, Westport, CT 06880  
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)  
Attach copy of letter of authorization from owner.

5. Demo of 1,236 SF House  
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. SIR/Future Owner | 203-227-6616 | \_\_\_\_\_  
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 \_\_\_\_\_

Application for Demolition Permit (continued)

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION Carl Jenkins (203)696-4726 [carl.jenkins@alticetechservicesusa.com](mailto:carl.jenkins@alticetechservicesusa.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 (800) 989-0900
- 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: 6/9/25

SIGNATURE OF DEMOLITION CONTRACTOR: \_\_\_\_\_

SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_

Revised 11/14/2019

**PERMIT AUTHORIZATION FOR DEMOLITION PERMIT**

To Whom It May Concern:

I hereby declare that I am the owner of the premises described as follows:

**3 Bowling Lane, Westport, CT 06880**

That **Robert and Julie Haroun of SIR Development, LLC** are duly authorized for and on my behalf to execute an application for demolition permit, post a demolition sign and publish any notices necessary to obtain the demolition permit.

Date: 5/13/2025

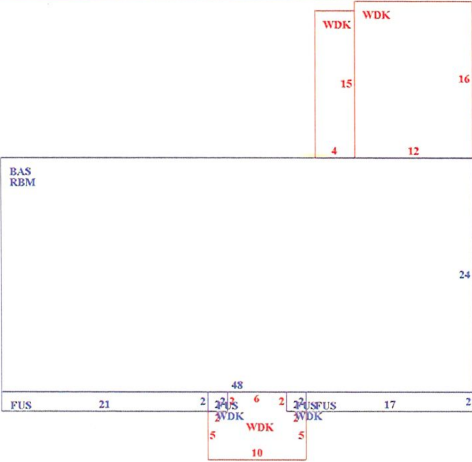
Owner: Joseph Gazarro

Owner's Signature: Jay Gonzales

Owner's Telephone #: 203.858.3561

Owner's e-mail address: compjay@gmail.com

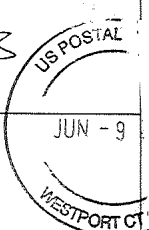
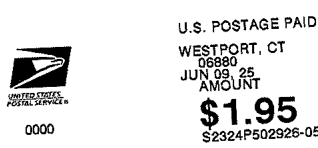
Property Location 3 BOWLING LN		Map ID G09/ / 082/000 /		Bldg Name		State Use 101				
Vision ID 2944		Account # 6995		Bldg # 1		Print Date 5/1/2025 9:22:14 PM				
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style:	08	Raised Ranch	Fireplaces	1						
Model	01	Residential	Ceiling Height	8.00						
Grade:	08	C	Elevator							
Stories:	1	1 Story								
Occupancy	1									
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>							
Exterior Wall 2			Parcel Id	C	Owne					
Roof Structure:	03	Gable		B	S					
Roof Cover	03	Asphalt Shingl	Adjust Type	Code	Description	Factor%				
Interior Wall 1	05	Drywall	Condo Flr							
Interior Wall 2			Condo Unit							
Interior Flr 1	12	Hardwood	<b>COST / MARKET VALUATION</b>							
Interior Flr 2			Building Value New		201,071					
Heat Fuel	02	Oil	Year Built		1965					
Heat Type:	05	Hot Water	Effective Year Built							
AC Type:	03	Central	Depreciation Code		A		24			
Total Bedrooms	03	3 Bedrooms	Remodel Rating							
Total Bthrms:	2	2 Full Baths	Year Remodeled							
Total Half Baths	0		Depreciation %		38					
Total Xtra Fixtrs	0		Functional Obsol							
Total Rooms:	7	7 Rooms	External Obsol							
Bath Style:	02	Average	Trend Factor		1					
Kitchen Style:	02	Average	Condition							
Kitchens	1		Condition %							
Whirlpool Tubs			Percent Good		62					
Hot Tubs			Cns Sect Rcnld		124,700					
Sauna (SF Area)			Dep % Ovr							
Fin Basement	592		Dep Ovr Comment							
Fin Bsmt Qual	4		Misc Imp Ovr							
Bsmt. Garages	2		Misc Imp Ovr Comment							
Interior Cond	A		Cost to Cure Ovr							
Fireplaces	1		Cost to Cure Ovr Comment							
Ceiling Height	8.00									
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,152	1,152		79.88	92,022				
FUS	Upper Story, Finished	84	84		79.88	6,710				
RBM	Raised Basement	0	1,152		23.99	27,638				
WDK	Deck, Wood	0	322		7.94	2,556				
Ttl Gross Liv / Lease Area		1,236	2,710			128,926				







**Certificate of Mailing — Firm**

Name and Address of Sender  SIR Development 943 Post Rd E Westport, CT 06880	TOTAL NO. of Pieces Listed by Sender  3	TOTAL NO. of Pieces Received at Post Office™  3	Affix Stamp Here Postmark with Date of Receipt.   
	Postmaster, per (name of receiving employee)  [Handwritten initials: R1]		

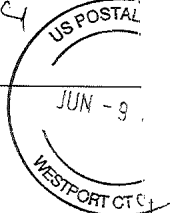
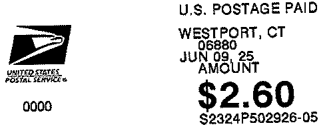
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Mr. and Mrs. Brigham 5 Bowling Ln Westport, CT 06880				
2.	Mr. and Mrs. Patterson 4 Bowling Ln Westport, CT 06880				
3.	Ms. Patricia Wetmore Guarahian 27 Bauer Pl Ext Westport, CT 06880				
4.					
5.					
6.					

PS Form 3665, January 2017 (Page \_\_\_ of \_\_\_) PSN 7530-17-000-5549

See Reverse for Instructions



Certificate of Mailing — Firm

Name and Address of Sender  SIR Development 943 Post Rd E Westport, CT 06880	TOTAL NO. of Pieces Listed by Sender  4	TOTAL NO. of Pieces Received at Post Office™  4	Affix Stamp Here Postmark with Date of Receipt.   
	Postmaster, per (name of receiving employee)  [Signature]		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Mr. and Mrs. Silva 23 Old Rd Westport, CT 06880				
2.	Mr. and Mrs. Velugula 25 Old Rd Westport, CT 06880				
3.	Ms. Mandy Wang 35 Old Rd Westport, CT 06880				
4.	Mr. and Mrs. Dedomenico 1 Bowling Ln Westport, CT 06880				
5.					
6.					

PS Form 3665, January 2017 (Page \_\_\_ of \_\_\_) PSN 7530-17-000-5549

See Reverse for Instructions

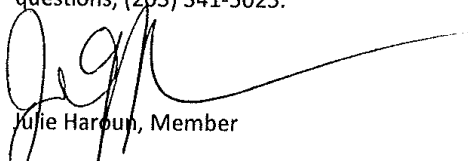
**SIR**   
**DEVELOPMENT**  
943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Mr. and Mrs. Silva  
23 Old Rd  
Westport, CT 06880

Re: 3 Bowling Ln

Dear Mr. and Mrs. Silva,

This letter is to inform you that an application for a permit to demolish the structure known as 3 Bowling Lane has been filed in the Office of the Town Building Official on June 9, 2025. The contract vendee of the property is SIR-3 Bowling, LLC, 943 Post Road East, Westport, CT. The structure is 60 years old and 1,236 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

  
Julie Haroun, Member  
CC: Westport Building Department


**SIR**   
**DEVELOPMENT**  
943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Mr. and Mrs. Velugula  
25 Old Rd  
Westport, CT 06880

Re: 3 Bowling Ln

Dear Mr. and Mrs. Velugula,

This letter is to inform you that an application for a permit to demolish the structure known as 3 Bowling Lane has been filed in the Office of the Town Building Official on June 9, 2025. The contract vendee of the property is SIR-3 Bowling, LLC, 943 Post Road East, Westport, CT. The structure is 60 years old and 1,236 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

  
Julie Haroun, Member

CC: Westport Building Department



943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Ms. Mandy Wang  
35 Old Rd  
Westport, CT 06880

Re: 3 Bowling Ln

Dear Ms. Wang,

This letter is to inform you that an application for a permit to demolish the structure known as 3 Bowling Lane has been filed in the Office of the Town Building Official on June 9, 2025. The contract vendee of the property is SIR-3 Bowling, LLC, 943 Post Road East, Westport, CT. The structure is 60 years old and 1,236 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long, sweeping horizontal line extending to the right.

Julie Haroun, Member

CC: Westport Building Department



943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Mr. and Mrs. Dedomenico  
1 Bowling Ln  
Westport, CT 06880

Re: 3 Bowling Ln

Dear Mr. and Mrs. Dedomenico,

This letter is to inform you that an application for a permit to demolish the structure known as 3 Bowling Lane has been filed in the Office of the Town Building Official on June 9, 2025. The contract vendee of the property is SIR-3 Bowling, LLC, 943 Post Road East, Westport, CT. The structure is 60 years old and 1,236 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long horizontal flourish extending to the right.

Julie Haroun, Member

CC: Westport Building Department



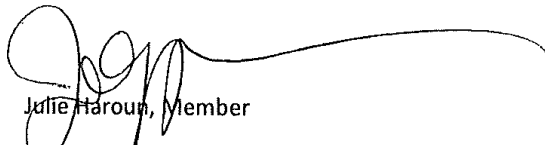
943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Mr. and Mrs. Brigham  
5 Bowling Ln  
Westport, CT 06880

Re: 3 Bowling Ln

Dear Mr. and Mrs. Brigham,

This letter is to inform you that an application for a permit to demolish the structure known as 3 Bowling Lane has been filed in the Office of the Town Building Official on June 9, 2025. The contract vendee of the property is SIR-3 Bowling, LLC, 943 Post Road East, Westport, CT. The structure is 60 years old and 1,236 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.



Julie Haroun, Member  
CC: Westport Building Department



943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Mr. and Mrs. Patterson  
4 Bowling Ln  
Westport, CT 06880

Re: 3 Bowling Ln

Dear Mr. and Mrs. Patterson,

This letter is to inform you that an application for a permit to demolish the structure known as 3 Bowling Lane has been filed in the Office of the Town Building Official on June 9, 2025. The contract vendee of the property is SIR-3 Bowling, LLC, 943 Post Road East, Westport, CT. The structure is 60 years old and 1,236 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long horizontal line extending to the right.

Julie Haroun, Member

CC: Westport Building Department



943 Post Road East  
Westport, CT 06880  
(203) 227-6616  
www.sirdev.com

Ms. Patricia Wetmore Guarahian  
27 Bauer Pl Ext  
Westport, CT 06880

Re: 3 Bowling Ln

Dear Ms. Guarahian,

This letter is to inform you that an application for a permit to demolish the structure known as 3 Bowling Lane has been filed in the Office of the Town Building Official on June 9, 2025. The contract vendee of the property is SIR-3 Bowling, LLC, 943 Post Road East, Westport, CT. The structure is 60 years old and 1,236 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long, sweeping horizontal line extending to the right.

Julie Haroun, Member

CC: Westport Building Department

Hi Patricia -  
Small word! Best,  
Julie



# 50 feet Abutters List Report

Westport, CT  
June 09, 2025

**Subject Property:**

Parcel Number: G09082000  
CAMA Number: G09082000  
Property Address: 3 BOWLING LN

Mailing Address: GAZERRO JOSEPH F  
3 BOWLING LN  
WESTPORT, CT 06880

**Abutters:**

Parcel Number: G09078000  
CAMA Number: G09078000  
Property Address: 23 OLD RD

Mailing Address: SILVA JULIANE & FERNANDO  
23 OLD RD  
WESTPORT, CT 06880

Parcel Number: G09079000  
CAMA Number: G09079000  
Property Address: 25 OLD RD

Mailing Address: VELUGULA KUMAR & LAVANYA  
25 OLD RD  
WESTPORT, CT 06880

Parcel Number: G09080000  
CAMA Number: G09080000  
Property Address: 35 OLD RD

Mailing Address: WANG MANDY X  
35 OLD RD  
WESTPORT, CT 06880

Parcel Number: G09081000  
CAMA Number: G09081000  
Property Address: 1 BOWLING LN

Mailing Address: DEDOMENICO PAUL R & KAREN  
1 BOWLING LN  
WESTPORT, CT 06880

Parcel Number: G09083000  
CAMA Number: G09083000  
Property Address: 5 BOWLING LN

Mailing Address: BRIGHAM RYAN & ASHLEY  
5 BOWLING LN  
WESTPORT, CT 06880

Parcel Number: G09085000  
CAMA Number: G09085000  
Property Address: 4 BOWLING LN

Mailing Address: PATTERSON RICHARD A & DANA M  
4 BOWLING LN  
WESTPORT, CT 06880

Parcel Number: G09093000  
CAMA Number: G09093000  
Property Address: 27 BAUER PL EXT

Mailing Address: GUARAHIAN PATRICIA WETMORE  
27 BAUER PL EXT  
WESTPORT, CT 06880



www.cai-tech.com

6/9/2025

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

Abutters List Report - Westport, CT





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**

<b>Ad Order Number</b> 0002928160	<b>Customer Account</b> 179980
<b>Sales Rep.</b> sreed	<b>Customer Information</b> SIR DEVELOPMENT 943 Post Road East WESTPORT CT 06880 USA
<b>Order Taker</b> sreed	
<b>Ordered By</b> EMAIL	<b>Phone:</b> 2032276616
<b>Order Source</b> Phone	<b>Fax:</b> <b>EMail:</b> stephanie@sirdev.com

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**LEGAL NOTICE OF INTENT TO DEMOLISH**

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 3 Bowling Lane has been filed in the Office of the Town Building Official on June 9, 2025.

Name and address of the contract vendee: SIR-3 Bowling, LLC, 943 Post Road East, Westport, CT  
 Age of the building or structure: 60 years  
 Square footage of the building or structure: 1,236 square feet

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

<b>Ad Cost</b> \$78.75	<b>Payment Amt</b> \$0.00	<b>Amount Due</b> \$78.75
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**Blind Box**      **Materials**

**Order Notes**

<b>Ad Number</b> 0002928160-01	<b>External Ad #</b>	<b>Pick Up Number</b> 0002920424
<b>Ad Type</b> BR Legal Liner	<b>Ad Size</b> 2 X 12 li	<b>PO Number</b>
<b>Color</b> \$0.00	<b>Color Requests</b>	

<b>Product and Zone</b> Westport News	<b># Inserts</b> 1	<b>Placement</b> BR Wetland
--	-----------------------	--------------------------------

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
6/13/2025







RECEIVED

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

RECEIVED

MAY 27 2025

WESTPORT BUILDING  
DEPARTMENT

1. 900 Post Rd East, Westport, CT 06880  
ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card)

2. Connecticut Department of Transportation  
PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print)

TELEPHONE

3. 2800 Berlin Tpke, Newington, CT 06111  
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

EMAIL

4. Remove Salt shed wood structure - 800 square feet  
SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)

5. New England Yankee Const. 403-284-9972  
DEMOLITION CONTRACTOR (Please Print)

TELEPHONE

LICENSE NUMBER

Jplaszac@NEXCLLC.com  
EMAIL

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

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

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

The property owner or legal representative must first obtain a Certificate of Appropriateness from the Historic District Commission prior to submitting the 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 involving 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 203-341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

The Historic District Commission considers the property historically significant and does not waive the balance of delay.

The Historic District Commission does not consider the property historically significant. The Commission waives the

remainder of the waiting period effective \_\_\_\_\_  
(Date)

SIGNATURE OF HDC OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

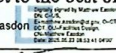
Application for Demolition Permit (continued)

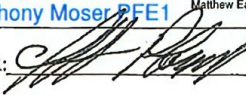
**CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:**  
 No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. **If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.**

- CERTIFICATE OF APPROPRIATENESS (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      Natasha Nelson    203-362-3062    [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION                              Carl Jenkins      203-696-4726    [carl.jenkins@alticeusa.com](mailto:carl.jenkins@alticeusa.com)
- EVERSOURCE ENERGY                      -                              888-544-4826    FAX 877-285-4448
- FUEL TANK (For underground tanks)      From the oil company or remediation contractor
- FUEL TANK (For aboveground tanks)      From the oil company or remediation contractor
- PROPANE TANK                              From the propane company that removed the tank
- GAS COMPANY                              [segdemolitions@avangrid.com](mailto:segdemolitions@avangrid.com) 800-989-0900
- FRONTIER COMMUNICATIONS              Const. & Eng. Dept.    203-383-6727
- CONSERVATION DEPARTMENT              Colin Kelly              203-341-1170    FAX: 203-341-1088
- HEALTH DEPARTMENT  
(If on Private Septic)                      Mark Cooper              203-227-9571
- ENVIRONMENTAL SIGN OFF                  Mark Cooper              203-227-9571
- PUBLIC WORKS DEPARTMENT  
(If on Public Sewer)                      Deborah Barbieri              203-341-1793
- 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: For **Anthony Moser PFE1** Matthew Eason  DATE: **5/8/2025**

SIGNATURE OF DEMOLITION CONTRACTOR:  DATE: **5-7-2025**

SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

Revised 6/1/2023

Property Location WEST PARISH RD Vision ID 10554		Account # 29037		Map ID F09 / 061/000 / Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 912 Print Date 5/2/2025 9:40:04 PM					
<b>CURRENT OWNER</b>			<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT / ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>								
CONNECTICUT STATE OF DEPT OF TRANSPORTATION 2800 BERLIN TURNPIKE 2800 BERLIN TURNPIKE NEWINGTON CT 06111					1 Public		Description EX VC C L	Code 52	Appraised 16,571,410	Assessed 11,600,000	6158 WESTPORT, CT				
			<b>SUPPLEMENTAL DATA</b>												
			Alt Prcl ID 531841 Historic ID Census 506 WestportC Survey Ma Survey Ma GIS ID F09061000	Lift Hse Asking \$		Assoc Pid#		Total		16,571,410	11,600,000				
<b>RECORD OF OWNERSHIP</b>			<b>VOL/PAGE</b>	<b>SALE DATE</b>	<b>Q/U</b>	<b>V/I</b>	<b>SALE PRICE</b>	<b>VC</b>	<b>PREVIOUS ASSESSMENTS (HISTORY)</b>						
CONNECTICUT STATE OF			1747 0159	12-29-2000	U	V	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
									2024	52	11,600,000	2023	11,600,000	2022	11,600,000
											11,600,000	Total	11,600,000	Total	11,600,000
<b>EXEMPTIONS</b>			<b>OTHER ASSESSMENTS</b>			<b>APPRAISED VALUE SUMMARY</b>									
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)				0		
									Appraised Xf (B) Value (Bldg)				0		
									Appraised Ob (B) Value (Bldg)				0		
									Appraised Land Value (Bldg)				16,571,410		
									Special Land Value				0		
									Total Appraised Parcel Value				16,571,410		
									Valuation Method				C		
													16,571,410		
									Total Appraised Parcel Value						
<b>ASSESSING NEIGHBORHOOD</b>															
Nbhd	Nbhd Name	B	Tracing	Batch											
0001	0001														
<b>NOTES</b>															
M/9245															
<b>BUILDING PERMIT RECORD</b>								<b>VISIT / CHANGE HISTORY</b>							
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
								02-13-2015	FSR			99	Vacant Lot Inspection		
								05-25-2010	J			99	Vacant Lot Inspection		
								05-10-2005	JG			99	Vacant Lot Inspection		
Permit Id	Comments														
<b>LAND LINE VALUATION SECTION</b>															
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	912	State Land Com	GBD		10.730 AC	1,080,000.	1.00000	C	1.00	I	1.300		VAC	1.1000	16,571,410
Total Card Land Units					10.730 AC	Parcel Total Land Area					10.730	Total Land Value		16,571,410	

Property Location WEST PARISH RD		Map ID F09/ / 061/000 /		Bldg Name		State Use 912	
Vision ID 10554		Account # 29037		Bldg # 1		Print Date 5/2/2025 9:40:05 PM	
				Sec # 1 of 1		Card # 1 of 1	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	94	Vacant	Fireplaces							
Model:	00		Ceiling Height							
Grade:			Elevator							
Stories:			<b>CONDO DATA</b>							
Occupancy			Parcel Id	C	Owne					
Exterior Wall 1				B	S					
Exterior Wall 2			Adjust Type	Code	Description	Factor%				
Roof Structure:			Condo Flr							
Roof Cover			Condo Unit							
Interior Wall 1			<b>COST / MARKET VALUATION</b>							
Interior Wall 2			Building Value New							
Interior Flr 1			Year Built							
Interior Flr 2			Effective Year Built							
Heat Fuel			Depreciation Code							
Heat Type:			Remodel Rating							
AC Type:			Year Remodeled							
Total Bedrooms			Depreciation %							
Total Bthrms:			Functional Obsol							
Total Half Baths			External Obsol							
Total Xtra Fixtrs			Trend Factor							
Total Rooms:			Condition							
Bath Style:			Condition %							
Kitchen Style:			Percent Good							
Kitchens			Cns Sect Rcnld							
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			Cost to Cure Ovr Comment							
Interior Cond										
Fireplaces										
Ceiling Height										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0			0				

No Sketch



Hello,  
Please see the attached.

<u>Ad Order Number</u> 0002926332	<u>Customer Account</u> 205451
<u>Sales Rep.</u> mhutchings	<u>Customer Information</u> NEW ENGLAND YANKEE CONSTRUCTION
<u>Order Taker</u> mhutchings	2 Toelles Rd #8 WALLINGFORD CT 06492 USA
<u>Ordered By</u> EMAIL	<u>Phone:</u> 2032849972
<u>Order Source</u> Phone	<u>Fax:</u> <u>EMail:</u>

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**NOTICE OF DEMOLITION**  
Notice of demolition for an abandoned storage building at the east side of the property.  
This is a wood structure approximately 750 square feet in size  
DOT Maintenance Facility  
West Parish Rd.  
Westport CT, 06088

<u>Ad Cost</u> \$17.36	<u>Payment Amt</u> \$17.36	<u>Amount Due</u> \$0.00
---------------------------	-------------------------------	-----------------------------

Blind Box      Materials

Order Notes

<u>Ad Number</u> 0002926332-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 7 li	<u>PO Number</u>
<u>Color</u> \$0.00	<u>Color Requests</u>	

<u>Product and Zone</u> Westport News	<u># Inserts</u> 1	<u>Placement</u> BR Legal
--	-----------------------	------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates  
6/6/2025

DATE

05/27/2025

ADDRESS

Sherwood Diner Inc.  
901 Post Rd. East  
Westport CT. 06880

Dear Property Owner:

Please be advised that we will be demolishing the building at **West Parish Rd.** in the future.

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website ([www.westportct.gov](http://www.westportct.gov)) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,  
**New England Yankee Construction**



# 100 feet Abutters List Report

Westport, CT  
May 27, 2025

**Subject Property:**

Parcel Number:	F09061000	Mailing Address:	CONNECTICUT STATE OF
CAMA Number:	F09061000		2800 BERLIN TURNPIKE
Property Address:	WEST PARISH RD		NEWINGTON, CT 06111

**Abutters:**

Parcel Number:	F08030000	Mailing Address:	LOMBARDI VIRGINIA I AND
CAMA Number:	F08030000		22 WEST PARISH RD
Property Address:	22 WEST PARISH RD		WESTPORT, CT 06880
-----			
Parcel Number:	F09006000	Mailing Address:	MESSER CHRISTOPHER & NICOLE
CAMA Number:	F09006000		18 WEST PARISH RD
Property Address:	18 WEST PARISH RD		WESTPORT, CT 06880
-----			
Parcel Number:	F09007000	Mailing Address:	HALL FRANK A AND NURENBERG LORY A
CAMA Number:	F09007000		5 WEST PARISH RD
Property Address:	5 WEST PARISH RD		WESTPORT, CT 06880
-----			
Parcel Number:	F09008000	Mailing Address:	SELWANES RANI & EL KHOURY NICOLE
CAMA Number:	F09008000		7 WEST PARISH RD
Property Address:	7 WEST PARISH RD		WESTPORT, CT 06880
-----			
Parcel Number:	F09009000	Mailing Address:	LEYDON PATRICK J & SARA R
CAMA Number:	F09009000		9 WEST PARISH RD
Property Address:	9 WEST PARISH RD		WESTPORT, CT 06880
-----			
Parcel Number:	F09010000	Mailing Address:	SOBRINO ROBERTO AND BADURINA ANKA
CAMA Number:	F09010000		11 WEST PARISH RD
Property Address:	11 WEST PARISH RD		WESTPORT, CT 06880
-----			
Parcel Number:	F09011000	Mailing Address:	MANN RUSSELL E & LISA B
CAMA Number:	F09011000		15 WEST PARISH RD
Property Address:	15 WEST PARISH RD		WESTPORT, CT 06880
-----			
Parcel Number:	F09012000	Mailing Address:	GLICK PHILIP M & SARA B
CAMA Number:	F09012000		17 WEST PARISH RD
Property Address:	17 WEST PARISH RD		WESTPORT, CT 06880
-----			
Parcel Number:	F09060000	Mailing Address:	BOCCANFUSO BROS INC
CAMA Number:	F09060000		88 HARBOR RD
Property Address:	940 POST RD E		WESTPORT, CT 06880
-----			
Parcel Number:	F09062000	Mailing Address:	CONNECTICUT STATE OF
CAMA Number:	F09062000		30 TRINITY ST
Property Address:	0 POST RD E		HARTFORD, CT 06106



www.cai-tech.com

5/27/2025

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 2

Abutters List Report - Westport, CT



## 100 feet Abutters List Report

Westport, CT  
May 27, 2025

Parcel Number: F09063000  
CAMA Number: F09063000-100302  
Property Address: POST RD E

Mailing Address: CONNECTICUT STATE OF  
30 TRINITY ST  
HARTFORD, CT 06106

Parcel Number: F09064000  
CAMA Number: F09064000  
Property Address: 880 POST RD E

Mailing Address: WESTPORT DRUG ASSOC LLC  
18 EAST 50TH STREET 10TH FL  
NEW YORK, NY 10022

Parcel Number: F09072000  
CAMA Number: F09072000  
Property Address: 901 POST RD E

Mailing Address: SHERWOOD DINER INC  
901 POST RD E  
WESTPORT, CT 06880



[www.cai-tech.com](http://www.cai-tech.com)

5/27/2025

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 2 of 2

Abutters List Report - Westport, CT

**UNITED STATES POSTAL SERVICE** Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: NYC  
39 High St.  
West Haven CT 06516

To: Frank Hill - Lori Dubenberg  
5 West Parish Rd.  
Westport CT 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID  
 FORM LETTER  
 WEST HARTFORD, CT  
 06110  
 MAY 28, 25  
**\$2.20**  
 S2324N601222-24



RDC 99

**UNITED STATES POSTAL SERVICE** Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: NYC  
39 High St.  
West Haven CT 06516

To: Christopher Messer  
5 West Parish Rd.  
Westport CT 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID  
 FORM LETTER  
 WEST HARTFORD, CT  
 06110  
 MAY 28, 25  
**\$2.20**  
 S2324N601222-24



RDC 99

**UNITED STATES POSTAL SERVICE** Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: NYC  
39 High St.  
West Haven CT 06516

To: Virginia Lambert  
7 West Parish Rd.  
Westport CT 06880

U.S. POSTAGE PAID  
 FORM LETTER  
 WEST HARTFORD, CT  
 06110  
 MAY 28, 25  
**\$2.20**  
 S2324N601222-24



RDC 99

**UNITED STATES POSTAL SERVICE** Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: NYC  
39 High St.  
West Haven CT 06516

To: Russell Adam  
15 West Parish Rd.  
Westport CT 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID  
 FORM LETTER  
 WEST HARTFORD, CT  
 06110  
 MAY 28, 25  
**\$2.20**  
 S2324N601222-24



RDC 99

**UNITED STATES POSTAL SERVICE** Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: NYC  
39 High St.  
West Haven CT 06516

To: Roberta Szymo  
11 Parish Rd.  
Westport CT 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID  
 FORM LETTER  
 WEST HARTFORD, CT  
 06110  
 MAY 28, 25  
**\$2.20**  
 S2324N601222-24



RDC 99

**UNITED STATES POSTAL SERVICE** Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: NYC  
39 High St.  
West Haven CT 06516

To: Roni Selmanes  
7 West Parish Rd.  
Westport CT 06880

U.S. POSTAGE PAID  
 FORM LETTER  
 WEST HARTFORD, CT  
 06110  
 MAY 28, 25  
**\$2.20**  
 S2324N601222-24



RDC 99

**UNITED STATES POSTAL SERVICE** Certificate Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail. This form may be used for domestic and international mail.

From: NYC  
34 High St.  
West Haven CT. 06516

To: State of Connecticut  
30 Trinity St.  
Hartford CT. 06106

U.S. POSTAGE PAID  
 FOR LETTER MAIL  
 WEST HAVEN, CT 06516  
 MAY 28, 25  
 \$2.20  
 \$2324N601222-24

PS Form 3817, April 2007 PSN 7530-02-000-9065



RDC 89

**UNITED STATES POSTAL SERVICE** Certificate Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail. This form may be used for domestic and international mail.

From: NYC  
34 High St.  
West Haven CT. 06516

To: Bromfield Buss. Inc.  
26 Harbor Rd.  
Westport CT. 06880

U.S. POSTAGE PAID  
 FOR LETTER MAIL  
 WEST HAVEN, CT 06516  
 MAY 28, 25  
 \$2.20  
 \$2324N601222-24

PS Form 3817, April 2007 PSN 7530-02-000-9065



RDC 89

**UNITED STATES POSTAL SERVICE** Certificate Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail. This form may be used for domestic and international mail.

From: NYC  
34 High St.  
West Haven CT 06516

To: Philip E. Lisk  
1 West Parish Rd.  
Westport CT. 06880

U.S. POSTAGE PAID  
 FOR LETTER MAIL  
 WEST HAVEN, CT 06516  
 MAY 28, 25  
 \$2.20  
 \$2324N601222-24

RDC 89

**UNITED STATES POSTAL SERVICE** Certificate Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail. This form may be used for domestic and international mail.

From: NYC  
34 High St.  
West Haven CT. 06516

To: Sherwood Diner  
701 Post Road East  
Westport CT 06880

U.S. POSTAGE PAID  
 FOR LETTER MAIL  
 WEST HAVEN, CT 06516  
 MAY 28, 25  
 \$2.20  
 \$2324N601222-24

PS Form 3817, April 2007 PSN 7530-02-000-9065



RDC 89

**UNITED STATES POSTAL SERVICE** Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: NYC  
34 High St.  
West Haven CT. 06516

To: Westport Diner Assoc.  
18 East 50th St. 10th fl.  
New York, NY 10018

U.S. POSTAGE PAID  
 FOR MAILING  
 WEST HAVEN, CT 06516  
 MAY 28, 25  
 \$2.20  
 \$2324N601222-24

PS Form 3817, April 2007 PSN 7530-02-000-9065



RDC 89

**UNITED STATES POSTAL SERVICE** Certificate Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail. This form may be used for domestic and international mail.

From: NYC  
34 High St.  
West Haven CT. 06516

To: State of Connecticut  
30 Trinity St.  
Hartford CT. 06106

U.S. POSTAGE PAID  
 FOR LETTER MAIL  
 WEST HAVEN, CT 06516  
 MAY 28, 25  
 \$2.20  
 \$2324N601222-24



RDC 89

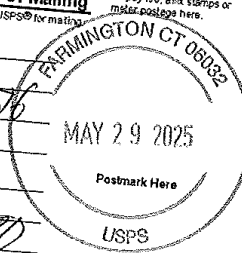


**Certificate Of Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. To pay fee, affix stamps or meter postage here.  
This form may be used for domestic and international mail.

From: A/E/C  
34 High St.  
West Haven CT 06516

To: Patrick Lechner  
1 West Parish Rd.  
Westport CT 06880



PS Form 3817, April 2007 PSN 7530-02-000-9065



RECEIVED

JUN 13 2025

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

RECEIVED

JUN -9 2025

1. WESTPORT BUILDING DEPARTMENT
ADDRESS OF WORK (Please Print)
DATE BUILT (From Assessor's Card)
2. Harbor Invest, LLC / Rich Slade
PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print)
TELEPHONE
3. 1 Blawater Hill, Westport / 11 Daisy Dr., Shelton
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)
EMAIL
4. Demolish 1450 SF house including attached garage
SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)
5. 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
PUBLICATION OF NOTICE OF INTENT TO DEMOLISH
POSTING OF DEMOLITION SIGN

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

The 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 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.

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

SIGNATURE OF HDC OFFICIAL DATE

Application for Demolition Permit (continued)

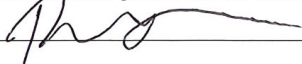
**CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:**

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

- CERTIFICATE OF APPROPRIATENESS (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      Natasha Nelson    203-362-3062    [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION      Carl Jenkins      203-696-4726    [carl.jenkins@alticeusa.com](mailto:carl.jenkins@alticeusa.com)
- EVERSOURCE ENERGY      -      888-544-4826    FAX 877-285-4448
- FUEL TANK (For underground tanks)      From the oil company or remediation contractor
- FUEL TANK (For aboveground tanks)      From the oil company or remediation contractor
- PROPANE TANK      From the propane company that removed the tank
- GAS COMPANY      [scgdemolitions@avangrid.com](mailto:scgdemolitions@avangrid.com)    800-989-0900
- FRONTIER COMMUNICATIONS      Const. & Eng. Dept.      203-383-6727
- CONSERVATION DEPARTMENT      Colin Kelly      203-341-1170    FAX: 203-341-1088
- HEALTH DEPARTMENT      Mark Cooper      203-227-9571  
(If on Private Septic)
- ENVIRONMENTAL SIGN OFF      Mark Cooper      203-227-9571
- PUBLIC WORKS DEPARTMENT      Deborah Barbieri      203-341-1793  
(If on Public 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:       DATE: 6/6/2025

SIGNATURE OF DEMOLITION CONTRACTOR: \_\_\_\_\_      DATE: \_\_\_\_\_

SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_      DATE: \_\_\_\_\_

Revised 6/1/2023

Property Location 42 CROSS HWY		Account # 9383		Map ID D12 / 148/000 /		Bldg Name		State Use 101								
Vision ID 5294				Bldg # 1		Sec # 1 of 1		Print Date 6/4/2025 4:28:58 PM								
<b>CURRENT OWNER</b>		<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT / ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>										
HARBOR INVEST LLC		6 Septic	1 Public			Description	Code	Appraised	Assessed							
1 BLUEWATER HILL		2 Public Water				RES LAND	1-1	474,300	332,000							
WESTPORT CT 06880		<b>SUPPLEMENTAL DATA</b>				DWELLING	1-3	188,400	131,900							
		Alt Prcl ID 5319153	Lift Hse Asking \$			RES OUTBL	1-4	17,000	11,900							
		Historic ID				<b>Total</b>		679,700	475,800							
		Census 502				<b>PREVIOUS ASSESSMENTS (HISTORY)</b>										
		WestportC E13				Year	Code	Assessed	Year	Assessed						
		Survey Ma 1601				2024	1-1	332,000	2023	332,000						
		GIS ID D12148000	Assoc Pid#				1-3	131,900		122,200						
							1-4	11,900		11,900						
						<b>Total</b>		475,800	466,100	466,100						
<b>RECORD OF OWNERSHIP</b>		<b>VOL/PAGE</b>	<b>SALE DATE</b>	<b>Q/U</b>	<b>V/I</b>	<b>SALE PRICE</b>	<b>VC</b>									
HARBOR INVEST LLC		4342 1186	08-30-2024	Q	I	1,000,000	00									
PIMSLEUR BEVERLY		3829 0214	12-07-2017	Q	I	660,000	00									
CARUSONE FRANCESCA		3480 0018	10-15-2013	Q	I	650,000	00									
SPRINGER SCOTT & LAURA GILMAN		2940 0232	10-02-2008	Q	I	630,000	00									
FISHER DAVID L		2019 0249	07-16-2002	Q	I	557,000	00									
<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>			<b>APPRAISED VALUE SUMMARY</b>											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
			0.00													
<b>ASSESSING NEIGHBORHOOD</b>		Nbhd		Nbhd Name		Tracing		Batch								
		0003		0003												
<b>NOTES</b>																
M/1601(4)																
1 FP IN BSM - VERY SMALL/VIRTUALLY																
NO HEARTH																
LOW CEILING IN BSM																
24 FT RD																
2015:REAR EST FENCED																
<b>BUILDING PERMIT RECORD</b>		<b>VISIT / CHANGE HISTORY</b>														
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
56532	08-18-1997		0		100		1 STRY SUNRM ADD 8 X 11		09-05-2024	KO			56	Changed as a result of disc		
									08-06-2024	SP	1		89	25 Reval - NOAH - Gated		
									07-02-2020	SR			19	Field Review		
									12-21-2015	MJF			41	Hearing - Change		
									10-03-2015	VA			81	Data Mailer Change		
Permit Id	Comments															
56532	1 STRY SUNRM ADD 8 X 11 C/O ISSUED 11/24/99															
<b>LAND LINE VALUATION SECTION</b>																
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		0.340 AC	360,000.00	2.42214	5	1.00	160	1.600		1.0000		474,300	
<b>Total Card Land Units</b>					0.340 AC	<b>Parcel Total Land Area</b>					0.340	<b>Total Land Value</b>				

Property Location 42 CROSS HWY Map ID D12/ / 148/000 / Bldg Name State Use 101  
 Vision ID 5294 Account # 9383 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 6/4/2025 4:28:59 PM

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style:	04	Cape Cod	Fireplaces	2			
Model	01	Residential	Ceiling Height	8.00			
Grade:	09	C+	Elevator				
Stories:	1.5	1 1/2 Stories					
Occupancy	1		<b>CONDO DATA</b>				
Exterior Wall 1	08	Wood on Sheath	Parcel Id		C	Owne	
Exterior Wall 2	03				B	IS	
Roof Structure:	03	Gable	Adjust Type	Code	Description	Factor%	
Roof Cover	03	Asphalt Shingl	Condo Fir				
Interior Wall 1	05	Drywall	Condo Unit				
Interior Wall 2			<b>COST / MARKET VALUATION</b>				
Interior Flr 1	12	Hardwood	Building Value New			324,827	
Interior Flr 2			Year Built			1950	
Heat Fuel	02	Oil	Effective Year Built				
Heat Type:	05	Hot Water	Depreciation Code			A	
AC Type:	01	None	Remodel Rating				
Total Bedrooms	04	4 Bedrooms	Year Remodeled			1977	
Total Bthrms:	3	3 Full Baths	Depreciation %			42	
Total Half Baths	0		Functional Obsol				
Total Xtra Fixtrs	0		External Obsol				
Total Rooms:	5	5 Rooms	Trend Factor			1	
Bath Style:	02	Average	Condition				
Kitchen Style:	02	Average	Condition %				
Kitchens	1		Percent Good			58	
Whirlpool Tubs			Cns Sect Rcnd			188,400	
Hot Tubs			Dep % Ovr				
Sauna (SF Area)			Dep Ovr Comment				
Fin Basement	418		Misc Imp Ovr				
Fin Bsmt Qual	3	Basic FRB	Misc Imp Ovr Comment				
Bsmt. Garages	0		Cost to Cure Ovr				
Interior Cond	A		Cost to Cure Ovr Comment				
Fireplaces	2						
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	595	34.00	1980	5	60	4	1.35	16,400
SHD1	Shed	L	72	11.00	1950	5	60	4	1.35	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,140	1,140		144.88	165,160
BSM	Basement Area	0	1,052		28.92	30,424
FGR	Garage	0	240		57.95	13,908
FHS	Half Story, Finished	409	682		86.88	59,255
PTC	Patio - Concrete	0	678		14.53	9,852
SLB	Slab	0	88		0.00	0
VLT	Vaulted Ceiling	0	238		7.30	1,739
WDK	Deck, Wood	0	63		13.80	869
Ttl Gross Liv / Lease Area		1,549	4,181			281,207



June 10, 2025

Re: Notice of intent to demolish

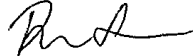
To whom it may concern,

I represent the owners of 42 Cross Highway and have applied for a permit to demolish the existing house on the property. The Town of Westport requires us to notify the owners of any abutting properties or properties located across the street from the parcel.

The demolition work is projected to occur within the next 2 months.

Please contact me with any questions regarding the demolition

Very truly yours.



Rich Slade  
Made by Slade LLC  
203-984-2830  
[madebyslade@gmail.com](mailto:madebyslade@gmail.com)

Made by Slade LLC 11 Daisy Drive, Shelton, CT 06484  
203-984-2830 | [madebysladelc.com](http://madebysladelc.com) | [madebyslade@gmail.com](mailto:madebyslade@gmail.com)



# 90 feet Abutters List Report

Westport, CT  
June 06, 2025

**Subject Property:**

Parcel Number: D12148000  
CAMA Number: D12148000  
Property Address: 42 CROSS HWY

Mailing Address: HARBOR INVEST LLC  
1 BLUEWATER HILL  
WESTPORT, CT 06880

**Abutters:**

Parcel Number: D12066000  
CAMA Number: D12066000  
Property Address: 37 CROSS HWY

Mailing Address: DORFMAN MARC DAVID & ELIZABETH  
GRAFF  
37 CROSS HWY  
WESTPORT, CT 06880

Parcel Number: D12067000  
CAMA Number: D12067000  
Property Address: 39 CROSS HWY

Mailing Address: MAX & MAGGIE LLC  
39 CROSS HWY  
WESTPORT, CT 06880

Parcel Number: D12146000  
CAMA Number: D12146000  
Property Address: 55 REICHERT CIR

Mailing Address: BREISLER JOSEPH J & JAMIE L  
55 REICHERT CIR  
WESTPORT, CT 06880

Parcel Number: D12147000  
CAMA Number: D12147000  
Property Address: 46 CROSS HWY

Mailing Address: UMANSKY JACK & KHOROSH JANE  
46 CROSS HWY  
WESTPORT, CT 06880

Parcel Number: D12149000  
CAMA Number: D12149000  
Property Address: 1 REICHERT CIR

Mailing Address: SCHWARZ ANN EST OF  
1 REICHERT CIR  
WESTPORT, CT 06880

Parcel Number: D12150000  
CAMA Number: D12150000  
Property Address: 3 REICHERT CIR

Mailing Address: CRAGER TIMOTHY J & LYNN C  
3 REICHERT CIR  
WESTPORT, CT 06880

Parcel Number: D13136000  
CAMA Number: D13136000  
Property Address: 1 WESTON RD

Mailing Address: CLASP HOMES INC  
246 POST RD E  
WESTPORT, CT 06880



www.cai-tech.com

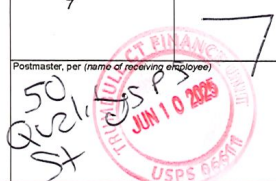
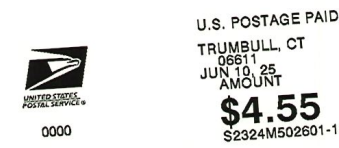
6/6/2025

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Page 1 of 1

Abutters List Report - Westport, CT


**UNITED STATES POSTAL SERVICE** Certificate of Mailing — Firm (Domestic)

Name and Address of Sender Made by Slade LLC, Rich Slade 11 Daisy Drive Shelton, CT 06484		TOTAL NO. of Pieces Listed by Sender 7	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt			
Postmaster, per (name of receiving employee) 50 RSL ST							
USPS® Tracking Number Firm-specific Identifier				Postage	Fee	Special Handling	Parcel Airlift
1	Marc David Dorfman & Elizabeth Graff 37 Cross Highway Westport CT 06880						
2	Max & Maggle LLC 39 Cross Highway Westport, CT 06880						
3	Joseph Breisler & Jamie L Breisler 55 Reichert Circle Westport, CT 06880						
4	Jack Umansky & Jane Khorosh 46 Cross Highway Westport, CT 06880						
5	Estate of Ann Schwartz 1 Reichert Circle Westport, CT 06880						
6	Timothy J & Lynn C Crager 3 Reichert Circle Westport, CT 06880						

PS Form 3665, January 2016 (Page 1 of 2) PSN 7530-17-000-5549

See Reverse for Instructions

**UNITED STATES POSTAL SERVICE®** **Certificate of Mailing — Firm (Domestic)**

Name and Address of Sender  Made by Slade LLC, Rich Slade 1A Daisy Drive SHELTON, CT 06484	TOTAL NO. of Pieces Listed by Sender  7	TOTAL NO. of Pieces Received at Post Office™  7	Affix Stamp Here Postmark with Date of Receipt.  			
	Postmaster, per (name of receiving employee)  501 + Guel. + ST USPS					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1	Clasp Homes Inc 246 Post Road East Westport, CT 06880					
2						
3						
4						
5						
6						

PS Form 3665, January 2016 (Page 2 of 2) PSN 7530-17-000-5540 See Reverse for Instructions







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**

<u>Ad Order Number</u> 0002928770	<u>Customer Account</u> 375453
<u>Sales Rep.</u> sreed	<u>Customer Information</u> SLADE LLC 11 DAISY DRIVE SHELTON CT 06484 USA
<u>Order Taker</u> sreed	
<u>Ordered By</u> CHRISSEY	<u>Phone:</u> 2036193930
<u>Order Source</u> E-mail	<u>Fax:</u> <u>E-Mail:</u>

**Ad Content Proof**  
 Note: Ad size does not reflect actual ad

**NOTICE OF INTENT TO DEMOLISH**  
 Notice is hereby given that an application for a permit to demolish has been filed with the office of the Westport Building Official and is currently pending and is available for public inspection.  
 Address of structure: 42 Cross Highway, Westport, CT 06880.  
 Name & Address of Homeowner: Harbor Invest LLC,  
 1 Bluewater Hill, Westport, CT 06880.  
 Age of structure: 75 years old.  
 Existing House Footprint: 1450 SF

<u>Ad Cost</u> \$78.75	<u>Payment Amt</u> \$0.00	<u>Amount Due</u> \$78.75
---------------------------	------------------------------	------------------------------

Blind Box      Materials

Order Notes

<u>Ad Number</u> 0002928770-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 9 li	<u>PO Number</u>
<u>Color</u> \$0.00	<u>Color Requests</u>	

<u>Product and Zone</u> Westport News	<u># Inserts</u> 1	<u>Placement</u> BR Welland
--	-----------------------	--------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates  
6/20/2025

## Payment Receipt

Thursday, June 12, 2025

Transaction Type: **Payment**  
Order Number: **0002928770**  
Payment Method: **Credit Card Pymt**  
Bad Debt: **-**  
Credit Card Number: **\*\*\*\*\*9621**  
Credit Card Expire Date: **2/28/2028**  
Payment Amount: **78.75**  
Reference Number: **044500**  
Charge to Company: **Connecticut Post**  
Category: **Classified**  
Credit to Transaction Number: **P1033251**  
Invoice Text:  
Invoice Notes:

Customer Type: **Trans Priv Party**  
Customer Category: **7099 Other**  
Customer Status: **Active**  
Customer Group: **Classified**  
Customer Trade:  
Account Number: **375453**  
Phone Number: **2036193930**  
Company / Individual: **Individual**  
Customer Name: **SLADE LLC**

Customer Address: **11 DAISY DRIVE**

**SHELTON CT 06484 USA**

Check Number:  
Routing Number:



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

RECEIVED

JUN 20 2025

WESTPORT BUILDING  
DEPARTMENT

1. 9 Lone Pine Lane | 1956  
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)  
 Owner: Kathleen Keenoy & Michael Yurkevich  
 2. Legal Rep: Robert Dean Architects (Rob Dean Michele VanSteinburgs) | 203 966 8333  
PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print) | TELEPHONE  
 3. 9 Lone Pine Lane Westport, CT 06880 | michele@robertdeanarchitects.com  
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL  
 4. residence - 1961 SF  
SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)  
 5. TBD | | |  
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

EMAIL

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

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

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

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 involving a request for a demolition delay for properties 50 years or older.  
 Meeting Date of Historic District Commission to consider waiving the waiting period: July 8, 2025

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 203-341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

Application for Demolition Permit (continued)

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

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

- CERTIFICATE OF APPROPRIATENESS (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      Natasha Nelson    203-362-3062    [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION      Carl Jenkins      203-696-4726    [carl.jenkins@alticeusa.com](mailto:carl.jenkins@alticeusa.com)
- EVERSOURCE ENERGY      -      888-544-4826    FAX 877-285-4448
- FUEL TANK (For underground tanks)      From the oil company or remediation contractor
- FUEL TANK (For aboveground tanks)      From the oil company or remediation contractor
- PROPANE TANK      From the propane company that removed the tank
- GAS COMPANY      [sgcdemolitions@avangrid.com](mailto:sgcdemolitions@avangrid.com)    800-989-0900
- FRONTIER COMMUNICATIONS      Const. & Eng. Dept.      203-383-6727
- CONSERVATION DEPARTMENT      Colin Kelly      203-341-1170    FAX: 203-341-1088
- HEALTH DEPARTMENT      Mark Cooper      203-227-9571  
(If on Private Septic)
- ENVIRONMENTAL SIGN OFF      Mark Cooper      203-227-9571
- PUBLIC WORKS DEPARTMENT      Deborah Barbieri      203-341-1793  
(If on Public 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: Michael Spahnurich      DATE: 6/20/2025

SIGNATURE OF DEMOLITION CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

Revised 6/1/2023

Kathleen Keenoy and Michael Yurkerwich  
9 Lone Pine Lane  
Westport, CT 06898  
Kathleen.keenoy@gmail.com

RE: 9 Lone Pine Lane, Permitting Applications

June 17, 2025

To Whom It May Concern:

We, Kathleen Keenoy and Michael Yurkerwich, as the owners of the property located at 9 Lone Pine Lane, hereby authorize Robert Dean and Michele Van Steinburgh, of Robert Dean Architects, to act as our agent in all matters related to applications, permits, approvals, and correspondence with the Town of Westport concerning the proposed project at the above mentioned address.

Thank you.

Sincerely,

Kathleen Keenoy



Michael Yurkerwich

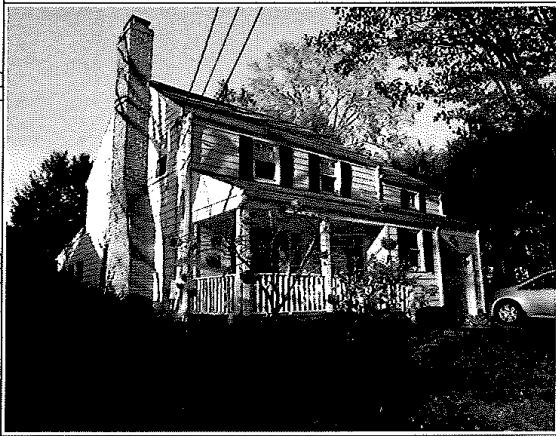
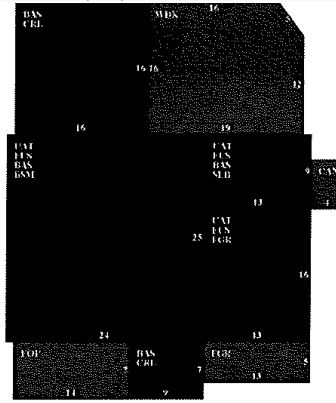


Property Location 9 LONE PINE LN Map ID D11 / 132/000 / Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 101  
 Vision ID 7318 Account # 11438 Bldg # 1 Sec # 1 of 1 Print Date 8/26/2024 8:07:15 AM

CURRENT OWNER		TOPO	UTILITIES	STRY/ROAD	LOCATION	CURRENT ASSESSMENT									
KEENOY KATHLEEN & YURKERWIC		6	1	1		Description	Code	Appraised	Assessed						
		2	Public Water			RES LAND	1-1	654,000	457,800						
						DWELLING	1-3	373,900	261,700						
						RES OUTBL	1-4	500	400						
9 LONE PINE LN		SUPPLEMENTAL DATA													
WESTPORT CT 06880		All Prcd ID 5319310-59	Lift Hse Asking \$						6158 WESTPORT, CT						
GIS ID D11132000		Assoc Pid#						<b>VISION</b>							
		Total		1,028,400		719,900									
RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KEENOY KATHLEEN & YURKERWICH MICHAEL		4046 0279	09-21-2020	Q	I	1,217,000	00	Year	Code	Assessed	Year	Assessed			
LEVINE EPHRAIM J & JILL MCGRATH		2886 0134	03-24-2008	Q	I	950,000	00	2023	1-1	457,800	2022	457,800			
BATES MARK H & NICOLE STILLERMAN		2017 0261	07-12-2002	Q	I	774,000	00		1-3	261,700	2021	261,700			
NELSON CAREN HART		2017 0260	07-12-2002	U	I	0	29		1-4	400		400			
HART CAREN		1411 0089	11-01-1995	Q	I	386,500	00					400			
		Total		719,900		Total		719,900		Total		719,900			
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						
Total		0.00													
ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	B	Tracing	Batch									
0003	0003														
NOTES															
W/3188(59) 1 RM IN BSM NOT COUNTED															
Appraised Bldg. Value (Card)		373,900													
Appraised Xf (B) Value (Bldg)		0													
Appraised Ob (B) Value (Bldg)		500													
Appraised Land Value (Bldg)		654,000													
Special Land Value		0													
Total Appraised Parcel Value		1,028,400													
Valuation Method		C													
		1,028,400													
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	Purpos/Result		
81227	03-21-2016	AL	65,000		100	11-23-2016	REMODEL KITCHEN, INSTAL	07-31-2020	PG	3	5	56	Changed as a result of disc		
								07-21-2020	SR			19	Field Review		
								01-13-2017	CP	2		57	Office review - town record		
								10-31-2015	VA			80	Data Master No Change		
								11-18-2014	NJF			00	Measure Listed		
Permit Id	Comments														
81227	REMODEL KITCHEN, INSTALL FIREPLACE AND BUILT-INS IN FAMILY ROOM, NEED PE ON NEW BEAM														
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	240	2.400			1.0000	654,000
Total Card Land Units					0.270 AC	Parcel Total Land Area					0.270	Total Land Value		654,000	

Property Location 9 LONE PINE LN Map ID D111 / 132/000 / Bldg Name Vision ID 7318 Account # 11438 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 State Use 101 Print Date 8/28/2024 8:07:15 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)										
Element	Cd	Description	Element	Cd	Description								
Style:	03	Colonial	Fireplaces	1									
Model	01	Residential	Ceiling Height	8.00									
Grade:	12	B+	Elevator										
Stories:	2	2 Stories	<b>CONDO DATA</b>										
Occupancy	1		Parcel Id		Owner								
Exterior Wall 1	14	Wood Shingle											
Exterior Wall 2			Adjust Type	Code	Description								
Roof Structure:	03	Gable	Condo Flr		Factor%								
Roof Cover	03	Asphalt Shingl	Condo Unit										
Interior Wall 1	05	Drywall	<b>COST/MARKET VALUATION</b>										
Interior Wall 2			Building Value New		420,063								
Interior Flr 1	12	Hardwood	Year Built		1956								
Interior Flr 2			Effective Year Built										
Heat Fuel	02	Oil	Depreciation Code		G+								
Heat Type:	04	Forced Air	Remodel Rating		MD								
AC Type:	03	Central	Year Remodeled		2017								
Total Bedrooms	03	3 Bedrooms	Depreciation %		11								
Total Bthrms:	2	2 Full Baths	Functional Obsol										
Total Half Baths	1	1 Half Bath	External Obsol										
Total Xtra Fixtrs	1		Trend Factor		1								
Total Rooms:	7	7 Rooms	Condition										
Bath Style:	03	Modern	Condition %		89								
Kitchen Style:	03	Modern	Percent Good										
Kitchens	1		Cns Sect Rcnld		573,900								
Whirlpool Tubs			Dep % Ovr										
Hot Tubs			Misc Imp Ovr										
Sauna (SF Area			Interior Cond										
Fin Basement	220		Cost to Cure Ovr										
Fin Bsmnt Qual	3	Basic FRB	Cost to Cure Ovr Comment										
Bsmnt. Garages	0		<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Fireplaces	1		Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
Ceiling Height	8.00		SHD1	Shed	L	80	11.00	2005	5	60	3	1.00	500
<b>BUILDING SUB-AREA SUMMARY SECTION</b>													
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value							
BAS	First Floor	1,036	1,036		160.79	166,573							
BSM	Basement Area	0	600		32.16	19,294							
CAN	Canopy	0	24		33.50	804							
CRS	Crawl Space	0	319		0.00	0							
FGR	Garage	0	273		64.20	17,526							
FOP	Porch, Open	0	98		32.81	3,216							
FUS	Upper Story, Finished	925	925		160.79	148,726							
SLB	Slab	0	117		0.00	0							
UAT	Attic, Unfinished	0	925		16.17	14,953							
WDK	Deck, Wood	0	298		16.19	4,824							
Ttl Gross Liv / Lease Area		1,961	4,615			375,916							





# 50 feet Abutters List Report

Westport, CT

June 17, 2025

**Subject Property:**

Parcel Number: D11132000  
 CAMA Number: D11132000  
 Property Address: 9 LONE PINE LN

Mailing Address: KEENOY KATHLEEN & YURKERWICH  
 MICHAEL  
 9 LONE PINE LN  
 WESTPORT, CT 06880

**Abutters:**

Parcel Number: D11122000  
 CAMA Number: D11122000  
 Property Address: 7 TAMARAC RD

Mailing Address: CARVER MARK EDWIN & CHRIS LYNN  
 7 TAMARAC RD  
 WESTPORT, CT 06880

Parcel Number: D11123000  
 CAMA Number: D11123000  
 Property Address: 9 TAMARAC RD

Mailing Address: SIKAND NIKHIL & MEBUS ALISSA  
 9 TAMARAC RD  
 WESTPORT, CT 06880

Parcel Number: D11124000  
 CAMA Number: D11124000  
 Property Address: 11 TAMARAC RD

Mailing Address: PINCUS MATTHEW A & NANCY CROOK  
 11 TAMARAC RD  
 WESTPORT, CT 06880

Parcel Number: D11131000  
 CAMA Number: D11131000  
 Property Address: 7 LONE PINE LN

Mailing Address: KREMENS JAMES A AND NELSON  
 LAURA E  
 7 LONE PINE LN  
 WESTPORT, CT 06880

Parcel Number: D11133000  
 CAMA Number: D11133000  
 Property Address: 15 LONE PINE LN

Mailing Address: OCONNELL DENNIS & PESCATORE  
 DALE  
 15 LONE PINE LN  
 WESTPORT, CT 06880

Parcel Number: D11134000  
 CAMA Number: D11134000  
 Property Address: 17 LONE PINE LN

Mailing Address: CURRAN SEAN & JILL  
 17 LONE PINE LN  
 WESTPORT, CT 06880

Parcel Number: D11141000  
 CAMA Number: D11141000  
 Property Address: 10 LONE PINE LN

Mailing Address: DEREN JON & SARA  
 10 LONE PINE LN  
 WESTPORT, CT 06880

Parcel Number: D11142000  
 CAMA Number: D11142000  
 Property Address: 8 LONE PINE LN

Mailing Address: ELIAS YEHUDA EDDIE  
 8 LONE PINE LN  
 WESTPORT, CT 06880



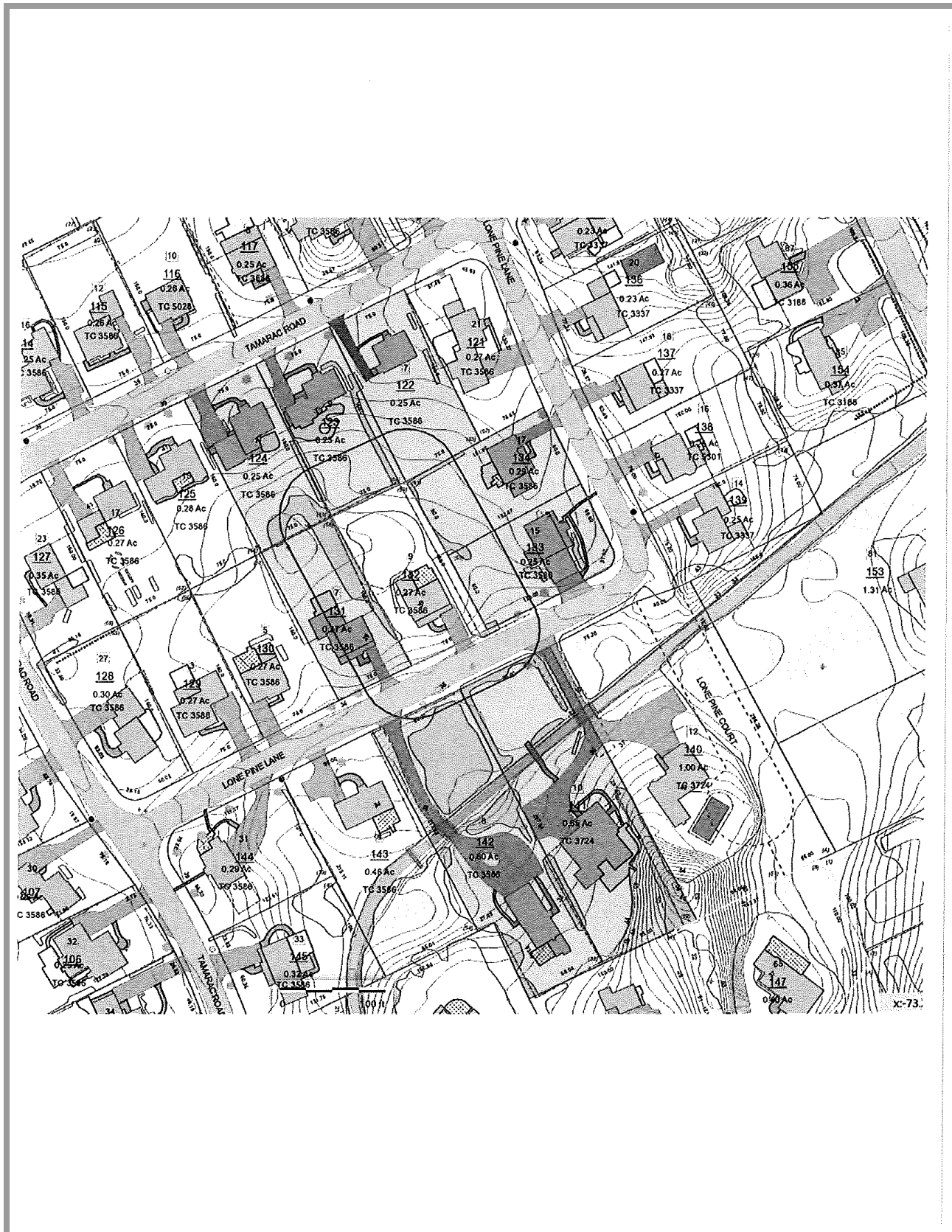
www.cai-tech.com

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6/17/2025

Page 1 of 1

Abutters List Report - Westport, CT





June 18, 2025

Nancy Crook & Matthew Pincus  
11 Tamarac Road  
Westport, CT 06880

RE: Demolition Notice to Adjoining Property Owners

Dear Property Owner:

This letter serves as notification that we are planning to demolish the home at 9 Lone Pine Lane, Westport, CT 06880 in the near future.

There will be a zoom meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website ([www.westport.gov](http://www.westport.gov)) for agenda and zoom meeting details.

The application will be available for review at the Westport Building Department.

Sincerely,

Robert Dean  
Robert Dean Architects

Robert Dean Architects  
111 Cherry Street, Suite 201, New Canaan, CT 06840  
[www.robertdeanarchitects.com](http://www.robertdeanarchitects.com)  
203.966.8333



June 18, 2025

Sean and Jill Curran  
17 Lone Pine Lane  
Westport, CT 06880

RE: Demolition Notice to Adjoining Property Owners

Dear Property Owner:

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Sincerely,

A handwritten signature in black ink, appearing to read "Robert Dean", is written over a horizontal line.

Robert Dean  
Robert Dean Architects

Robert Dean Architects  
111 Cherry Street, Suite 201, New Canaan, CT 06840  
[www.robertdeanarchitects.com](http://www.robertdeanarchitects.com)  
203.966.8333



June 18, 2025

Jon & Sara Deren  
10 Lone Pine Lane  
Westport, CT 06880

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Robert Dean  
Robert Dean Architects

Robert Dean Architects  
111 Cherry Street, Suite 201, New Canaan, CT 06840  
[www.robertdeanarchitects.com](http://www.robertdeanarchitects.com)  
203.966.8333



June 18, 2025

James Kremens and Laura Nelson  
7 Lone Pine Lane  
Westport, CT 06880

RE: Demolition Notice to Adjoining Property Owners

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Robert Dean  
Robert Dean Architects

Robert Dean Architects  
111 Cherry Street, Suite 201, New Canaan, CT 06840  
[www.robertdeanarchitects.com](http://www.robertdeanarchitects.com)  
203.966.8333



June 18, 2025

Chris Lynn & Edwin Mark Carver  
7 Tamarac Road  
Westport, CT 06880

RE: Demolition Notice to Adjoining Property Owners

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Robert Dean  
Robert Dean Architects

Robert Dean Architects  
111 Cherry Street, Suite 201, New Canaan, CT 06840  
[www.robertdeanarchitects.com](http://www.robertdeanarchitects.com)  
203.966.8333



June 18, 2025

Dennis OConnell and Dale Pescatore  
15 Lone Pine Lane  
Westport, CT 06880

RE: Demolition Notice to Adjoining Property Owners

Dear Property Owner:

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Robert Dean  
Robert Dean Architects

Robert Dean Architects  
111 Cherry Street, Suite 201, New Canaan, CT 06840  
[www.robertdeanarchitects.com](http://www.robertdeanarchitects.com)  
203.966.8333



June 18, 2023

Nikhil Sikand & Allssa Mebus  
9 Tamarac Rd  
Westport, CT 06880

RE: Demolition Notice to Adjoining Property Owners

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Robert Dean  
Robert Dean Architects

Robert Dean Architects  
111 Cherry Street, Suite 201, New Canaan, CT 06840  
[www.robertdeanarchitects.com](http://www.robertdeanarchitects.com)  
203.966.8333



June 18, 2025

Eddie Elias Yehuda  
8 Lone Pine Lane  
Westport, CT 06880

RE: Demolition Notice to Adjoining Property Owners

Dear Property Owner:

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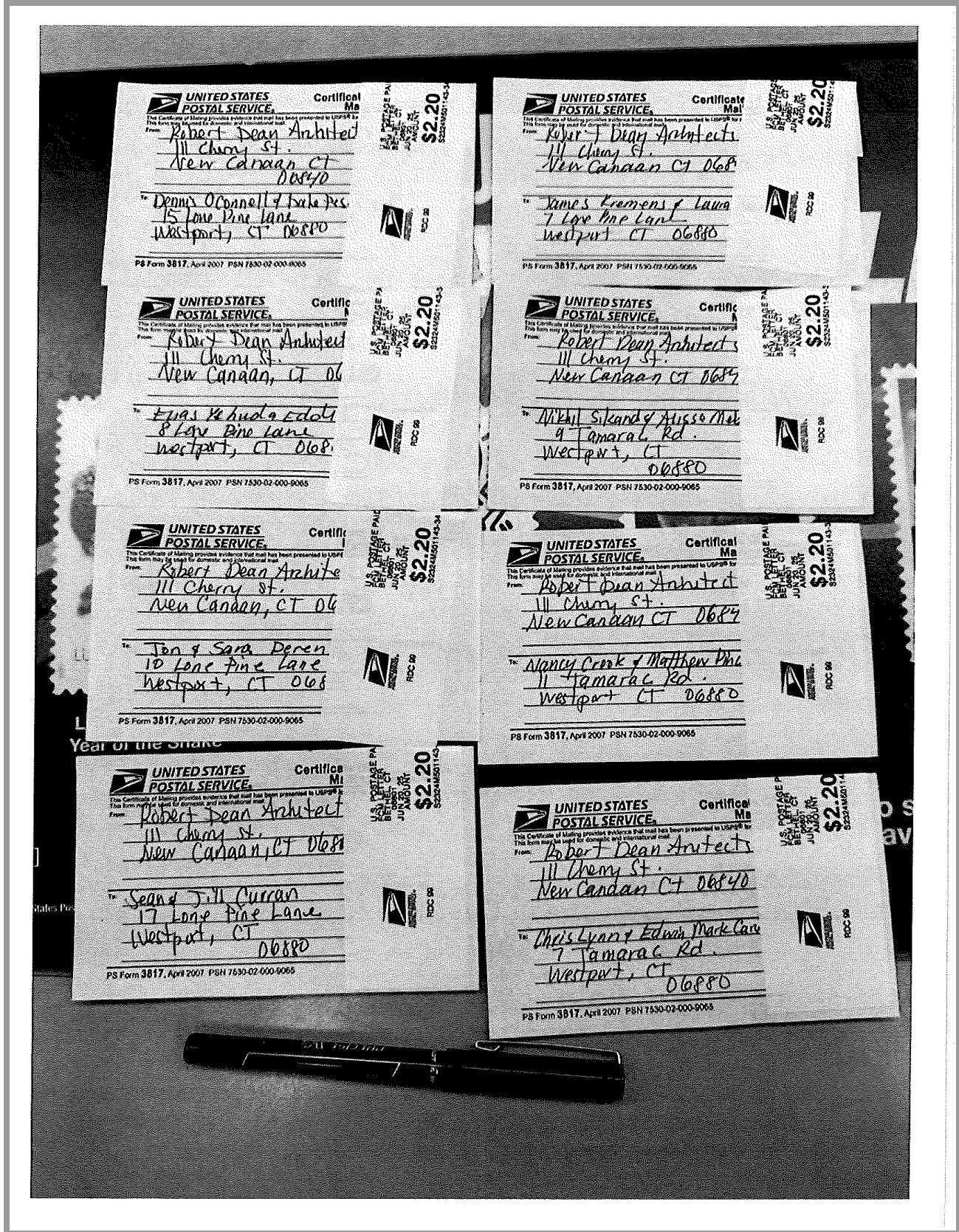
The application will be available for review at the Westport Building Department.

Sincerely,

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Robert Dean  
Robert Dean Architects

Robert Dean Architects  
111 Cherry Street, Suite 201, New Canaan, CT 06840  
[www.robertdeanarchitects.com](http://www.robertdeanarchitects.com)  
203.966.8333



**UNITED STATES POSTAL SERVICE** Certificate of Mailing  
 From: Robert Dean Architects  
 111 Cherry St.  
 New Canaan, CT 06840  
 To: Dennis O'Connell  
 15 Lone Pine Lane  
 Westport, CT 06880  
 PS Form 3817, April 2007 PSN 7530-02-000-9065

**UNITED STATES POSTAL SERVICE** Certificate of Mailing  
 From: Robert Dean Architects  
 111 Cherry St.  
 New Canaan, CT 06840  
 To: James Kremens & Laura  
 7 Lone Pine Lane  
 Westport, CT 06880  
 PS Form 3817, April 2007 PSN 7530-02-000-9065

**UNITED STATES POSTAL SERVICE** Certificate of Mailing  
 From: Robert Dean Architects  
 111 Cherry St.  
 New Canaan, CT 06840  
 To: Ewas Kehula Edoli  
 8 Lone Pine Lane  
 Westport, CT 06880  
 PS Form 3817, April 2007 PSN 7530-02-000-9065

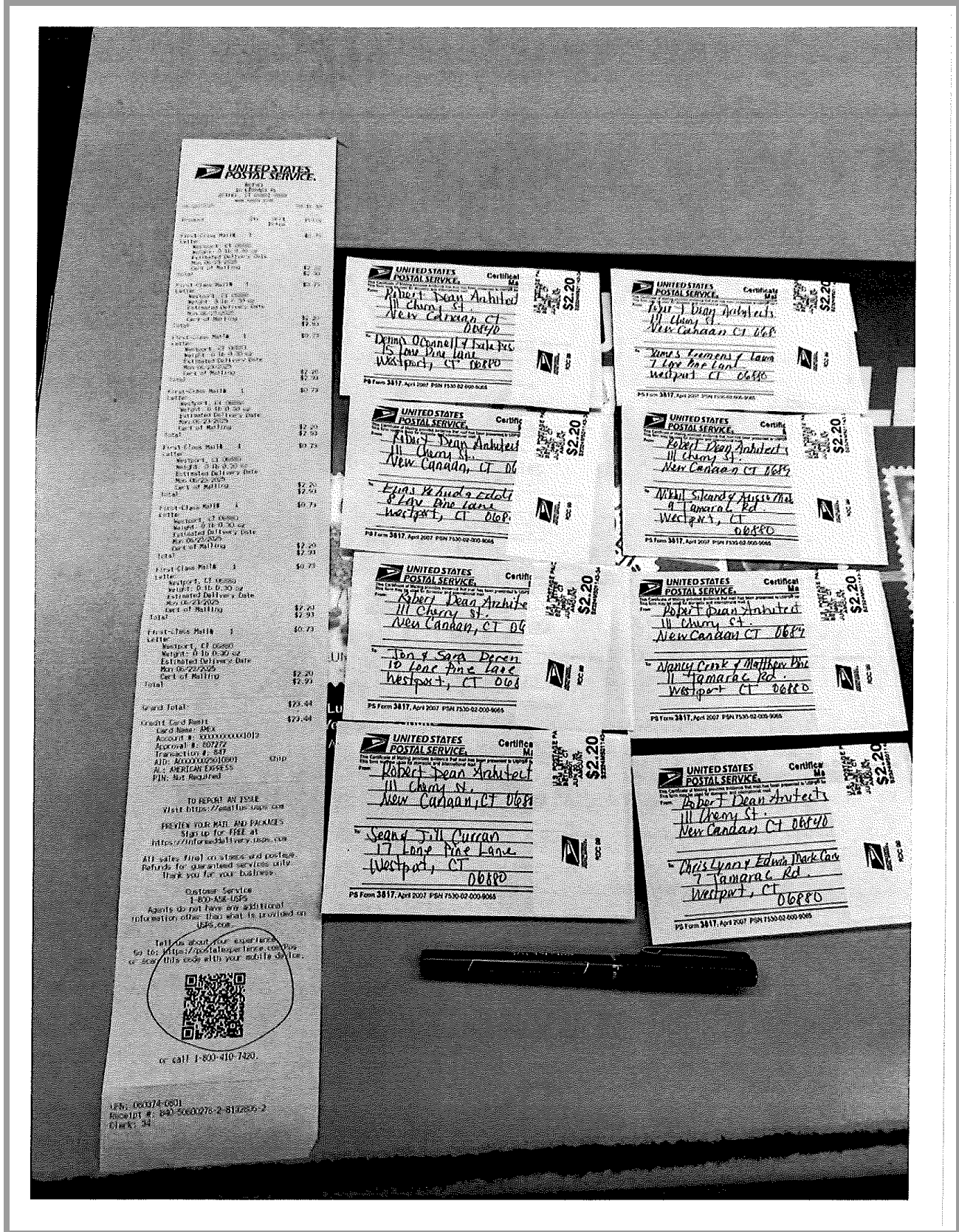
**UNITED STATES POSTAL SERVICE** Certificate of Mailing  
 From: Robert Dean Architects  
 111 Cherry St.  
 New Canaan, CT 06840  
 To: Mikhail Silandiy  
 4 Tamarac Rd.  
 Westport, CT 06880  
 PS Form 3817, April 2007 PSN 7530-02-000-9065

**UNITED STATES POSTAL SERVICE** Certificate of Mailing  
 From: Robert Dean Architects  
 111 Cherry St.  
 New Canaan, CT 06840  
 To: Jon & Sara Deren  
 10 Lone Pine Lane  
 Westport, CT 06880  
 PS Form 3817, April 2007 PSN 7530-02-000-9065

**UNITED STATES POSTAL SERVICE** Certificate of Mailing  
 From: Robert Dean Architects  
 111 Cherry St.  
 New Canaan, CT 06840  
 To: Nancy Cook & Matthew Pine  
 11 Tamarac Rd.  
 Westport, CT 06880  
 PS Form 3817, April 2007 PSN 7530-02-000-9065

**UNITED STATES POSTAL SERVICE** Certificate of Mailing  
 From: Robert Dean Architect  
 111 Cherry St.  
 New Canaan, CT 06840  
 To: Sean & Jill Curran  
 17 Lone Pine Lane  
 Westport, CT 06880  
 PS Form 3817, April 2007 PSN 7530-02-000-9065

**UNITED STATES POSTAL SERVICE** Certificate of Mailing  
 From: Robert Dean Architects  
 111 Cherry St.  
 New Canaan, CT 06840  
 To: Chris Lynn & Edna Marie Carr  
 7 Tamarac Rd.  
 Westport, CT 06880  
 PS Form 3817, April 2007 PSN 7530-02-000-9065





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**

<u>Ad Order Number</u> 0002930216	<u>Customer Account</u> 362662
<u>Sales Rep.</u> tross	<u>Customer Information</u> ROBERT DEAN ARCHITECTS 111 Cherry Street NEW CANAAN CT 06840 USA
<u>Order Taker</u> tross	
<u>Ordered By</u> Michele	<u>Phone:</u> 2039668333
<u>Order Source</u> Phone	<u>Fax:</u> <u>EMail:</u>

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**DEMOLISH  
NOTICE OF INTENT TO DEMOLISH**

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building structure at 9 Lone Pine Lane has been filed in the Office of the Town Building Official on June 20, 2025.

Name and Address of Owner:  
Kathleen Koenoy and Michael Yurkenwich  
9 Lone Pine Lane  
Westport, CT 06880

Age of the building: built 1956  
Square footage: 1961 SF

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

<u>Ad Cost</u> \$35.96	<u>Payment Amt</u> \$0.00	<u>Amount Due</u> \$35.96
---------------------------	------------------------------	------------------------------

Blind Box      Materials

Order Notes

<u>Ad Number</u> 0002930216-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 14 li	<u>PO Number</u>
<u>Color</u> \$0.00	<u>Color Requests</u>	

<u>Product and Zone</u> Westport News	<u># Inserts</u> 1	<u>Placement</u> BR Legal
--	-----------------------	------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates  
6/27/2025

## Payment Receipt

Friday, June 20, 2025

Transaction Type: Payment  
Order Number: 0002930216  
Payment Method: Credit Card Pymt  
Bad Debt: -  
Credit Card Number: \*\*\*\*  
Credit Card Expire Date: 10/28/2029  
Payment Amount: 35 96  
Reference Number: 246446  
Charge to Company: Connecticut Post  
Category: Classified  
Credit to Transaction Number: P1034511  
Invoice Text:  
Invoice Notes:

Customer Type: Trans Prty Party  
Customer Category: 7099 Other  
Customer Status: Active  
Customer Group: Classified  
Customer Trade:  
Account Number: 362862  
Phone Number: 2039668333  
Company / Individual: Individual  
Customer Name: ROBERT DEAN ARCHTJEGTS  
Customer Address: 111 Cherry Street  
NEW CANAAN CT 06840 USA  
Check Number:  
Routing Number:







RECEIVED

MAY 14 2025

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

RECEIVED

MAY 14 2025

WESTPORT BUILDING DEPARTMENT

1. 1 CROW HOLLOW LANE, WESTPORT, CT 06880  
ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card)

2. RUTH MIRRA & JERRY MIRRA  
NAME OF CURRENT PROPERTY OWNER (Please Print)

914-980-5373  
TELEPHONE

3. 243 STONE HILL RD, POUND RIDGE, NY 10576  
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

CASAMIRRA2021@GMAIL.COM  
EMAIL

4. MAURICIO CEJAS, 11 BITTERSWEET CIR., GUILFORD, CT 06043  
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. DEMOLITION OF HOUSE TO FOUNDATION (SAVING WINDOWS, FLOORING & COLUMNS)  
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. NG & L, LLC  
DEMOLITION CONTRACTOR (Please Print)

(844) 200-6466  
TELEPHONE

0630675  
LICENSE NUMBER

INFO.NGLLCC@GMAIL.COM  
EMAIL

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

PUBLICATION OF NOTICE OF INTENT TO DEMOLISH

POSTING OF DEMOLITION SIGN

Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

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

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

Meeting Date of Historic District Commission to consider demolition: \_\_\_\_\_.

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

Application for Demolition Permit (continued)

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION - (203) 696-4780 [robin.schilb@alticeusa.com](mailto: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: 5/14/25

SIGNATURE OF DEMOLITION CONTRACTOR: \_\_\_\_\_

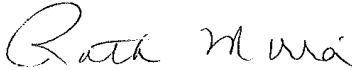
SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_

Revised 11/14/2019

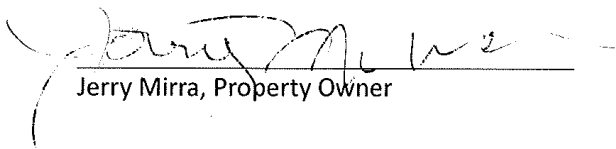
**AUTHORIZATION TO ACT AS AGENT**

April 28, 2025

**To Whom It May Concern:** We, Ruth Mirra & Jerry D. Mirra, authorize Mauricio Cejas, NG&L, LLC, New Home/Home Improvement Contractor, to act as our agent to conduct and apply for all necessary permits for my property, located at 1 Crow Hollow Lane, Westport, CT 06880.



Ruth Mirra, Property Owner



Jerry Mirra, Property Owner

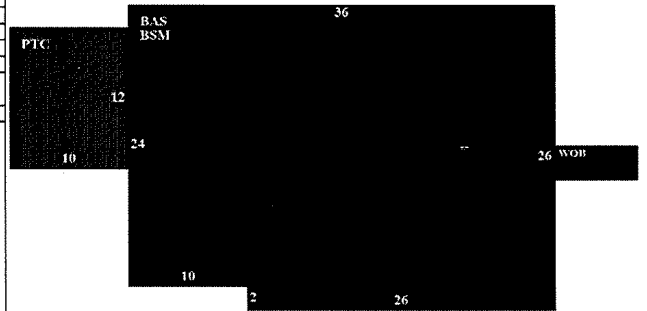
SCOTT B. BILMAS  
Notary Public, State of New York  
No. 03-4663618  
Qualified in Westchester County  
Commission Expires 11/30/2026





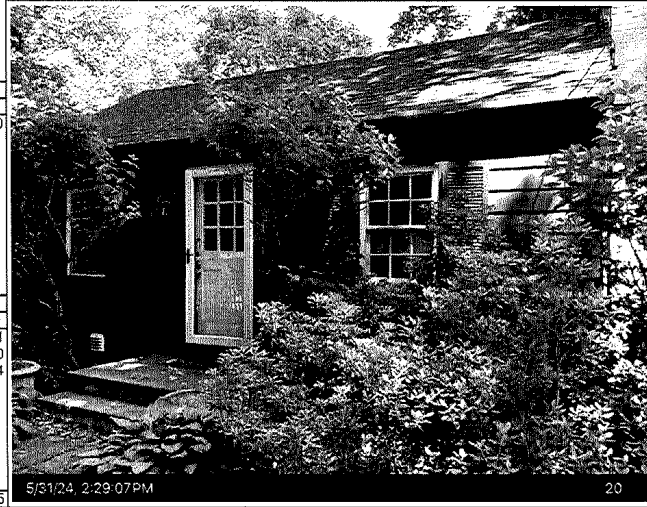
Property Location 1 CROW HOLL LN Account # 4020 Map ID B15 / 022/000 / Bldg Name State Use 101  
 Vision ID 20 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 11/25/2024 5:07:41 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	07	C-	Elevator		
Stories:	1	1 Story	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		Owne
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Building Value New		98,151
Interior Flr 1	09	Pine/Soft Wood	Year Built		1945
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	03	Central	Year Remodeled		
Total Bedrooms	02	2 Bedrooms	Depreciation %		42
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:	4	4 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		58
Kitchens	1		Cns Sect Rcnld		56,900
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area	162		Misc Imp Ovr		
Fin Basement	3	Basic FRB	Misc Imp Ovr Comment		
Fin Bsmt Qual	0		Cost to Cure Ovr		
Bsmt. Garages	A		Cost to Cure Ovr Comment		
Interior Cond	1				
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
CAB1	Cabin	L	270	85.00	1935	6	75	5	1.75	30,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	916	916		70.33	64,421
BSM	Basement Area	0	916		14.05	12,870
PTC	Patio - Concrete	0	120		7.03	844
Ttl Gross Liv / Lease Area		916	1,952			78,135





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**

<u>Ad Order Number</u> 0002922357	<u>Customer Account</u> 374946
<u>Sales Rep.</u> Iross	<u>Customer Information</u> MAURICIO CEJAS P.O. Box 391 GUILFORD CT 06437 USA
<u>Order Taker</u> Iross	<u>Phone:</u> 8442006466
<u>Ordered By</u> Mauricio	<u>Fax:</u>
<u>Order Source</u> Phone	<u>EMail:</u>

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**DEMOLISH  
 NOTICE OF INTENT TO DEMOLISH**

In accordance with Article II, Section 14-24 (a)(2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the one story residential structure located at 1 Crow Hollow Lane has been filed in the Office of the Town Building Official on May 14, 2025.

Owners: Ruth & Jerry Merrit, 243 Stone Hill Rd., Pound Ridge, NY 10576  
 Age of Building: Built 1945  
 Square Footage: 916

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

<u>Ad Cost</u>	<u>Payment Amt</u>	<u>Amount Due</u>
\$32.24	\$32.24	\$0.00

Blind Box      Materials

Order Notes

<u>Ad Number</u>	<u>External Ad #</u>	<u>Pick Up Number</u>
0002922357-01		
<u>Ad Type</u>	<u>Ad Size</u>	<u>PO Number</u>
BR Legal Liner	2 X 13 li	
<u>Color</u>	<u>Color Requests</u>	
\$0.00		

<u>Product and Zone</u>	<u># Inserts</u>	<u>Placement</u>
Westport News	1	BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates  
5/16/2025

# CHASE for BUSINESS®

Printed from Chase for Business

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## Transaction details

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United Club Business (...9835)

\$32.24

Sale



May 14, 2025  
Transaction date

Pending (typically posts within 1-3  
business days)  
Posted date



CT POST  
ADVERTISING  
NORWALK, CT  
068510000

---

Description    CT POST ADVERTISING

Category    Professional services

---

### Keep in mind

These details may change once we finish processing the transaction, typically within 2-3 business days.

JPMorgan Chase Bank, N.A. Member FDIC

©2025 JPMorgan Chase & Co

Equal Opportunity Lender






1 CROW HOLLOW LN, WESTPORT

## 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:

Name	Property Address
Chakraborty Dipita And Bhowmik Nilanjan	121 Newtown Tpke
Lee Bernadette G & Lange David M	2 Pond Rd
Smith Nathaniel Tr & Catherine Carroll Tr	2 Flintlock Rdg
Lensky Dmitry & Natalia	132 Newtown Tpke
Farmer Homer Haynes Est & Patricia E	4 Crow Hol Ln
Celone Sherlyn B	122 Newtown Tpke
Citigroup Mortgage Loan Trust	25 Hermit Ln
Gluck Warren E & Fogertey Katherine I	29 Hermit Ln

  
 \_\_\_\_\_  
 Signature of owner or authorized agent

\_\_\_\_\_  
 05/12/25  
 Date

\_\_\_\_\_  
 Mauricio Cejas, NG&L, LLC  
 Print Name



## 102 feet Abutters List Report

Westport, CT  
January 16, 2025

**Subject Property:**

Parcel Number:	B15022000	Mailing Address:	MIRRA RUTH & JERRY D
CAMA Number:	B15022000		1 CROW HOL LN
Property Address:	1 CROW HOL LN		WESTPORT, CT 06880

**Abutters:**

Parcel Number:	B15006000	Mailing Address:	CHAKRABORTY DIPITA AND BHOWMIK
CAMA Number:	B15006000		NILANJAN
Property Address:	121 NEWTOWN TPKE		121 NEWTOWN TPKE
			WESTPORT, CT 06880

Parcel Number:	B15007000	Mailing Address:	LEE BERNADETTE G & LANGE DAVID M
CAMA Number:	B15007000		2 POND RD
Property Address:	2 POND RD		WESTPORT, CT 06880

Parcel Number:	B15009000	Mailing Address:	SMITH NATHANIEL TR & CATHERINE
CAMA Number:	B15009000		CARROLL TR
Property Address:	2 FLINTLOCK RDG		2 FLINTLOCK RDG
			WESTPORT, CT 06880

Parcel Number:	B15021000	Mailing Address:	LENSKY DMITRY & NATALIA
CAMA Number:	B15021000		132 NEWTOWN TPKE
Property Address:	132 NEWTOWN TPKE		WESTPORT, CT 06880

Parcel Number:	B15023000	Mailing Address:	FARMER HOMER HAYNES EST &
CAMA Number:	B15023000		PATRICIA E
Property Address:	4 CROW HOL LN		4 CROW HOL LN
			WESTPORT, CT 06880

Parcel Number:	B15024000	Mailing Address:	CELONE SHERLYN B
CAMA Number:	B15024000		122 NEWTOWN TPKE
Property Address:	122 NEWTOWN TPKE		WESTPORT, CT 06880

Parcel Number:	B15042000	Mailing Address:	CITIGROUP MORTGAGE LOAN TRUST
CAMA Number:	B15042000		2018-RP3
Property Address:	25 HERMIT LN		420 S LA SALLE ST STE 2000
			CHICAGO, IL 60605

Parcel Number:	B15044000	Mailing Address:	GLUCK WARREN E & FOGERTEY
CAMA Number:	B15044000		KATHERINE I
Property Address:	29 HERMIT LN		29 HERMIT LN
			WESTPORT, CT 06880



www.cai-tech.com

1/16/2025

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

Abutters List Report - Westport, CT

**UNITED STATES POSTAL SERVICE®**  
**Certificate of Mailing**

This Certificate of Mailing is a permanent record of mailing. It is not valid unless it is filed in the presence of a U.S. Postal Inspector. The following information is required for a valid certificate of mailing.

From: NGA, LLC  
P.O. Box 391  
GUILFORD CT 06437

To: City Group Mortgage  
16411 WILSON ST - #113  
4208 LA SALLE ST. Ste 2000  
CHICAGO, IL 60655

To pay fee, affix stamps or meter postage here.

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

**UNITED STATES POSTAL SERVICE®**  
**Certificate of Mailing**

This Certificate of Mailing is a permanent record of mailing. It is not valid unless it is filed in the presence of a U.S. Postal Inspector. The following information is required for a valid certificate of mailing.

From: NGA, LLC  
P.O. Box 391  
GUILFORD CT 06437

To: Datta Chakrabarty  
Nirajan Bhunia  
121 Newtown Place  
WESTPORT, CT 06880

To pay fee, affix stamps or meter postage here.

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
GUILFORD, CT  
06437  
MAY 13, 25  
AMOUNT  
**\$2.20**  
S2324Y500235-09



RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
GUILFORD, CT  
06437  
MAY 13, 25  
AMOUNT  
**\$2.20**  
S2324Y500235-09

**UNITED STATES POSTAL SERVICE®** Certificate Of Mailing

This is a Certificate of Mailing provided to assist in the proof of delivery of mail. It is not a receipt for postage. The postage paid is shown on the postage meter.

From: N&D LLC  
P.O. Box 391  
Guilford, CT 06437

To: Remond & Dana Land  
2 Pond Rd.  
Westport, CT 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065


**UNITED STATES POSTAL SERVICE®** Certificate Of Mailing

This is a Certificate of Mailing provided to assist in the proof of delivery of mail. It is not a receipt for postage. The postage paid is shown on the postage meter.

From: N&D LLC  
P.O. Box 391  
Guilford, CT 06437


To: Natalia & Dmitry Lensky  
132 Newton Tpk  
Westport, CT 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065



RDC 99

U.S. POSTAGE PAID  
 FOM LETTER  
 GUILFORD, CT  
 06437  
 MAY 13 25  
 AMOUNT  
**\$2.20**  
 S2324Y500235-09



RDC 99

U.S. POSTAGE PAID  
 FOM LETTER  
 GUILFORD, CT  
 06437  
 MAY 13 25  
 AMOUNT  
**\$2.20**  
 S2324Y500235-09

**UNITED STATES POSTAL SERVICE**  
**Certificate Of Mailing**

The Certificate of Mailing provides evidence that the letter, document or article mailed was mailed. Some restrictions apply to domestic and international mail.

To pay for the stamps or meter postage here

From: NAAL LLC  
PO Box 391  
GUILFORD, CT 06437

To: Sheridan Selove  
122 Newton Place  
Westport, CT 06880

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

**UNITED STATES POSTAL SERVICE**  
**Certificate Of Mailing**

The Certificate of Mailing provides evidence that the letter, document or article mailed was mailed. Some restrictions apply to domestic and international mail.

To pay for the stamps or meter postage here

From: NAAL LLC  
PO Box 391  
GUILFORD, CT 06437

To: Nathaniel Smith & Catherine Carroll  
2 Flintlock Rd.  
Westport, CT 06880

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
GUILFORD, CT  
06437  
MAY 13 25  
AMOUNT  
**\$2.20**  
S2324Y500235-09



RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
GUILFORD, CT  
06437  
MAY 13 25  
AMOUNT  
**\$2.20**  
S2324Y500235-09

**UNITED STATES POSTAL SERVICE**  
**Certificate Of Mailing**  
Step 1: Attach this Certificate to each letter or envelope to be mailed. It is not required for First-Class mail.  
 Step 2: Attach this Certificate to the letter or envelope to be mailed. It is not required for First-Class mail.

To purchase, affix stamp or meter postage here

From: NOA LLC  
PO Box 311  
Guilford CT 06437

To: Wagner & Kinnick Property  
29 Walnut Ln  
Westport CT 06880

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

**UNITED STATES POSTAL SERVICE**  
**Certificate Of Mailing**  
Step 1: Attach this Certificate to each letter or envelope to be mailed. It is not required for First-Class mail.  
 Step 2: Attach this Certificate to the letter or envelope to be mailed. It is not required for First-Class mail.

To purchase, affix stamp or meter postage here

From: NOA LLC  
PO Box 311  
Guilford CT 06437

To: Hagner & Kinnick Property  
40 Old Hill Ln  
Westport CT 06880

Postmark Here

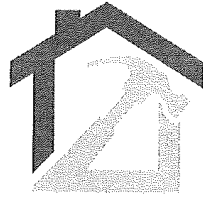
PS Form 3817, April 2007 PSN 7530-02-000-9065



U.S. POSTAGE PAID  
 FCM LETTER  
 GUILFORD, CT  
 06437  
 MAY 13 25  
 AMOUNT  
**\$2.20**  
 S2324Y500235-09



U.S. POSTAGE PAID  
 FCM LETTER  
 GUILFORD, CT  
 06437  
 MAY 13 25  
 AMOUNT  
**\$2.20**  
 S2324Y500235-09



**NG&L, LLC**

NHC. 0017952 & HIC.0630675

Home Improvement Contractor ✕ Maintenance ✕ Snow Plowing

*"We Do It ALL"*

P.O. Box 391, Guilford, CT 06437

Tel: (844) 200.6466 Cell: (203) 843.496 Fax: (203) 738.1046

Email: info.ngllc@gmail.com

www.ngllc.com

May 12, 2025

Smith Nathaniel Tr & Catherine Carroll Tr  
2 Flintlock Rdg  
Westport, CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the home at 1 Crow Hollow Lane in the near future.

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website ([www.westportct.gov](http://www.westportct.gov)) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. at 203-341-5025 if you have any questions.

Sincerely,

Mauricio Cejas  
New Home Construction Contractor  
NG&L, LLC



TOWN OF WESTPORT

RECEIVED

RECEIVED

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

MAR 20 2025

MAR 20 2025

1. 8 Newtown Turnpike | WESTPORT BUILDING DEPARTMENT  
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. London Digs | 914-490-6150  
 PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print) | TELEPHONE

3. 15 EAST 50th Street | Chris @ Graybook inc.com  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. House Barn 1710  
 SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)

5. Graybook inc. | 914-490-6150 | NHC 0017050  
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

Chris @ Graybook inc.com  
 EMAIL

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

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

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

The property owner or legal representative must first obtain a Certificate of Appropriateness from the Historic District Commission prior to submitting the 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 203-341-1184.

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 \_\_\_\_\_



**A DESIGN AND DEVELOPMENT  
CONSULTANCY**

June 13, 2025

Chris Munch  
GrayBook, Inc

**Design Development, PLLC**  
*Studio M*

165 Mamaroneck Avenue  
Floor 2  
White Plains, NY 10601  
T (914) 949-4272

[www.ddpllc.com](http://www.ddpllc.com)

Email: [chris@graybookinc.com](mailto:chris@graybookinc.com)

Subject            8 Newtown Turnpike  
                         Westport, Connecticut

Dear Chris,

It is understood that due to the age of the existing house located at 8 Newtown Turnpike in Westport, Connecticut, there is a desire by the Historic Commission to keep and refurbish the old house, and as an incentive to do so, the Town would consider subdividing the lot so that a new house could be constructed on the newly created, second parcel.

As requested, we took a closer look at the existing house and what it would take to refurbish it and we have reviewed the impact of subdividing the parcel and have the following comments:

- The existing house is in serious disrepair. There is a significant amount of moisture damage & mold. The structure has been compromised right down to the foundation. I believe it would require a substantial investment to properly refurbish.
- With some historic structures, it is worth the time & financial outlay to restore the building. In particular, any landmark building would fall into that category. In this particular case and in our opinion, there is little worth preserving. Outside of the original front door and sidelights, there is little else of historic value.
- The barn, which is also historic, not only encroaches on the neighbors property but blocks access to a second lot in the rear. This limits access to a rear lot along the southern property line which requires a second curb cut off of Newtown Turnpike and removal of some mature trees along that property line.
- The lot is .7495 acres and once subdivided, will create two parcels ranging in size from .30 to .45 acres. In context to the neighbors, the existing parcel at .75 acres is significantly smaller as the surround lots are generally 2 acres and more. The proximity of homes to one another, will impact density and sight lines for the immediate site and neighbors.



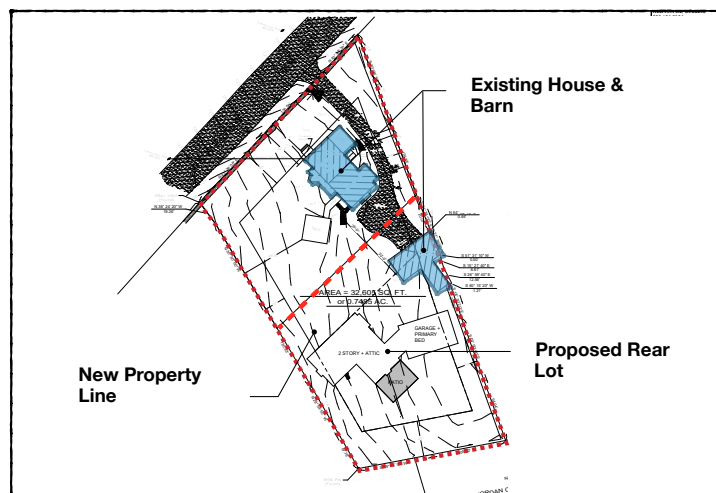
**A DESIGN AND DEVELOPMENT  
CONSULTANCY**

- Both the historic house and new house would require septic systems with leaching fields and at least one new well for water. Minimum recommended setback from drilled water wells to leach fields is typically 100'. At .75 acres, there is physically not enough room to accommodate two houses, driveway(s), septic/leaching fields and water wells with proper setbacks.

**Design Development, PLLC**  
*Studio M*

165 Mamaroneck Avenue  
Floor 2  
White Plains, NY 10601  
T (914) 949-4272

[www.ddpllc.com](http://www.ddpllc.com)



In conclusion, given the size of the parcel and the condition of the exiting house, we don't believe a sub-division of the land leaves you with a viable project. Let me know if you have any additional questions or thoughts.

Sincerely Yours,

**Mark S. Schulman**

Mark S. Schulman, Partner

Application for Demolition Permit (continued)


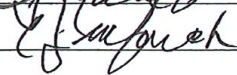
**CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:**

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

- CERTIFICATE OF APPROPRIATENESS (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      Natasha Nelson    203-362-3062    [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION                              Carl Jenkins      203-696-4726    [carl.jenkins@alticeusa.com](mailto:carl.jenkins@alticeusa.com)
- EVERSOURCE ENERGY                              -                              888-544-4826    FAX 877-285-4448
- FUEL TANK (For underground tanks)      From the oil company or remediation contractor
- FUEL TANK (For aboveground tanks)      From the oil company or remediation contractor
- PROPANE TANK                              From the propane company that removed the tank
- GAS COMPANY                              [scgdemolitions@avangrid.com](mailto:scgdemolitions@avangrid.com)    800-989-0900
- FRONTIER COMMUNICATIONS              Const. & Eng. Dept.      203-383-6727
- CONSERVATION DEPARTMENT              Colin Kelly                      203-341-1170    FAX: 203-341-1088
- HEALTH DEPARTMENT  
(If on Private Septic)                      Mark Cooper                      203-227-9571
- ENVIRONMENTAL SIGN OFF                      Mark Cooper                      203-227-9571
- PUBLIC WORKS DEPARTMENT  
(If on Public Sewer)                      Deborah Barbieri                      203-341-1793
- 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:                       DATE: 3-20-25  
 SIGNATURE OF DEMOLITION CONTRACTOR:                       DATE: 3-20-25  
 SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_                      DATE: \_\_\_\_\_

Revised 6/1/2023

Linden Digs LLC  
Linden Digs II LLC  
18 E 50th Street  
3rd Floor  
New York, NY 10022

October 10 ,2024

Property Address: 8 Newtown Turnpike, Westport, CT

To Whom it May Concern:

This letter serves to authorize Chris Munch, Graybook Inc, to serve as authorized agent for the property listed below for the purpose of filing and or signing where required, any and all required paperwork, filings, or permit applications in reference to obtaining any required permits, authorizations or approvals.

Thank you,

A handwritten signature in blue ink, appearing to read "John Munch", is written below the text "Thank you,".

9589 0710 5270 2183 4751 08

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Westport, CT 06880

**OFFICIAL USE**

Certified Mail Fee	\$4.85	0027
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	03
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To: *Joseph Sman*  
Street and Apt. No., or PO Box No.: *2 Newtown Tpk*  
City, State, ZIP+4®: *Westport CT 06880*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To: *James Ferrone*  
Street and Apt. No., or PO Box No.: *6 Newtown Tpk*  
City, State, ZIP+4®: *Westport CT 06880*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To: *Phoenix River LLC*  
Street and Apt. No., or PO Box No.: *6 Newtown Tpk*  
City, State, ZIP+4®: *Westport CT 06880*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To: *Kay Wilmester*  
Street and Apt. No., or PO Box No.: *6 Newtown Tpk*  
City, State, ZIP+4®: *Westport CT 06880*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To: *Joseph Steczkowski*  
Street and Apt. No., or PO Box No.: *7 Newtown Tpk*  
City, State, ZIP+4®: *Westport CT 06880*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To: *Sean Cifala*  
Street and Apt. No., or PO Box No.: *37 Chelmsford Rd*  
City, State, ZIP+4®: *Westport CT 06880*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
<b>Total Postage and Fees</b>	<b>\$5.58</b>	

Postmark Here  
03/19/2025

Sent To: Denise Harris  
 Street and Apt. No., or PO Box No.: 5 Newtown Turnpike  
 City, State, ZIP+4: Westport Ct 06880

PS Form 3800, January 2023 PSN 7530-02-000-9037 See Reverse for Instructions

9589 0710 5270 2163 4750 78

Property Location 8 NEWTOWN TPKE Map ID A12/ 016/000 / Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 101  
 Vision ID 9318 Account # 13462 Bldg # 1 Print Date 3/4/2025 4:41:27 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT											
LINDEN DIGS II LLC			6 Septic	1 Public		Description	Code	Appraised	Assessed	6158							
			5 Well			RES LAND	1-1	444,600	311,200								
		<b>SUPPLEMENTAL DATA</b>				DWELLING	1-3	171,400	120,000	WESTPORT, CT							
8 NEWTOWN TPKE		Alt Prcl ID	5272231	Lift Hse		RES OUTBL	1-4	3,100	2,200								
WESTPORT CT 06880		Historic ID	589	Asking \$		Total		619,100	433,400	<b>VISION</b>							
		Census	501														
		WestportC	C33														
		Survey Ma															
		Survey Ma															
		GIS ID	A12016000	Assoc Pid#													
RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LINDEN DIGS II LLC				4347	1044	11-27-2024	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
MANOCHERIAN JOHN & JUDITH				4343	0674	09-09-2024	U	I	1,100,000	10	2024	1-1	311,200	2023	311,200	2022	311,200
MCKAY PETER ALBERT EST				4337	0537	05-06-2024	U	I	0	29		1-3	120,000		120,000		120,000
MCKAY PETER ALBERT				3700	0271	05-31-2016	U	I	210,000	08		1-4	2,200		2,200		2,200
MCKAY PETER A & ANTHONY L				3362	0143	10-23-2012	U	I	0	29							
												433,400	Total	433,400	Total	433,400	
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)								
Total			0.00					Appraised Xf (B) Value (Bldg)									
				<b>ASSESSING NEIGHBORHOOD</b>				Appraised Ob (B) Value (Bldg)									
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Land Value (Bldg)												
0003	0003					Special Land Value											
				<b>NOTES</b>				Total Appraised Parcel Value									
M/1772								Valuation Method									
SHEDS ATTACHED TO BRN								Total Appraised Parcel Value									
								C									
								619,100									
								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				
								11-07-2024	DD	1		84	25 Reval - NOAH - Ext Ins				
								08-03-2020	SR			19	Field Review				
								10-31-2015	VA			80	Data Mailer No Change				
								12-23-2014	VA			10	Measur/LtrSnt - Letter Sent				
								12-01-2014	RH			00	Measur+L listed				
Permit Id	Comments																
<b>LAND LINE VALUATION SECTION</b>																	
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	AAA		0.750	AC	360,000.00	1.26666	5	1.00	130	1.300		1.0000	444,600		
Total Card Land Units					0.750	AC	Parcel Total Land Area					0.750	Total Land Value		444,600		

Property Location 8 NEWTOWN TPK  
 Vision ID 9318 Account # 13462 Map ID A12 / 016/000 / Bldg # 1  
 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 101 Print Date 3/4/2025 4:41:28 PM

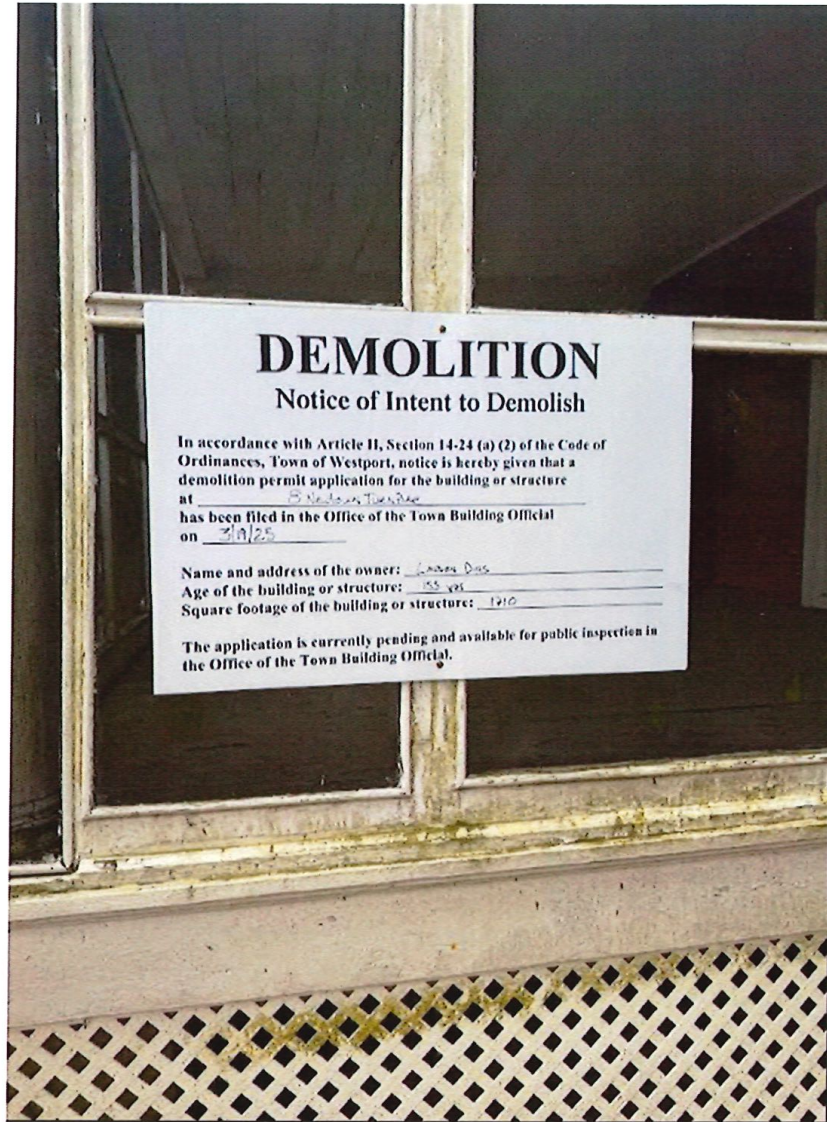
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	2	2 Stories	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			Owne
Exterior Wall 2					B
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl			Factor%
Interior Wall 1	03	Plaster	Condo Fir		
Interior Wall 2			Condo Unit		
Interior Flr 1	07	Cork Tile	<b>COST / MARKET VALUATION</b>		
Interior Flr 2			Building Value New		329,666
Heat Fuel	02	Oil	Year Built		1830
Heat Type:	05	Hot Water	Effective Year Built		
AC Type:	01	None	Depreciation Code		A
Total Bedrooms	03	3 Bedrooms	Remodel Rating		
Total Bthrms:	2	2 Full Baths	Year Remodeled		
Total Half Baths	0		Depreciation %		
Total Xtra Fixtrs	0		Functional Obsol		1
Total Rooms:	7	7 Rooms	External Obsol		
Bath Style:	01	Old Style	Trend Factor		
Kitchen Style:	01	Old Style	Condition		
Kitchens	1		Condition %		52
Whirlpool Tubs			Percent Good		
Hot Tubs			Cns Sect Rchld		171,400
Sauna (SF Area			Dep % Ovr		
Fin Basement			Dep Ovr Comment		
Fin Bsmt Qual			Misc Imp Ovr		
Bsmt. Garages	0		Misc Imp Ovr Comment		
Interior Cond	A		Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
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
BRN3	Barn w Loft	L	396	25.75	1830	3	20	3	1.00		2,700
SHD1	Shed	L	190	11.00	1830	1	0	3	1.00		0
WDK	Wood Deck	L	289	17.60	1830	1	0	4	1.35		0
SHD1	Shed	L	270	11.00	1830	3	20	2	0.75		400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,222	1,222		155.24	189,709
BSM	Basement Area	0	528		31.17	16,456
CRL	Crawl Space	0	694		0.00	0
FOP	Porch, Open	0	35		31.05	1,087
FSP	Porch, Screen	0	192		38.81	7,452
FUS	Upper Story, Finished	528	528		155.24	81,969
UAT	Attic, Unfinished	0	528		15.58	8,228
Ttl Gross Liv / Lease Area		1,750	3,727			304,901





Newspaper Receipt.

Wednesday, March 19, 2025 at 12:30:12 Eastern Daylight Time

**Subject:** FW: Westport news demo  
**Date:** Wednesday, March 19, 2025 at 12:21:27 PM Eastern Daylight Time  
**From:** Chris Munch  
**To:** Theresa Horan  
**Attachments:** image001.png, image.png, image002.png

Chris Munch



Phone 914.490.6150  
Email [chris@graybookinc.com](mailto:chris@graybookinc.com)

**From:** HearstMediaCT, Legals <[legals@hearstmediact.com](mailto:legals@hearstmediact.com)>  
**Date:** Wednesday, March 19, 2025 at 12:16 PM  
**To:** Chris Munch <[chris@graybookinc.com](mailto:chris@graybookinc.com)>  
**Subject:** Re: Westport news demo

Hello,  
Please see the attached for receipt

**AFFIDAVITS & LIQUOR PERMIT PAPERWORK...** These are processed after the last run date and can take up to 30 days to be received via mail. Please be patient as we are in a remote environment.

Going forward if ads are not approved by deadline they **WILL NOT** run. Please be sure you are reviewing & approving them within a timely manner. Thank you!

ADDRESS CHANGE SEE BELOW

**Address for Checks/Payments:**

Hearst Media Services CT, LLC

PO Box 14497

Des Moines, IA, 50306-3497

Connecticut Post | The News-Times | The Hour | The Advocate | Greenwich Times | Darien Times | Fairfield Citizen | New Canaan Advertiser | Westport News | The Spectrum | Shelton Herald | The Milford Mirror | The Ridgefield Press | The Trumbull Times | The Wilton Bulletin

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**From:** Chris Munch <chris@graybookinc.com>  
**Sent:** Wednesday, March 19, 2025 12:10 PM  
**To:** HearstMediaCT, Legals <legals@hearstmediact.com>  
**Subject:** [EXTERNAL] FW: Westport news demo

Ad to be placed in the Westport News

LEGAL NOTICE OF INTENT TO DEMOLISH

In Accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at **8 Newtown Turnpike** has been filed in the Office of the Town Building Official  
On March 20, 2025.

Name and address of Owner:

**Linden Digs**  
**18 E 50<sup>th</sup> Street**  
**New York, NY 10022**

Age of the building or structure: **155 years**  
Square footage of the Structures: **1710**

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

Chris Munch

3 of 4

**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

**FOR OFFICE USE ONLY**

Town No.:	Site No.: <b>253</b>
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) **Clark House** (Historic) **unknown**

2. TOWN, CITY **Westport** VILLAGE \_\_\_\_\_ COUNTY **Fairfield**

3. STREET AND NUMBER (and/or location) **8 Newtown Turnpike** **5272-2/31**

4. OWNER(S) **Williams, Margaret**  Public  Private

5. USE (Present) **Residence** (Historic) **Residence**

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD  Yes  No INTERIOR ACCESSIBLE  Yes  No IF YES, EXPLAIN \_\_\_\_\_

DESCRIPTION

7. STYLE OF BUILDING **Vernacular** DATE OF CONSTRUCTION **ca. 1870**

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 checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor	<input type="checkbox"/> sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round	<input type="checkbox"/> Other (Specify) _____
(Material)				
<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) _____	

NUMBER OF STORIES **2** APPROXIMATE DIMENSIONS **22x47**

12. CONDITION (Structural)  Excellent  Good  Fair  Deteriorated (Exterior)  Excellent  Good  Fair  Deteriorated

13. INTEGRITY (Location)  On original site  Moved WHEN? \_\_\_\_\_ (Alterations)  Yes  No IF YES, EXPLAIN **verandah removed**

14. RELATED BUILDINGS OR LANDSCAPE FEATURES


<input checked="" type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify) _____
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	

15. SURROUNDING ENVIRONMENT

<input type="checkbox"/> Open land	<input type="checkbox"/> Wood-land	<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  
**Located on heavily shaded lot and framed by stone wall at the road.**

(OVER)

DESCRIPTION (Continued)	17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior) The large, gable-ended, two-story vernacular house arranged on the sidehall plan has 6-over-6 windows, and boxed overhanging eaves. The original verandah has been removed and replaced by a Colonial Revival pedimented entrance porch with an arched soffit, but the entrance door with octagonal panels and sidelights is original and reflects the fine detailing that was added to the most houses during the middle and late 19th century. An octagonal-ended bay opens the south elevation. The original carriage barn survives.	
	18. ARCHITECT	BUILDER
SIGNIFICANCE	19. HISTORICAL OR ARCHITECTURAL IMPORTANCE Exactly for whom and when the house was built is not know. It appears to be depicted on the 1867 Beers atlas as occupied by W.S. Bonton, but no record of that individual can be found in the Westport land records. Flavius Clark is depicted as the owner on the 1879 Hopkins map, and it was in his estate when he died in 1885, but, again, there is no record in the land records of him acquiring the property. Clark's widow Hannah, who inherited the house in 1885, sold it to Washington Hawxhurst in 1895, and in 1906, he sold to Homer L. Clark, not believed to be related to Flavius Clark (18:577,21:767, 24:473). Mary Bauer purchased it from Clark in 1920, and there have been many subsequent owners. The house is representative of the gable-ended vernacular houses favored in the middle of the 19th century.	
SOURCES	Westport Land Records.	
PHOTO	PHOTOGRAPHER Mary E. McCahon	DATE May, 1988
COMPILED BY	VIEW west	NEGATIVE ON FILE CHC4:20
	NAME Mary E. McCahon, Architectural Historian	DATE June, 1988
	ORGANIZATION Westport Historic District Commission	
	ADDRESS Town Hall Westport, Conn. 06880	
		
	20. SUBSEQUENT FIELD EVALUATIONS	
	21. THREATS TO BUILDING OR SITE <input checked="" type="checkbox"/> None known <input type="checkbox"/> Highways <input type="checkbox"/> Vandalism <input type="checkbox"/> Developers <input type="checkbox"/> Other _____ <input type="checkbox"/> Renewal <input type="checkbox"/> Private <input type="checkbox"/> Deterioration <input type="checkbox"/> Zoning <input type="checkbox"/> Explanation _____	
	HIST-6 REV. 6/83 (Back)	

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: \_\_\_\_\_

PAL, Pawtucket, RI 02860  
June 2000

**Address:** 8 Newtown Turnpike

**Name:** W.S. Bonton/ Flavius Clark  
House

**NR District:**

**Local District:**

**Neg No.:** 6:12

**HRS ID No.:** 0589

