



# Westport Historic District Commission

Town Hall

Westport, Conn. 06880

## WESTPORT HISTORIC DISTRICT COMMISSION AGENDA

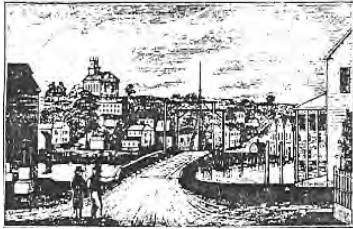
The Westport Historic District Commission will hold a public meeting at 7:00 p.m. on **Tuesday, June 9, 2020** for the following purposes:

1. To approve the minutes of the May 12, 2020 public meeting.
2. To act on a *Certificate of Appropriateness* application dated May 22, 2020 for a fence at **74 Wright Street** located in the Kings Highway North Local Historic District.
3. To act on a *Certificate of Appropriateness* application dated May 23, 2020 for a fence at **1 Evergreen Parkway** located in the Evergreen Avenue Local Historic District.
4. To discuss the study reports and prioritization for the proposed Lees Canal National Historic District and the Local Historic Designation of Early 20<sup>th</sup> century stone bridges.
5. To take such action as the meeting may determine to oppose the issuance of the demolition permit **9 Webb Road** and require the full 180-day delay.
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit **22 Ellery Lane** and require the full 180-day delay.
7. To discuss the 2020 preservation award timing.
8. To hear the Chairman's update.
9. To adjourn the meeting.

Comments from the public will be received during the Public Hearing. A copy of the applications and Historic District Commission agenda for the hearing on June 9, 2020 is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Town Calendar web page under June 9, 2020. Due to the closing of Town Hall to the public during the COVID-19 emergency, the Legal Notice, Agenda and application materials for the Historic District Commission hearing on June 9, 2020 cannot be viewed at the Westport Town Clerk's Office or the Westport Historic District Commission Office at this time.

Bill Harris, Chair  
Historic District Commission  
May 27, 2020

*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.*



# Westport Historic District Commission

Town Hall

Westport, Conn. 06880

## WESTPORT HISTORIC DISTRICT COMMISSION DRAFT MINUTES

### Members Present:

Bill Harris, Chair  
Randy Henkels, Vice-Chair  
Bob Weingarten, Clerk  
Grayson Braun, Member  
Marilyn Harding, Member  
Scott Springer, Alternate Member

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

1. To approve the minutes of the March 10, 2020 public meeting.  
**MOTION (made by Weingarten): to accept the minutes of the March 10, 2020 public meeting**  
**SECOND: Braun**  
**SEATED: Henkels, Braun, Weingarten, Harding, Harris**  
**VOTE: Unanimously approved**
2. To approve the minutes of the March 10, 2020 legal training.  
**MOTION (made by Weingarten): to approve the minutes of the March 10, 2020 legal meeting as amended.**  
**SECOND: Braun**  
**SEATED: Henkels, Braun, Weingarten, Harding, Harris**  
**VOTE: Unanimously approved**
3. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **12 Wedgewood Avenue**, which motion was adopted at the March 10, 2020 meeting.  
**MOTION (made by Harris): to rescind the adaption of the motion to oppose the issuance of the demolition permit at 12 Wedgewood Avenue at the March 10, 2020 meeting**  
**SECOND: Braun**  
**SEATED: Henkels, Braun, Weingarten, Harding, Harris**  
**VOTE: Approved by a vote of 4-1 (AYE: Henkels, Braun, Weingarten, Harris, NAY: Harding)**
4. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **31 Sylvan Road North**, which motion was adopted at the February 11, 2020 meeting.  
**MOTION (made by Weingarten): to rescind the adaption of the motion to oppose the issuance of the demolition permit at 31 Sylvan Road North at the March 10, 2020 meeting**  
**SECOND: Braun**  
**SEATED: Henkels, Braun, Weingarten, Harding, Harris**  
**VOTE: Approved by a vote of 4-1 (AYE: Braun, Weingarten, Harris, Harding NAY: Henkels)**
5. To take such action as the meeting may determine to oppose the issuance of the demolition permit **5 Compo Parkway** and require the full 180-day delay.  
**MOTION (made by Weingarten): to uphold the demolition delay of 180 days for 5 Compo Parkway**  
**SECOND: Braun**

**SEATED: Braun, Weingarten, Harding, Harris, Springer (Henkels recused)**

**VOTE: Denied by a vote of 4-1 (AYE: Braun, Harding, Harris, Springer, NAY: Weingarten). 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 at **4 Maplegrove Avenue** and require the full 180-day delay.

**MOTION (made by Weingarten): to uphold the demolition delay of 180 days for 4 Maplegrove Avenue**

**SECOND: Henkels**

**SEATED: Henkels, Braun, Weingarten, Harding, Harris**

**VOTE: Unanimously denied. 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 **15 Maple Avenue North** and require the full 180-day delay.

**MOTION (made by Weingarten): to uphold the demolition delay of 180 days for 15 Maple Avenue North**

**SECOND: Henkels**

**SEATED: Henkels, Braun, Weingarten, Harding, Harris**

**VOTE: Unanimously denied. The remainder of the 180-day delay is waived.**

8. To hear the Chairman's update.

**No action taken.**

9. To adjourn the meeting.

**MOTION (made by Harris): To adjourn the meeting**

**SECOND: Braun**

**SEATED: Henkels, Braun, Weingarten, Harding, Harris**

**VOTE: Unanimously approved.**

**Meeting adjourned at 8:50 p.m.**

Bill Harris, Chair  
Historic District Commission  
May 13, 2020

For Office Use Only:  
Date of Filing: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
65 Day Period Ends: \_\_\_\_\_  
Type of Work: \_\_\_\_\_

**Westport Historic District Commission  
Application for Certificate of Appropriateness**

*Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Westport, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97A, Section 7-147d and 147s, as amended, of the General Statutes of Connecticut.*

**SECTION 1 (To be completed by the Applicant):**

Address of proposed work: 74 Wright St. Westport, CT 06880

Owner: Amy & Raymond Lynch Phone: 917.609.5426 Email Address rumlynch@yahoo.com

Agent/Contractor: Valencia Fence, LLC Address: Bridgeport, CT. Phone: 203.373.9268 Email valenciafence@yahoo.com

Anticipated date of completion of construction: June, 2020

Raymond Lynch  
Owner's Signature – Application must be signed Date

**SECTION 2 (To be completed by the Zoning Enforcement Officer)**

- Appears to comply with regulations
- Appears not to comply with regulations
- More information needed

Signature of Zoning Enforcement Officer indicating preliminary review of compliance with zoning regulations.

**When the application form is completed and all application materials compiled, return completed application with application materials to:**

**Historic District Commission Coordinator  
Town Hall, 110 Myrtle Avenue, Room 108, Monday through Friday from 8:30 a.m. to 4:30 p.m.**

**SECTION 3 (To be completed by the Historic District Commission)**

**Date of Public Hearing:** \_\_\_\_\_

**Preliminary Certificate of Appropriateness granted**

List any conditions or modifications: \_\_\_\_\_  
\_\_\_\_\_

**Certificate of Appropriateness denied**

List reasons for denial: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature/Chair, WHDC Date  
Approval

\_\_\_\_\_  
Signature/Chair, WHDC Date  
Final Inspection

***After approval has been obtained from the Historic District Commission, work cannot commence until proper zoning and building permits have been obtained from the Planning and Zoning and Building Departments.***

**WESTPORT HISTORIC DISTRICT COMMISSION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS CHECKLIST**

If a property is located in one of the designated Historic Districts in Westport or if it is identified as a local historic property, no exterior alterations, additions, demolitions or new construction including, fences, signs and changes to parking areas or driveways can take place until a certificate of appropriateness has been granted by the Historic District Commission.

Applications require a public hearing and an application must be submitted two weeks prior to the next regularly scheduled meeting of the commission. Hearings are held on the second Tuesday of each month at 7:00 p.m. in Town Hall.

IMPORTANT: This application must be printed or typed and completed with all required exhibits attached. Failure to submit all requested information and exhibits may result in denial of the application. If you have any questions regarding the completion of this application, please call the HDC Coordinator at 341-1184.

APPLICATION MUST BE ACCOMPANIED BY:

- Completed application form
- Narrative describing project including details of changes to and materials used for project; including but not limited to changes to windows, skylights, gutters and leaders, doors, porches, walkways and driveways as well as any exterior feature of the subject property.
- Two (2) sets of construction plans to scale and one (1) reduced to scale, indicating size and location of all existing buildings and structures and size and location of all proposed building or additions and structures. Plans need to include all elevations and heights. ***If an addition is being proposed, existing and proposed building plans must be submitted. If there is any demolition to take place, the extent of the demolition must be specifically and unambiguously highlighted on the application and on the elevations and stated in the presentation to the Commission.***
- Stamped addressed envelopes to the property owners of all properties abutting subject property, including a stamped self addressed envelope. The envelopes should not have a return address.
- Photos of existing elevations where work is proposed
- Owners written authorization when application is presented by an agent other than an attorney at law.

Once all the above required application materials have been compiled, an appointment should be made with a Historic District Commission Staff Administrator to review the plans and application. The application can then be submitted and a hearing date will be scheduled. The Historic District Commission office is in Room 108 in Town Hall.

**NO APPLICATION WILL BE ACCEPTED UNTIL IT IS COMPLETED AND DOCUMENTED AS SPECIFIED ABOVE.**

A copy of the *Certificate of Appropriateness* with the HDC Chairman's signature granting approval will be sent to the applicant and the Planning and Zoning Department.

If the HDC grants approval of the *Certificate of Appropriateness* and a zoning permit is required, an appointment should be made with the ***Planning and Zoning Department by calling 341-1030 to obtain the necessary zoning permit.***

***After the work is completed, the applicant must call the Historic District  
Commission office at 203-341-1184 to schedule a date for the final inspection.***

Raymond & Amy Lynch  
74 Wright St.  
Westport, CT 06880  
917.609.5426

Proposal for: Front Side of 74 Wright Street Wood Fence Installation

We are requesting approval for the installation of 92 linear feet of 3' high North Carolina Flat Picket Fence in the front (Wright Street-facing side) of our property.

There previously was not a fence in front of the property, but as we have two young boys and a puppy, we feel it is essential for safety reasons. It's also a lovely, historically appropriate aesthetic upgrade for our home and the block. The design itself is inspired by, and will fit seamlessly in with, the two fences to the left and right of our property, as well as others around our Old Hill neighborhood.

The fence sections will be constructed with 1x4 bull nose top pickets with 2" spacing in between, 2x3 top and bottom back rails and 5x5 square posts with flat post caps in between sections. The two posts by the driveway will be 8x8sq. with flat top caps.

The new fence will be installed 10 to 11ft. away from the road to be aligned with our neighbors existing fences on both sides.

Overview

Material: Cedar Wood

Style: North Carolina Flat Picket

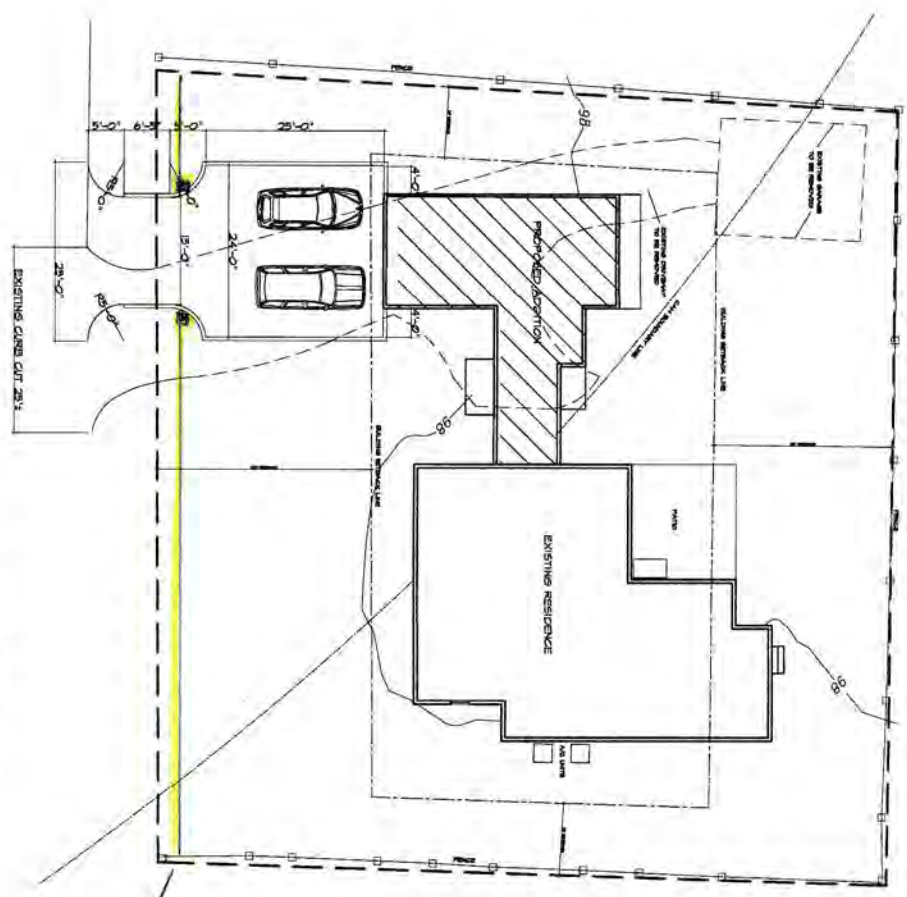
Height: 3'

Color: Painted White

Installation: All posts will be cemented in concrete footings.

02 SITE PLAN  
SCALE 1/8" = 1'-0"

74 WRIGHT STREET



FENCELINE

**EXISTING LOT COVERAGE**  
 Existing Building Area = 1,049 Sq. Ft.  
 Existing Driveway Area = 710 Sq. Ft.  
 Existing Lot Coverage = 2,844 Sq. Ft.  
**TOTAL EXISTING LOT COVERAGE = 28,148**

**PROPOSED LOT COVERAGE**  
 Proposed Building Area = 2,417 Sq. Ft.  
 Proposed Driveway Area = 710 Sq. Ft.  
 Proposed Lot Coverage = 3,127 Sq. Ft.  
**TOTAL PROPOSED LOT COVERAGE = 27,126**

**LOT COVERAGE REDUCTION = 2,268**

**APPROVED Driveway Area = 710 Sq. Ft.**  
**PROPOSED Driveway Area = 710 Sq. Ft.**

14-05 ADDITIONS AND ALTERATIONS TO THE LYNCH RESIDENCE  
 74 WRIGHT STREET  
 WESTPORT, CT 06880  
 SITE PLAN

0.0

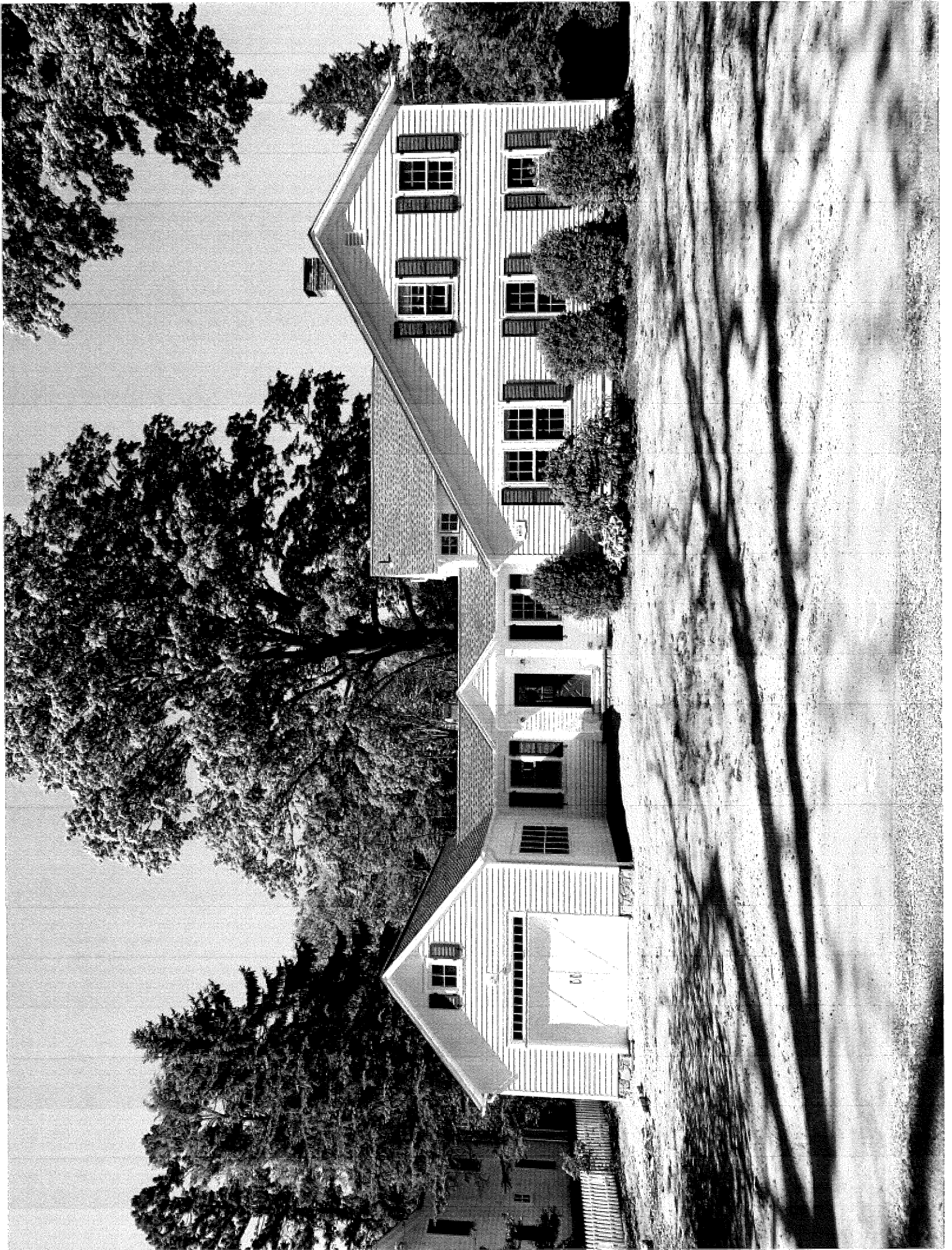
**RANNEY MICHAELS**  
 ARCHITECTURE DESIGN CONSTRUCTION  
 655 BURR STREET FAIRFIELD, CT 06824  
 RANNEYMICHAELS.COM  
 203 255 4266

DATE: 07/15/14  
 DRAWN BY: eam  
 SCALE: 1/8" = 1'-0"

REVISED: 08/26/14  
 10/16/14  
 05/10/20

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. NO REUSE, REPRODUCTION OR ALTERATION OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.









 **WHOLESALE FENCE**  
**INTERSTATE**  
*VISIONS*  
QUALITY BOUNDARIES.  
ENDLESS POSSIBILITIES



### Summary of past Certificate of Appropriateness applications for 74 Wright Street

- At the February 11, 2020 HDC public hearing, a Certificate of Appropriateness application for the replacement of gutters was unanimously approved. This project is near completion.
- At the September 10, 2019 HDC public hearing, a Certificate of Appropriateness application for the modification of the previously approved Certificate of Appropriateness application dated May 23, 2019 was approved by a vote of 4-1. The modification entailed the garage addition being lowered to one story rather than two. This project is near completion.
- At the June 11, 2019 HDC public hearing, a Certificate of Appropriateness application for proposed renovations to the house, garage, and driveway was approved by a vote of 4-1. The project entailed demolishing the detached garage and constructing a new two-story garage within the setbacks. The garage will be attached to the original house with a one-story structure with a pedimented porch supported by wood posts. Exterior clapboard siding on the additions will match the existing house. Windows will be simulated divided lites with internal spacer bars to match the original windows, albeit with a better thermal value. Trim, shutters and gutters will match the existing and all walkways will be bluestone. This project is near completion.
- At the April 13, 2004 HDC public hearing, a Certificate of Appropriateness application for a front porch conversion and demolition of existing rear addition and the construction of a new rear addition was approved. The project proposed the enclosure of the front screened-in porch. The existing addition to the rear of the house was to be demolished and a new construction of the same size to replace it. All windows were to be Marvin double-hung, wood sash. I do not have any minutes from this meeting or an indication of whether or not it was completed.
- At the May 28, 2002 HDC public hearing, a Certificate of Appropriateness application for the rebuilding of the chimney from the fireplace and the replacement of screens in the front porch with casement windows was denied. The fireplace did not need a CoA and the commission requested more information and drawings of the proposed casement windows which would replace the screens on the front porch.
- At the June 9, 1998 HDC public hearing, a Certificate of Appropriateness application to replace the asphalt driveway with a gravel one was heard and approved.

Date of Filing: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
65 Day Period Ends: \_\_\_\_\_  
Type of Work: \_\_\_\_\_

### Westport Historic District Commission Application for Certificate of Appropriateness

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Westport, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97A, Section 7-147d and 147s, as amended, of the General Statutes of Connecticut.

#### SECTION 1 (To be completed by the Applicant):

Address of proposed work: 1 EVERGREEN PKWY  
Owner: William Trey Ellis Phone: 3103099520 Email Address: treyellis@gmail.com  
Agent/Contractor: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Anticipated date of completion of construction: 6/30/20  
Owner's Signature - Application must be signed: [Signature] Date: 5/23/20

#### SECTION 2 (To be completed by the Zoning Enforcement Officer)

- Appears to comply with regulations
- Appears not to comply with regulations
- More information needed

Signature of Zoning Enforcement Officer indicating preliminary review of compliance with zoning regulations.

When the application form is completed and all application materials compiled, return completed application with application materials to:

Historic District Commission Coordinator  
Town Hall, 110 Myrtle Avenue, Room 108, Monday through Friday from 8:30 a.m. to 4:30 p.m.

#### SECTION 3 (To be completed by the Historic District Commission)

Date of Public Hearing: \_\_\_\_\_

Preliminary Certificate of Appropriateness granted

List any conditions or modifications: \_\_\_\_\_

Certificate of Appropriateness denied

List reasons for denial: \_\_\_\_\_

Signature/Chair, WHDC \_\_\_\_\_ Date \_\_\_\_\_  
Approval  
Signature/Chair, WHDC \_\_\_\_\_ Date \_\_\_\_\_  
Final Inspection

After approval has been obtained from the Historic District Commission, work cannot commence until proper zoning and building permits have been obtained from the Planning and Zoning and Building Departments.

## **Narrative describing proposed fencing on the side lawn of 1 Evergreen Parkway, Westport, CT**

We would like to install a 3.45 foot cedar picket fence to enclose our side yard to protect our toddler and our dog. The fence will be set back from Evergreen Avenue by about four feet, running behind the existing bushes to the driveway, and then following the line of the driveway to the back of the property.

We will put a gate in the back for entrance from the driveway. And we would like to fence the rear of the driveway to connect it to the attached garage so that the dog would have a run along the back of the house.

The side yard's rear fencing will also be 3.45 foot cedar and will be replacing the old fencing that was blown down years ago in a storm. Our immediate neighbor, Jim Radcliff at 53 Washington Avenue, has already agreed to the replacing of that fence.



Proposed 3" high cedar picket fencing in white.



4' set back from side wall

Imagery ©2020 New York GIS, Map data ©2020 20 ft

replaces 6' high original fencing.

NEIGHBORS

3 Evergreen Pkwy

57 Washington

55 Washington Ave.

57 Washington Ave.













Milford Lowe's >

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Ideas

Savings

Services

Order Status

Lowe's Credit Cards

Weekly Ad

Supplies / Fencing & Gates / Fence Panels



\$35.48



BUY 15 GET 10% OFF >

Severe Weather (Actual: 3.45-ft x 8-ft) Cedar Spaced Picket French Gothic Wood Fence Panel

Item #156434 Model #73000535

- Eastern white cedar wood
- Pre-assembled for easy installation
- Precise nailing by machine for a clean, consistent appearance

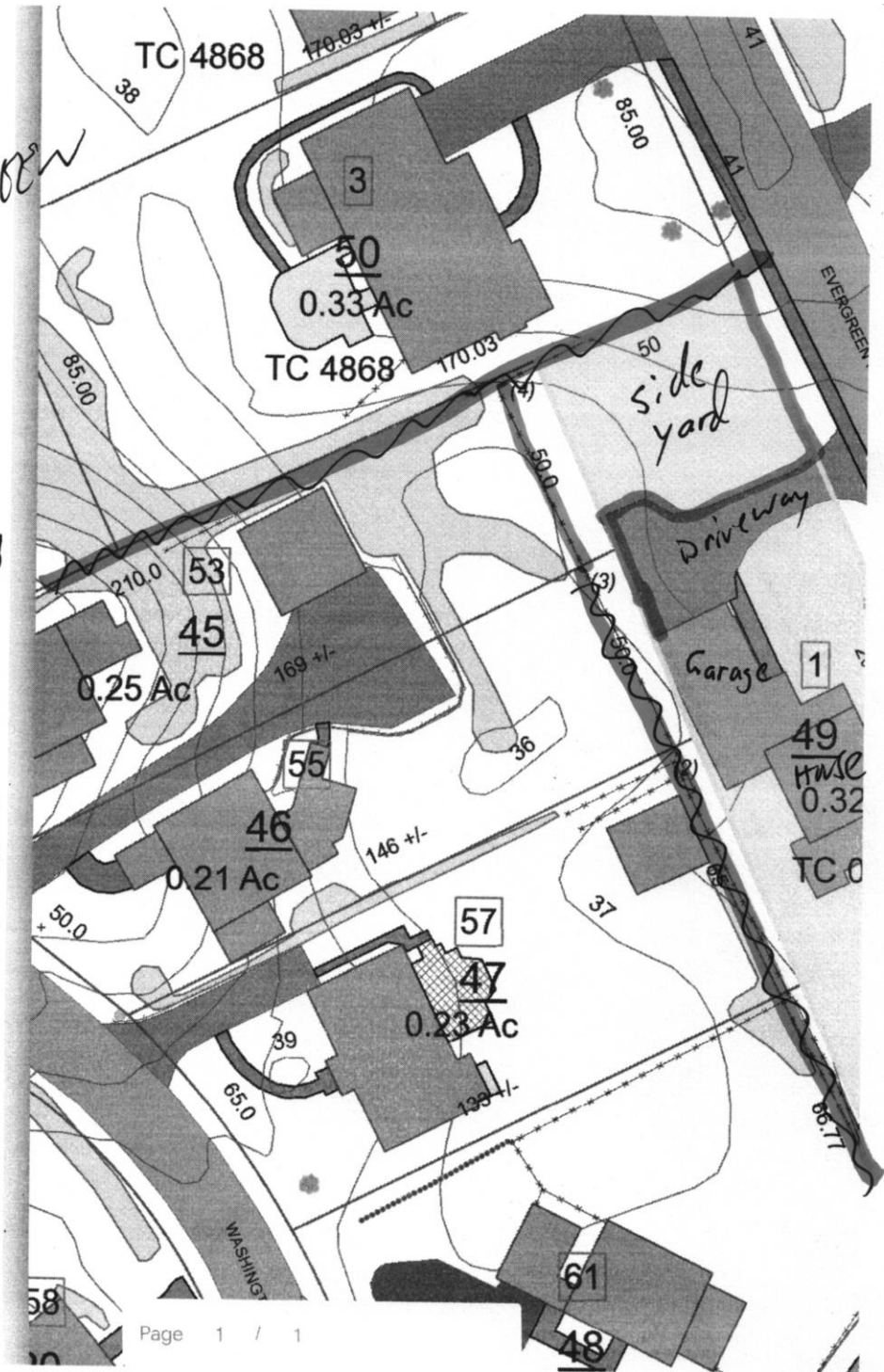
-  +

Qty

Add to Cart

1 EVERGREEN  
PRWY

proposed  
existing



### Summary of past Certificate of Appropriateness applications for 1 Evergreen Parkway

- At the October 13, 2009 HDC public hearing, a Certificate of Appropriateness application for the replacement of an exterior side wall of the porch was unanimously approved.
- At the July 13, 2010 HDC public hearing, a Certificate of Appropriateness application for an existing sign situated at the corner of Evergreen Parkway and Evergreen Avenue was unanimously approved.
- At the June 10, 2014 HDC public hearing, a Certificate of Appropriateness application for the installation of a gothic pointed picket fence along the street-facing side of the property was unanimously approved.





RECEIVED

MAY 11 2020

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

Westport Fire Department
MAY 05 2020
Fire Marshal's Office

1. 9 WEBB RD, WESTPORT, CT 06880 DATE BUILT (From Assessor's Card) 1950
2. GREYHOME PARTNERS NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE 203 979 1624
3. 115 MAPLE AVE GREENWICH CT 06830 GREYHOMEPARTNERS@GMAIL.COM ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL
4. NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) Attach copy of letter of authorization from owner.
5. 3400 SQ FOOT RESIDENTIAL (SINGLE FAMILY) HOME SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)
6. DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

RECEIVED

MAY 05 2020

WESTPORT BUILDING DEPT.

EMAIL

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

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

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

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

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

SIGNATURE OF HDC OFFICIAL DATE



**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.

MARGARET DECHANT SCHAFTEL

SIGNATURE OF PROPERTY OWNER/OR AGENT



DATE: 5/5/20

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

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



# DEMOLITION

## Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 9 Webb Rd, Westport, CT 06880

- has been filed in the Office of the Town Building Official on May 5, 2020.

Name and address of the owner: Greyhome Partners, 115 Maple Ave, Greenwich, CT 06830

Age of the building or structure: 70 years (built 1950)

Square footage of the building or structure: 3400 sq ft

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





**DEMOLITION**  
 Notice of Intent to Demolish

In accordance with Article II, Section 14.13 (a) (2) of the City of  
 Durham, Town of Seaspark, North Carolina, please note a  
 demolition permit application for the building or structure  
 at 4100 N.W. 10th St., Durham, NC 27709.

It has been filed in the Office of the Town Building Official  
 on May 5, 2010.

Name and address of the owner: Tappan Farms, 2810 N. Greenway Blvd  
 Age of the building or structure: 20 years (est.)  
 Square footage of the building or structure: 2000 sq. ft.

The application is currently pending 100% of plans for public inspection in  
 the Office of the Town Building Official.



CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Appraised	Assessed
KIRBAN ANNETTE S		6 Septic 2 Public Water	2 Private		RES LAND DWELLING	1-1 1-3	580,200 183,800	406,100 128,700
9 WEBB RD		SUPPLEMENTAL DATA						
		Lift Hse						
WESTPORT CT 06880								

**VISION**

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed
KIRBAN ANNETTE S	3511 0053	03-14-2014	U	I	0	29	2019	1-1	406,100
KIRBAN LLOYD & ANNETTE S	3276 0164	02-13-2012	U	I	0	30		1-3	128,700
KIRBAN LLOYD & ANNETTE S CO-TRUSTEE	2493 0267	12-08-2004	U	I	0				
KIRBAN LLOYD & ANNETTE	1549 0253	10-24-1997	Q	I	387,000	00			
Total									534,800

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int
OTHER ASSESSMENTS							
Total 0.00							

ASSESSING NEIGHBORHOOD	Nbhd	Sub	Nbhd Name	Tracing	Batch
	0001	R			

NOTES  
 M/ 2889, 2624 (21)  
 1 EX FIX = SINK  
 LOW CEILING IN BSMT  
 13X8 BAS = ALL GLASS

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	22972	04-27-2000		INSTALL DUCT	7,500		100		INSTALL DUCTED CENTRAL

LAND LINE VALUATION SECTION	Year	Code	Description	Number	Amount	Code	Description	Number	Amount
APPRaised VALUE SUMMARY									
Appraised Bldg. Value (Card) 183,800									
Appraised X (B) Value (Bldg) 0									
Appraised Ob (B) Value (Bldg) 0									
Appraised Land Value (Bldg) 580,200									
Special Land Value 0									
Total Appraised Parcel Value 764,000									
Valuation Method C									

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	10-31-2015	VA			80	Data Mailer No Change
	04-03-2015	MJF			08	Measur/Int Refusal - No Int
	03-18-2015	VA			66	INSPECTION NOTICE SE
	04-15-2005	AH	1		01	Measured/No Interior Insp
	04-15-2005	AH	1	1	00	Measur+Listed

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
B	101	Single Family Re	A	0.430	AC	380,000	1.97278	5	1.00	180	1,800	1,0000		580,200
Total Card Land Units 0.430 AC Parcel Total Land Area 0.4300 Total Land Value 580,200														



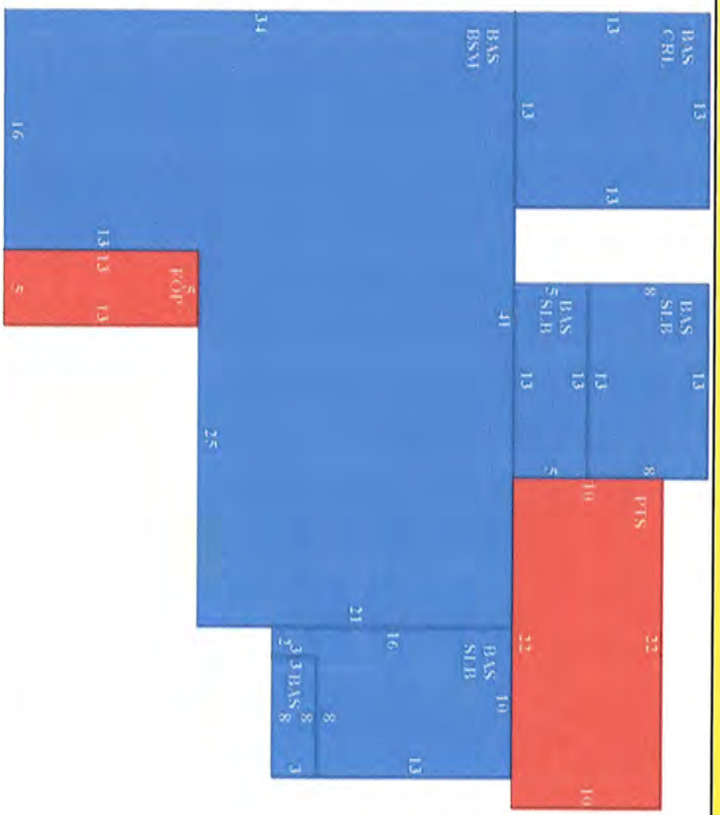
**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 01	Ranch		Fireplaces	1	
Model: 01	Residential		Ceiling Height	8.00	
Grade: 09	C+		Elevator		
Stories: 1	1 Story		<b>CONDO DATA</b>		
Occupancy: 1	Clapboard		Parcel Id		
Exterior Wall 1: 11	Gable		Adjust Type		
Exterior Wall 2: 03	Asphalt Shingl		Condo Fir		
Roof Structure: 03	Drywall		Condo Unit		
Roof Cover: 05			<b>COST / MARKET VALUATION</b>		
Interior Wall 1: 14	Carpet	Building Value New			238,763
Interior Wall 2: 12	Hardwood	Year Built			1950
Interior Fir 1: 02	Oil	Effective Year Built			G
Interior Fir 2: 05	Hot Water	Depreciation Code			1995
Heat Fuel: 03	Central	Remodel Rating			23
Heat Type: 03	3 Bedrooms	Year Remodeled			183,800
AC Type: 03	2 Full Baths	Depreciation %			77
Total Bedrooms: 2		Functional Obsol			
Total Bathrooms: 0		External Obsol			1
Total Xtra Fixts: 0		Trend Factor			
Total Rooms: 6	6 Rooms	Condition %			
Bath Style: 02	Average	Percent Good			
Kitchen Style: 03	Modern	Cns Sect Rchld			
Kitchens: 1		Dep % Ovr			
Whirlpool Tubs		Dep Ovr Comment			
Hot Tubs		Misc Imp Ovr			
Sauna (SF Area		Misc Imp Ovr Comment			
Fin Basement		Cost to Cure Ovr			
Fin Bsrnt Qual		Cost to Cure Ovr Comment			
Bsrnt Garages					
Interior Conrd					
Fireplaces					
Ceiling Height					

**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Descript	Sub	Sub Ty	LVB	Units	Unit Pric	Yr. Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
BAS	First Floor					1,567						
BSM	Basement Area					0						
CRL	Crawl Space					0						
FOP	Porch, Open					0						
PTS	Patio - Stone					0						
SLB	Slab					0						
						Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
						1,567	1,567	103.98	162,944	22,253		
						0	1,069	20.82	0	0		
						0	169	0.00	0	0		
						0	65	20.80	1,352	0		
						0	220	15.60	3,431	0		
						0	305	0.00	0	0		
						1,567	3,395		189,980			
						Ttl Gross Liv / Lease Area						







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

Westport Fire Department  
**MAY 04 2020**  
Fire Marshal's Office

1. 22 Ellery Lane | 1954  
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Linda + Jonathan Heller | (203)  
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. \_\_\_\_\_ | \_\_\_\_\_  
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Bluewater Home Builders, LLC 31 Imperial Ave Westport CT  
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)  
Attach copy of letter of authorization from owner.

5. 3,250 SF of House + Garage | wade@bluewaterhomebuilders.com  
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. AA Building Wrecking | (203) 414-6516 | \_\_\_\_\_  
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 \_\_\_\_\_

**RECEIVED**

**MAY 04 2020**

WESTPORT BUILDING DEPT.

**RECEIVED**

**MAY 13 2020**

WESTPORT BUILDING DEPT.



**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.

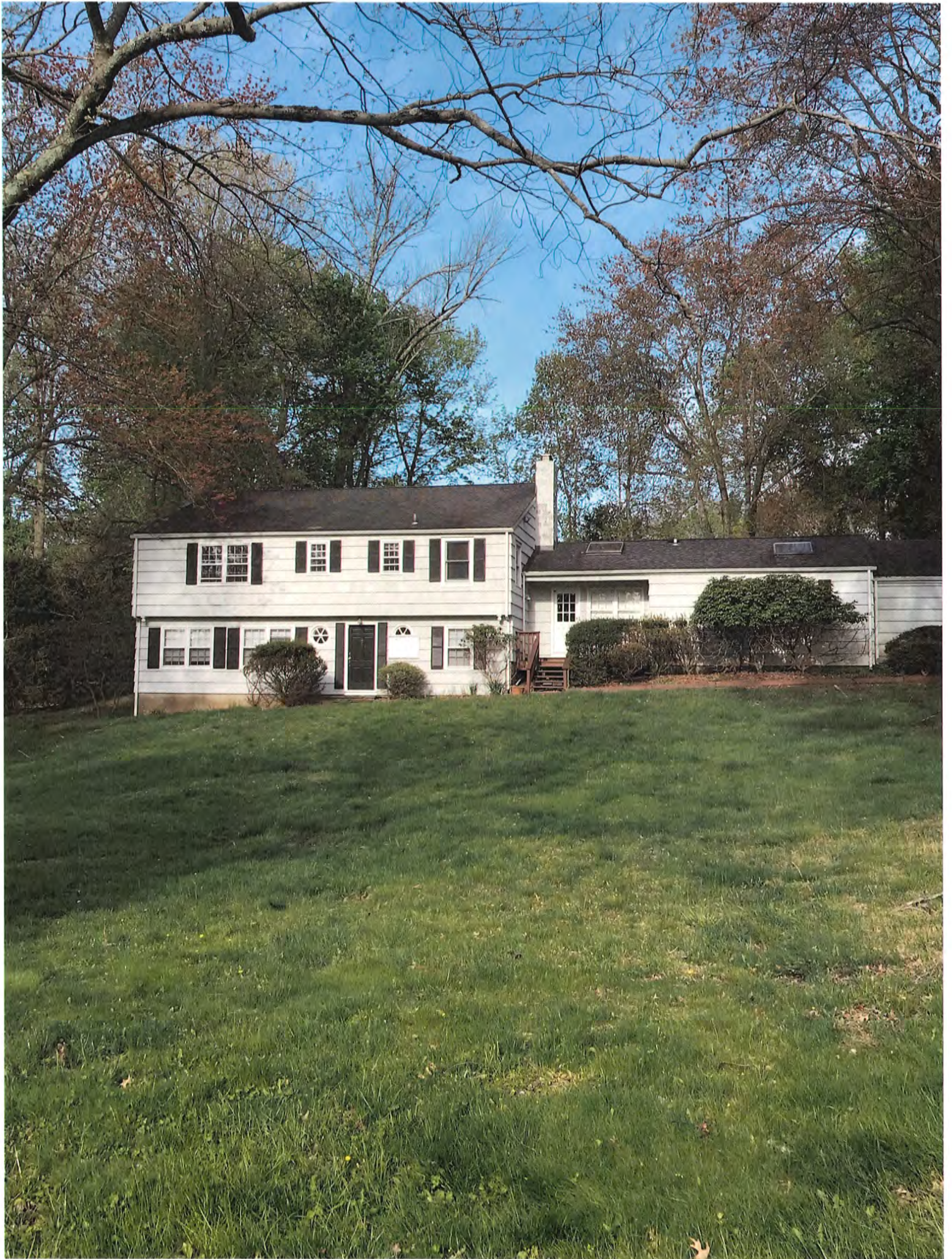
I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT: Wade Alby DATE: 5-4-20

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

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









**DEMOLITION**  
Notice of Intent to Demolish

Massachusetts State Police, Bureau of Building Inspection, 100 State Street, Boston, MA 02109  
Tel: 617-725-3300  
Fax: 617-725-3301  
E-mail: bbi@statepolice.state.ma.us

This sign shall be posted on the exterior wall of the building to be demolished, in a prominent location, at least 10 days before the demolition work begins. The sign shall be maintained until the demolition work is completed. The sign shall be replaced if it is damaged or removed. The sign shall be posted in the office of the State Building Inspector.