



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

RECEIVED

RECEIVED

JUN 11 2020

JUN 10 2020

1. 14 Hillandale _____ | _____ 1927
WESTPORT BUILDING DEPT. **WESTPORT BUILDING DEPT.**
 ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. Virginia Kiser-Hotchner,
 Trustee _____ | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 14 Hillandale
 Rd _____ | _____
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

4. Richard Benson, R.B. Benson & Co., Inc. Contract Purchaser, 29 E. Main ST. Westport, CT 203-856-9792
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner. rick.rbbensonco@gmail.com

5. 100% of house, pool, pool house, and several small out buildings/ garden sheds (4342 SF living space)
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. #2049 | East End Developers, LLC, Bridgeport 203-951-5602
 DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER
info@eastenddevelopers.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: July 14, 2020

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

FOR HISTORIC DISTRICT COMMISSION DECISION:
 The Historic District Commission considers the property historically significant and does not waive the balance of delay.

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____


Application for Demolition Permit (continued)

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

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

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 6/8/20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

VIRGINIA KISER-HOTCHNER TRUSTEE


14 HILLANDALE RD.
WESTPORT, CT 06880


June 4, 2020

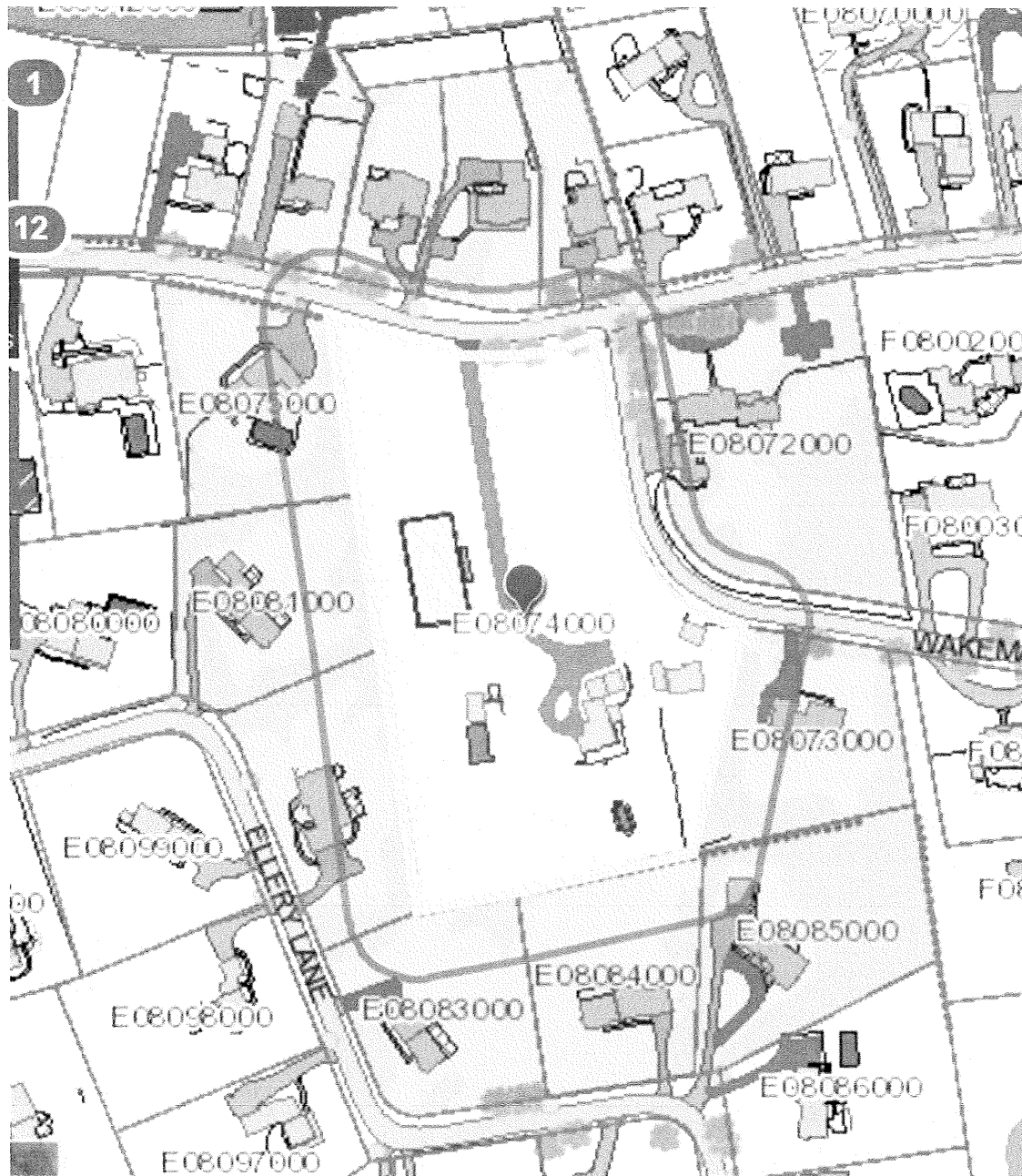
To Whom It May Concern:

The undersigned, being the owners of a certain residential property known as 14 Hillandale Rd. Westport, CT, hereby consents to and authorizes Richard Benson, President of R.B. Benson & Company, Inc. as Contract Purchaser and General Contractor, or their Project Manager Kevin Remson to make all necessary applications and to appear before all requisite commissions, boards, departments, authorities and their respective staffs in the Town of Westport in order to obtain permits necessary for the subdivision of the existing property and the development of up to four (4) new residences and desired appurtenances on said property.

Very truly yours,


Virginia Kiser-Hotchner, Trustee


Jamie K. Gerard, Trustee



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:

BROWN BARRIE KRISTAN
15 ELLERY LN
WESTPORT, CT 6880

HOLMES DIANE S & RICHARD
5 ELLERY LN
WESTPORT, CT 6880

URY DEBBY H
17 ELLERY LN
WESTPORT, CT 6880

CALISE FRANK M AND ROBIN
9 HILLANDALE RD
WESTPORT, CT 6880

PADULA ANDREA E AND JOHN
6 WAKEMAN RD
WESTPORT, CT 6880

WIEGAND BRUCE P & TALLYTA
9 ELLERY LN
WESTPORT, CT 6880

DAVIS WALLACE M
8 HILLANDALE RD
WESTPORT, CT 6880

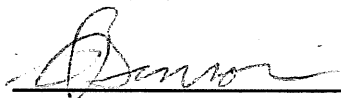
PASSIOS JACQUELINE BARROS
7 ELLERY LN
WESTPORT, CT 6880

ELLIOT MICHAEL J & CHERYL
11 HILLANDALE RD
WESTPORT, CT 6880

ROGAN KEVIN J & CHARLOTTE
15 HILLANDALE RD
WESTPORT, CT 6880

FOSTER JAMES A & DEANNA T
13 HILLANDALE RD
WESTPORT, CT 6880

ROSS JAMES & VICTORIA STE
18 HILLANDALE RD
WESTPORT, CT 6880



Signature of owner or authorized agent

6-18-20

Date



Print Name

Order Confirmation

<u>Ad Order Number</u> 0002562979	<u>Customer Account</u> 344347
<u>Sales Rep.</u> abermudez	<u>Customer Information</u> R.B. BENSON AND COMPANY, INC. 29 East Main Street WESTPORT CT 06880 USA
<u>Order Taker</u> abermudez	<u>Phone:</u> 2032220770 <u>Fax:</u> <u>E-Mail:</u> rick.rbbensonco@gmail.com
<u>Ordered By</u> rick	
<u>Order Source</u> Phone	

Ad Cost \$32.24 Payment Amt \$0.00 Amount Due \$32.24

Blind Box Materials

Order Notes

<u>Ad Number</u>	<u>External Ad #</u>	<u>Pick Up Number</u>
0002562979-01		
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 13 li	<u>PO Number</u>
<u>Color</u> \$0.00	<u>Color Requests</u>	

Product and Zone # Inserts Placement
Westport News 1 BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
6/12/2020

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 buildings and pool at 14 Hillandale Rd., Westport, CT has been filed in the Office of the Town Building Official on June 8, 2020

Property Owner: Virginia Kiser-Hotchner, 14 Hillandale Rd., Westport CT 06880

Age of primary Building: 1927

Square Footage of primary building: 4342 SF Living Area

The Application is currently pending and available for public inspection at the Office of the Town Building Official

R.B. Benson and Company, Inc.

29 East Main St.
Westport, CT 06880 - 3749

203-222-0770
fax 203-222-0770
cell 203-856-9792

Rick.rbbensonco@gmail.com
www.BensonFineHomes.com

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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
HOTCHNER AARON E TR & HOTCHNER VIRGINIA KISER TR 14 HILLANDALE RD			4 Gas	1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT	
			6 Septic			RES LAND	1-1	952,700	666,900		
			2 Public Water			DWELLING	1-3	1,622,600	1,135,800		
		SUPPLEMENTAL DATA				RES OUTBL	1-4	57,200	40,100	VISION	
WESTPORT CT 06880		Alt Prcl ID 5318410	Lift Hse								
1		Historic ID 358									
		Census 506									
		WestportC H28									
		Survey Ma									
		Survey Ma									
		GIS ID E08074000	Assoc Pid#								
						Total		2,632,500	1,842,800		

RECORD OF OWNERSHIP										PREVIOUS ASSESSMENTS (HISTORY)							
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
HOTCHNER AARON E TR & HOTCHNER A EDWARD	3849 0276	0335 0644	04-04-2018 07-14-1970	U U	I I	0 0	29 29		2019	1-1 1-3 1-4	666,900 1,135,800 40,100	2018	1-1 1-3 1-4	666,900 1,135,800 40,100	2017	1-1 1-3 1-4	666,900 1,135,800 40,100
						Total		1842800	Total		1842800	Total		1842800			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

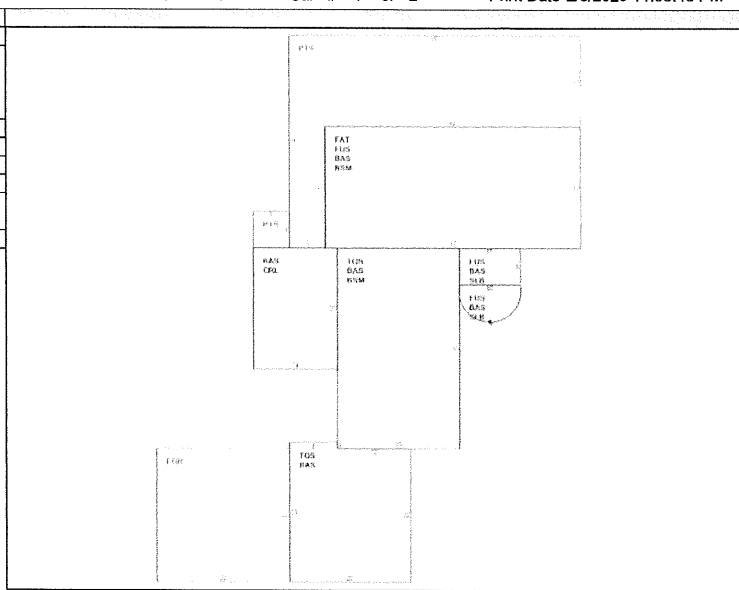
ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0001	R		

NOTES	
Copy of Historical Survey of 1988 on file in Pla 27X27 BASKETBALL COURT-ASPHALT 8X7 SHED=N.V	

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										10-03-2015	VA			81	Data Mailer Change
										06-24-2015	RH			00	Measur+Listed
										03-24-2015	RH			08	Measur/Int Refusal - No inf
										03-18-2015	VA			66	INSPECTION NOTICE SE
										05-13-2005	JG	1	1	00	Measur+Listed

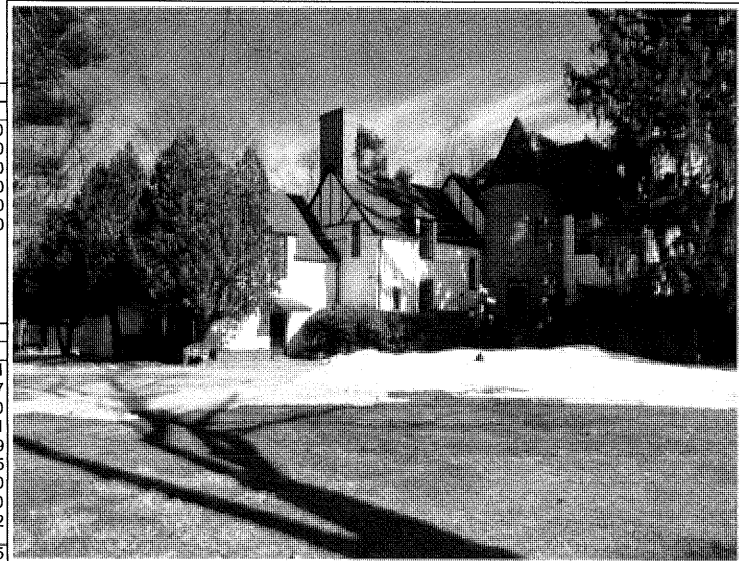
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	AA		4.580 AC	380,000	0.34210	5	1.00	160	1.600	Primary homesite plus additiona		1.0000	952,700
Total Card Land Units					4.580 AC	Parcel Total Land Area					4.5800	Total Land Value		952,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	16	Estate/Mansion	Fireplaces	2	
Model	01	Residential	Ceiling Height	10.00	
Grade:	18	Type II	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	Ownr
Exterior Wall 1	20	Brick/Masonry		B	S
Exterior Wall 2	15	Concr/CinderBk	Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	03	Plaster	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		1,582,310
Interior Flr 1	14	Carpet	Year Built		1927
Interior Flr 2	12	Hardwood	Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		VG
Heat Type:	06	Steam	Remodel Rating		
AC Type:	01	None	Year Remodeled		
Total Bedrooms	04	4 Bedrooms	Depreciation %		13
Total Bthrms:	3	3 Full Baths	Functional Obsol		
Total Half Baths	1	1 Half Bath	External Obsol		
Total Xtra Fixtrs	1		Trend Factor		1
Total Rooms:	11	11 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		87
Kitchens	1		Cns Sect Rcnld		1,376,600
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	2				
Ceiling Height	10.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	U/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
SPL1	InGroun	GNH	Heatd/	L	800	50.50	1970	5	60	4	1.35	32,700
SHD1	Shed	FR	Frame	L	389	11.00	1927	5	60	3	1.00	2,600
GAR1	Garage	FR	Frame	L	450	31.37	1982	4	40	3	1.00	5,500
TEN	Tennis	AS	Asphal	L	1	36000.0	1927	3	20	3	1.00	7,200
GAZ1	Gazebo			L	64	108.00	1927	5	60	3	1.00	4,100
PAT1	Patio	BR	Brick	L	520	11.00	1970	5	60	3	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,338	2,338		304.89	712,831
BSM	Basement Area	0	1,500		60.98	91,467
CRL	Crawl Space	0	280		0.00	0
FAT	Attic, Finished	168	840		60.98	51,221
FGR	Garage	0	484		122.21	59,149
FUS	Upper Story, Finished	950	950		304.89	289,645
PTS	Patio - Stone	0	876		45.59	39,940
SLB	Slab	0	110		0.00	0
TQS	Three Quarter Story	886	1,108		243.80	270,132
Ttl Gross Liv / Lease Area		4,342	8,486			1,514,385



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		
HOTCHNER AARON E TR & HOTCHNER VIRGINIA KISER TR 14 HILLANDALE RD		Alt Pct ID 5318410 Historic ID 358 Census 506 WestportC H28 Survey/Ma Survey/Ma	4 Gas 6 Septic 2 Public Water	1 Public		Code 1-1 1-3 1-4	Appraised 952,700 1,622,600 57,200	Assessed 666,900 1,135,800 40,100
WESTPORT CT 06880		GIS ID E08074000	SUPPLEMENTAL DATA Lift Hse Assoc Pct#		VISION			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
1	HOTCHNER AARON E TR & HOTCHNER A EDWARD	3849 0335 0276 0644	04-04-2018 07-14-1970	U U	I I	0 0	29 29
Total		0.00					

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					

ASSESSING NEIGHBORHOOD		Amount	Description	Number	Amount	Comm Int
Nbhd	Sub					
0001	R		Tracing			

OTHER ASSESSMENTS		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
Total				1842800			1842800			1842800

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
6X6 SHED=N.V.										

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
2	101 Single Family Re			0 SF	0	1.00000	1.00	1.00	1.000	1.000
Total Card Land Units				0	SF	Parcel Total Land Area		4.5800	Total Land Value	

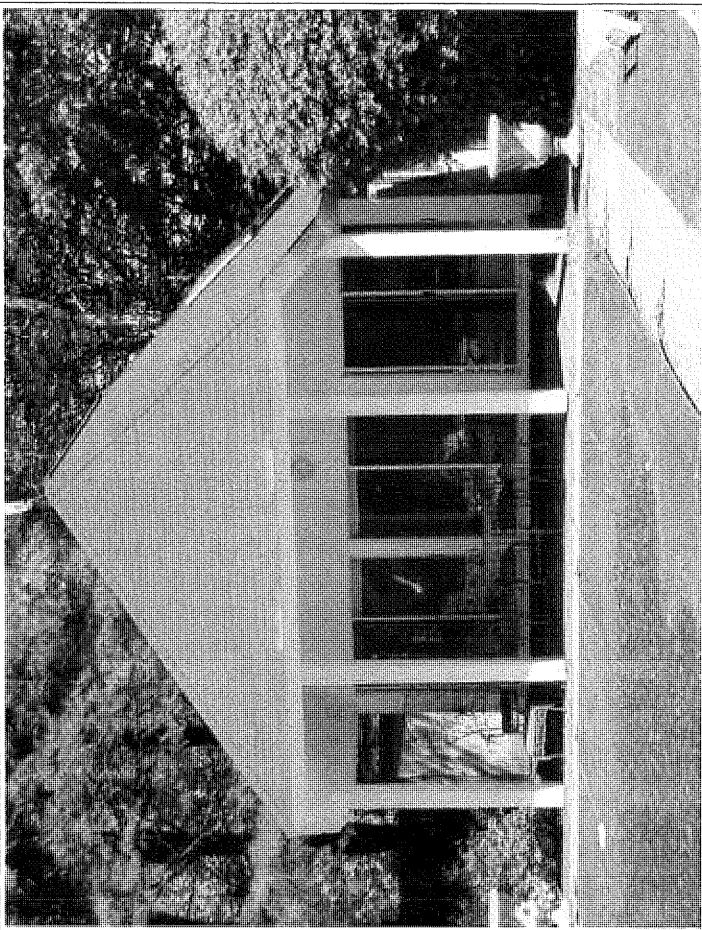
APPROXIMATED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total		1,622,600	0	57,200	952,700	0	2,632,500

VISIT / CHANGE HISTORY		Permit Id	Issue Date	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value 2,632,500							

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Description	Element	Description								
23	Cabana	Fireplaces									
01	Residential	Ceiling Height	12.00								
18	Type II	Elevator									
1	1 Story	CONDO DATA									
08	Wood on Sheath	Parcel Id									
04	Hip	Adjust Type									
03	Asphalt Shingl	Code									
05	Drywall	Description									
14	Carpet	Factor%									
02	Oil	COST / MARKET VALUATION									
06	Steam	Building Value New	282,770								
01	None	Year Built	1927								
00	1 Full Bath	Effective Year Built	VG								
1	1 Room	Depreciation Code	13								
02	Average	Remodel Rating	1								
		Year Remodeled	87								
		Depreciation %	246,000								
		Functional Obsol									
		External Obsol									
		Trend Factor									
		Condition									
		Condition %									
		Percent Good									
		Crs Sect Rchld									
		Dep % Ovr									
		Misc Imp Ovr Comment									
		Misc Imp Ovr									
		Cost to Cure Ovr Comment									
		Cost to Cure Ovr									
		Cost to Cure Ovr									
		Cost to Cure Ovr Comment									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
SHD1	Shed	FR	L	252	11.00	1970	5	60	3	1.00	1,700
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	400	400		558.93	223,571					
FOP	Porch, Open	0	160		111.79	17,886					
PTB	Patio - Brick	0	160		83.84	13,414					
SLB	Slab	0	400		0.00	0					
VLT	Vaulted Ceiling	0	400		27.95	11,179					
Totl Gross Liv / Lease Area		400	1,520			266,050					

VLT	BAS	SLB
20		
20		
FOP	PTB	
20		



**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 OFFICIAL USE ONLY	
Town No.:	Site No.: 179
UTM	
QUAD:	
DISTRICT	IF NR, SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION

1. BUILDING NAME (Common) (Historic)
Hotchner House McCune-Carr House

2. TOWN CITY VILLAGE COUNTY
Westport Fairfield

3. STREET AND NUMBER (and/or location)
14 Hillandale Rd. 5318-4/10

4. OWNER(S)
Hotchner, A. Edward Public Private

5. USE (Present) (Historic)
Residence Residence

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD INTERIOR ACCESSIBLE IF YES, EXPLAIN
 Yes No Yes No

DESCRIPTION

7. STYLE OF BUILDING DATE OF CONSTRUCTION
Tudor Revival ca. 1928

8. MATERIAL(S) (Indicate use or location when appropriate)
 Clapboard Asbestos Siding Brick Other (Specify) _____
 Wood Shingle Asphalt Siding Fieldstone
 Board & Batten Stucco Cobblestone
 Aluminum Siding Concrete Type: block Cut stone Type: _____

9. STRUCTURAL SYSTEM
 Wood frame Post and beam balloon
 Load bearing masonry Structural iron or steel
 Other (Specify) _____

10. ROOF (Type) (Material)
 Gable Flat Mansard Monitor sawtooth
 Gambrel Shed Hip Round Other (Specify) _____
 Wood Shingle Roll Asphalt Tin Slate
 Asphalt shingle Built up Tile Other (Specify) _____

11. NUMBER OF STORIES APPROXIMATE DIMENSIONS
2

12. CONDITION (Structural) (Exterior)
 Excellent Good Fair Deteriorated Excellent Good Fair Deteriorated

13. INTEGRITY (Location) WHEN? (Alterations) IF YES, EXPLAIN
 On original site Moved Yes No

14. RELATED BUILDINGS OR LANDSCAPE FEATURES
 Barn Shed Garage Other landscape features or buildings (Specify)
 Carriage house Shop Garden

15. SURROUNDING ENVIRONMENT
 Open land Wood-land Residential Scattered buildings visible from site
 Commercial Industrial Rural High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS
House is set on generous, park-like grounds and back from road. It is a small estate.

(OVER)

DESCRIPTION (Continued)

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

The picturesquely massed, stuccoed, Tudor estate has a conical tower at the juncture of the two-story, hip-roofed main block and a one-and-one-half story, gabled service ell with hip dormers. Tall chimney stacks add interest to the varied roof silhouette, and metal casement windows are used throughout. Mock half-timbering, a popular Tudor detail, is used in the gable ends. While not the most elegant expression of the style in Westport, the graciousness of the estate is enhanced by the generous, casually landscaped grounds and long entrance drive lined with specimen trees. The house and grounds are well preserved.

SIGNIFICANCE

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

The Tudor estate was built in the late 1920s by William McCaune on a lot he purchased in 1927 (48:128). The present house replaces an earlier dwelling that was standing when McCune acquired the land. McCune, who apparently never lived in this house, built the 2 Mediterranean Revival houses on the corner of Turkey Hill and Clapboard Hill roads. In 1941, the estate of McCune's widow, Abbie, sold the Hillandale Road house to Alma C. Carr of New York City, and she held it until 1953 when it was purchased by writer A. E. Hotchner, the current owner. A reporter for Cosmopolitan magazine in the late 1940s, Hotchner met Ernest Hemingway in Cuba in 1948. He wrote the bestselling Papa Hemingway after the writer's suicide in 1961.

SOURCES

Westport Historical Society: House File.
Muller, Helen. Interview, 5/88.
Westport Land Records.

PHOTO

PHOTOGRAPHER

Mary E. McCahon

DATE

May, 1988

VIEW

north

NEGATIVE ON FILE

CHC 11:30A

COMPILED BY

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

- None known
- Highways
- Vandalism
- Developers
- Other _____
- Renewal
- Private
- Deterioration
- Zoning
- Explanaton _____

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: 14 Hillandale Road

Name: William McCune/ A.E.
Hotchner House

NR District:

Local District:

Neg No.: 27:25, 26

HRS ID No.: 0358





RECEIVED

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

RECEIVED

JUN 18 2020

1. 90 Westport Building Dept | 1964
ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card) DEPT.

2. JUDITH DOCTOR | 203-856-0845
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 90 Morningside Drive South
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

4. WALTER MATTERA | wmattera@mattaraconstruction.com
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. 5446 SQ FT.
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6.
DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

EMAIL

- NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application
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

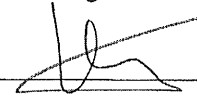
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

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
- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 6/17/20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

Ad Content Proof

NOTE: Ad size does not reflect actual ad

DEMOLITION
Notice of Intent to Demolish
In accordance with Article 14, 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:
90 Merrimack Drive S., Westport, CT has been filed in the Office of the Town Building Official on 6/16/2020.
Name and address of the owner: Judith Doctor, 90 Merrimack Drive South, Westport, CT 06880
Age of the building or structure: 1984
Square footage of the building or structure: 2448 SQ. FT.
The application is currently pending and available for public inspection in the Office of the Town Building Official.

Ad Order Number
0002666126

Customer Account
161584

Sales Rep.
murchings

Customer Information
MATTERA CONSTRUCTION
P.O. BOX 147
WESTPORT CT 06881
USA

Order Taker
murchings

Ordered By
Walter

Phone: 2032542626
Fax: 2032546446
Email: wmattera@materaconstruction.com

Order Source
Phone

Ad Cost \$34.72 **Payment Amt** \$0.00 **Amount Due** \$34.72

Blind Box **Materials**

Order Notes

Ad Number 0002666126-01 **External Ad #** **Pick Up Number**
Ad Type BR Legal Liner **Ad Size** 2 X 14 **PO Number**
Color \$0.00 **Color Requests**

Product and Zone **# Inserts** **Placement**
Westport News 1 BR Legal
Note: Retail Display Adc May Not End in Identified Placement

Run Dates
6/29/2020

DEMOLITION

Notice of Intent to Demolish

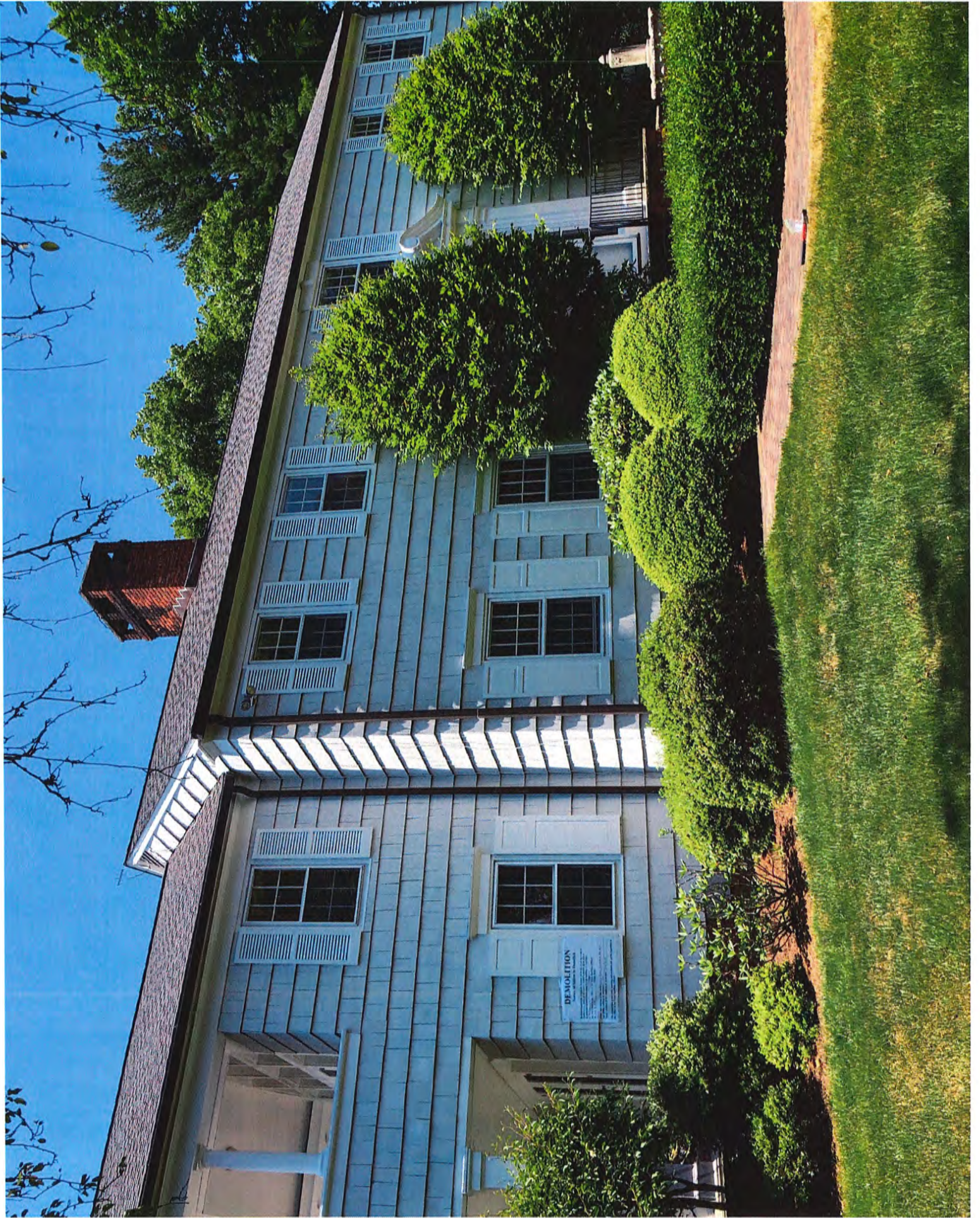
In accordance with Article II, Section 14-24 (a), (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 90 MORNINGSIDE DRIVE SOUTH (Address) has been filed in the Office of the Town Building Official on JUNE 18 2020 (Filing Date).

Name and address of the owner: JUDITH DOCTOR, 90 MORNINGSIDE DRIVE SOUTH

Age of the building or structure: 1964

Square footage of the building or structure: 5446 SQ. FT.

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



DEMOLITION
L. J. BROWN & SONS
1000 N. 10th St. - Raleigh, NC 27601
919-876-1234



DEMOLITION
Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a), (b) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at the above address was filed in the Office of the Town Building Official on JULY 20, 2016 (Filing Date).

Name and address of the owner: 20160 1st St., Westport, NY 10988
Age of the building or structure: 1965
Square footage of the building or structure: 2,000 sq. ft.

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

Mattera Construction Co., LLC

P.O. Box 147
Westport, CT 06881
(203) 254-2626

June 23, 2020

Cheryl Friedman
94 Morningside Dr S
Westport, CT 06880

Re: Notice of Intent to Demolish
90 Morningside Drive S, Westport, CT 06880

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 **90 Morningside Drive S**, Westport, CT has been filed in the Office of the Town Building Official on 6/18/2020.

Name and address of the owner: Judith Doctor
Age of the building or structure: 1964
Square footage of the building or structure: 5446 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera

Mattera Construction Co., LLC
P.O. Box 147
Westport, CT 06881
(203) 254-2626

June 23, 2020

Kenneth & Jin Ye Zimmerman
7 Tierney Lane
Westport, CT 06880

Re: Notice of Intent to Demolish
90 Morningside Drive S, Westport, CT 06880

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 **90 Morningside Drive S**, Westport, CT has been filed in the Office of the Town Building Official on 6/18/2020.

Name and address of the owner: Judith Doctor
Age of the building or structure: 1964
Square footage of the building or structure: 5446 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera

Mattera Construction Co., LLC
P.O. Box 147
Westport, CT 06881
(203) 254-2626

June 23, 2020

Gary & Jaimie Dockray
2 Tierney Lane
Westport, CT 06880

Re: Notice of Intent to Demolish
90 Morningside Drive S, Westport, CT 06880

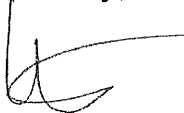
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Name and address of the owner: Judith Doctor
Age of the building or structure: 1964
Square footage of the building or structure: 5446 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera

Mattera Construction Co., LLC
P.O. Box 147
Westport, CT 06881
(203) 254-2626

June 23, 2020

Nicholas & Debbie Jones
88 Morningside Dr S
Westport, CT 06880

Re: Notice of Intent to Demolish
90 Morningside Drive S, Westport, CT 06880

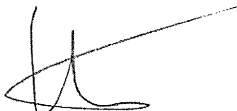
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Name and address of the owner: Judith Doctor
Age of the building or structure: 1964
Square footage of the building or structure: 5446 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera

Mattera Construction Co., LLC
P.O. Box 147
Westport, CT 06881
(203) 254-2626

June 23, 2020

Gary Stibel
91 Morningside Dr S
Westport, CT 06880

Re: Notice of Intent to Demolish
90 Morningside Drive S, Westport, CT 06880

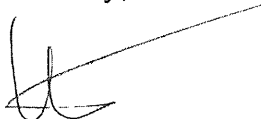
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Name and address of the owner: Judith Doctor
Age of the building or structure: 1964
Square footage of the building or structure: 5446 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,



Walter Mattera

**Mattera Construction Co., LLC
PO Box 147
Westport, CT 06881-0147
Tel: 203-254-2626
Fax: 203-254-6446**

May 29, 2020

**Re: 90 Morningside Drive South
Westport, CT 06880**

The property owner, Judith Doctor, hereby grants authority and permission to property, Mattera Construction, Co., LLC for demolition permit relating to 90 Morningside Drive South, Westport.

DocuSigned by:
Judith Doctor By: Leslie Doctor, Attorney in Fact 6/5/2020
Judith Doctor Date

[Signature] Date
Walter Mattera 6/10/20
Date

Property Location 90 MORNINGSID DR S Map ID G0711007000/ Bldg Name State Use 201
 Vision ID 2088 Account# 6123 Bldg# 1 Sec# 1 of 1 Card# 1 of 3 Print Date 2/3/2020 5:58:44 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT						
DOCTOR JUDITH E			6 Septic 2 Public Water	1 Public		Description	Code	Appraised	Assessed							
90 MORNINGSID DR S		SUPPLEMENTAL DATA All PrcI ID 5447034-B Lift Hse Historic ID Census 506 WestportC 138 Survey Ma 4632 Survey Ma GIS ID G07007000 Assoc Pid#				RES LAND	1-1	928,300	649,800							
GREENS FARM CT 06838						DWELLING	1-3	1,392,786	974,900							
1						RES OUTBL	1-4	51,200	35,900							
						Total		2,372,286	1,660,600	VISION						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DOCTOR JUDITH E		3245 0139	11-09-2011	U	V		0 29	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DOCTOR DANIEL W EST OF		2783 0031	04-02-2007	U	V		0 29	2019	1-1	649,800	2018	1-1	649,800	2017	1-1	649,800
DOCTOR DANIEL W		0210 0465	03-17-1964	U	I		0 29		1-3	974,900		1-3	974,900		1-3	974,900
									1-4	35,900		1-4	35,900		1-4	35,900
						Total		1660600	Total	1660600	Total	1660600	Total	1660600	This signature acknowledges a visit by a Data Collector or Assessor	
EXEMPTIONS		OTHER ASSESSMENTS		ASSESSING NEIGHBORHOOD		NOTES		APPRAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00						Appraised Bldg. Value (Card) 1,392,786							
									Appraised Xf (B) Value (Bldg) 0							
									Appraised Ob (B) Value (Bldg) 51,200							
									Appraised Land Value (Bldg) 928,300							
									Special Land Value 0							
									Total Appraised Parcel Value 2,372,286							
									Valuation Method 0							
									Total Appraised Parcel Value 2,372,286							
BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY														
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpos/Result		
									08-07-2015	VA			10	Measu/LtrSnt - Letter Sent		
									06-17-2015	AG			02	Sat or >5PM Atm @ Int In		
									06-16-2015	AG			01	Measured/No Interior Insp		
									05-14-2015	VA			66	INSPECTION NOTICE SE		
									08-18-2005	MJ	1		00	Measur+Listed		
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	201	Single Family Re	AAA		2.360 AC	380,000	0.43131	5	1.00	240	2.400			1.0000	928,300	
Total Card Land Units					2.360 AC	Parcel Total Land Area					2.3600	Total Land Value			928,300	

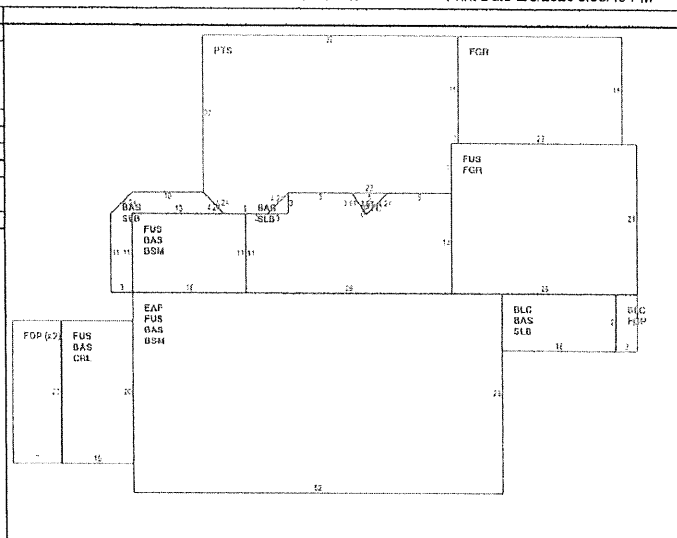
Property Location 90 MORNINGSID DR S
 Vision ID 2088 Account # 6123

Map ID G071/007/000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 3

State Use 201
 Print Date 2/3/2020 5:58:46 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	103	Custom Colonial	Fireplaces	2	
Model:	01	Residential	Ceiling Height	10.00	
Grade:	15	A+	Elevator		
Stories:	2.25	2 1/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure:	03	Gable	Adjust Type		S
Roof Cover	03	Asphalt Shingl	Code		Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Flr 1	12	Hardwood	COST / MARKET VALUATION		
Interior Flr 2	13	Parquet	Building Value New		1,422,466
Heat Fuel	02	Oil	Year Built		1964
Heat Type:	04	Forced Air	Effective Year Built		
AC Type:	03	Central	Depreciation Code		VG
Total Bedrooms	06	6 Bedrooms	Remodel Rating		
Total Bthrms:	5	5 Full Baths	Year Remodeled		
Total Half Baths	1	1 Half Bath	Depreciation %		10
Total Xtra Fixtrs	3		Functional Obsol		
Total Rooms:	12	12 Rooms	External Obsol		
Bath Style:	02	Average	Trend Factor		1
Kitchen Style:	02	Average	Condition		
Kitchens	1		Condition %		
Whirlpool Tubs	2		Percent Good		90
Hot Tubs			Cns Sect Rcnld		1,280,200
Sauna (SF Area			Dep % Ovr		
Fin Basement	513		Dep Ovr Comment		
Fin Bsmt Qual	5		Misc Imp Ovr		
Bsmt. Garages	0		Misc Imp Ovr Comment		
Interior Cond	A		Cost to Cure Ovr		
Fireplaces	2		Cost to Cure Ovr Comment		
Ceiling Height	10.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	UB	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
SPL1	InGroun	CR	Concr	L	968	59.50	1968	4	40	4	1.35	31,100
TEN	Tennis	AS	Asphal	L	1	36000.0	1975	4	40	4	1.35	19,400
SHD1	Shed	FR	Frame	L	121	11.00	1968	4	40	4	1.35	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,413	2,413		202.39	488,361
BLC	Balcony	0	152		30.62	4,655
BSM	Basement Area	0	1,632		40.43	65,978
CRL	Crawl Space	0	200		0.00	0
EAF	Attic, Expansion, Finished	655	1,456		91.05	132,564
FGR	Garage	0	891		80.86	72,050
FOP	Porch, Open	0	304		40.61	12,346
FUS	Upper Story, Finished	2,378	2,378		202.39	481,277
PTC	Patio - Concrete	0	8		25.30	202
PTS	Patio - Stone	0	812		30.41	24,691
Ttl Gross Liv / Lease Area		5,446	10,827			1,282,124





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

RECEIVED

JUN 18 2020

1. 8 Sturges Commons | 1965 WESTPORT BUILDING DEPT.
 ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. Monaco LLC | (917) 783-2858
 NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 2314 Wyoming Ave NW, Washington DC 20008 | _____
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

4. Kevin Gallagher, Aspen Partners, 26 Ward St. Milford CT 06460 | _____
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) EMAIL
 Attach copy of letter of authorization from owner.

JUN 23 2020

5. Demolition of existing Residence sqft 3,072 WESTPORT BUILDING DEPT.
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. DJ Petrucci, on behalf of IRP Demolition 203-672-4051 | DMCR.001068
 DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

JKevin@AspenPartners.Co
 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: _____

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

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

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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


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

CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 6/16/20

SIGNATURE OF DEMOLITION CONTRACTOR: 

SIGNATURE OF BUILDING OFFICIAL: _____

June 16, 2020


Town of Westport
Attn : Building Official
Westport, CT 06840

Re : Owner's Authorization
Date : June 16, 2020

To Building Official,

As the owner of the premises described as 8 Sturges Commons, Westport CT 06880, please accept this letter authorizing Kevin Gallagher, of Aspen Partners LLC, to be my representative to apply for a demolition permit, deal with any required town Departments necessary to acquire the permit and to coordinate any related inspections with the town of Westport.

Sincerely



Monaco LLC, member

DEMOLITION
NOTICE OF INTENT TO DEMOLISH

NOTICE IS HEREBY GIVEN THAT AN APPLICATION FOR A PERMIT TO DEMOLISH HAS BEEN FILED IN THE OFFICE OF THE WESTPORT BUILDING OFFICIAL AND IS CURRENTLY PENDING AND IS AVAILABLE FOR PUBLIC INSPECTION

NAME AND ADDRESS OF STRUCTURE - 8 STURGES COMMONS
NAME AND ADDRESS OF OWNER - MONACO LLC
AGE OF STRUCTURE - BUILT IN 1965 (55 YEARS OLD)
SQUARE FOOTAGE, TOTAL LIVING AREA, APPROX - 3,072 SQ FT

<u>Ad Order Number</u> 0002566043	<u>Customer Account</u> 344625
<u>Sales Rep.</u> mhutchings	<u>Customer Information</u> KEVIN GALLAGHER ASPEN PARTNERS
<u>Order Taker</u> mhutchings	26 WARD STREET MILFORD CT 06460 USA
<u>Ordered By</u> JKEVIN	<u>Phone:</u> 2035217733
<u>Order Source</u> Phone	<u>Fax:</u> <u>EMail:</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 at the office of the Westport Building Official and is currently pending and available for public inspection.
Address : 8 Sturges Commons
Owners : Monaco LLC
Structure Age : 55 Years
Square Footage : 9,072

<u>Ad Cost</u> \$28.64	<u>Payment Amt</u> \$0.00	<u>Amount Due</u> \$28.64
---------------------------	------------------------------	------------------------------

Blind Box Materials

Order Notes

<u>Ad Number</u> 0002566043-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 1 X 11 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
8/26/2020

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:

Alan & Judith Panzer
9 Sturges Commons
Westport, CT 06880

Alan & Judith Panzer
9 Sturges Commons
Westport, CT 06880

David & Stacey Lessing
7 Sycamore Dr.
Westport, CT 06880

Ryan & Sofia Toomey
9 Sycamore Dr.
Westport, CT 06880

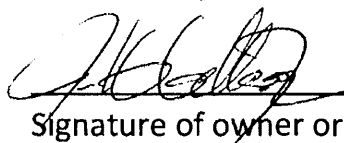
Harold & Laura Teran
15 Sycamore Dr
Westport, CT 06880

Charles & Georgia Adams
233 Greens Farms Rd.
Westport, CT 06880

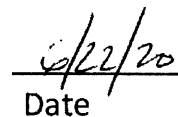
Mary Ann Bunting
35 Sturges Hwy
Westport, CT 06880

Russell & Tracey Lev
39 Sturges Hwy
Westport, CT 06880

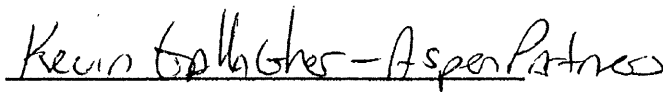
Tung Hung & Pan Ming Hua Yeung
43 Stuges Hwy
Westport, CT 06880



Signature of owner or authorized agent



Date



Print Name





100 foot Abutters List Report

Westport, CT
June 14, 2020

Subject Property:

Parcel Number: H12054000
CAMA Number: H12054000
Property Address: 8 STURGES CMNS

Mailing Address: CLAY VIDAL STARR
8 STURGES CMNS
WESTPORT, CT 6880

Abutters:

Parcel Number: H12013000
CAMA Number: H12013000
Property Address: 2 MELWOOD LN

Mailing Address: PANZER JUDITH K & ALAN M
2 MELWOOD LN
WESTPORT, CT 6880

Parcel Number: H12014000
CAMA Number: H12014000
Property Address: 9 STURGES CMNS

Mailing Address: PANZER ALAN & JUDY
9 STURGES CMNS
WESTPORT, CT 6880

Parcel Number: H12050000
CAMA Number: H12050000
Property Address: 7 SYCAMORE DR

Mailing Address: LESSING STACY & DAVID
7 SYCAMORE DR
WESTPORT, CT 6880

Parcel Number: H12051000
CAMA Number: H12051000
Property Address: 9 SYCAMORE DR

Mailing Address: TOOMEY RYAN J & SOFIA V
9 SYCAMORE DR
WESTPORT, CT 6880

Parcel Number: H12052000
CAMA Number: H12052000
Property Address: 15 SYCAMORE DR

Mailing Address: TERAN HAROLD F & LAURA D
15 SYCAMORE DR
WESTPORT, CT 6880

Parcel Number: H12053000
CAMA Number: H12053000
Property Address: 10 STURGES CMNS

Mailing Address: ADAMS CHARLES S JR & GEORGIA
233 GREENS FARMS RD
WESTPORT, CT 6880

Parcel Number: H12055000
CAMA Number: H12055000
Property Address: 6 STURGES CMNS

Mailing Address: MACCARIO MAGUY J
6 STURGES CMNS
WESTPORT, CT 6880

Parcel Number: H12058000
CAMA Number: H12058000
Property Address: 35 STURGES HWY

Mailing Address: BUNTING MARY ANN AND
35 STURGES HWY
WESTPORT, CT 6880

Parcel Number: H12059000
CAMA Number: H12059000
Property Address: 39 STURGES HWY

Mailing Address: LEV RUSSELL & TRACEY
39 STURGES HWY
WESTPORT, CT 6880

Parcel Number: H12060000
CAMA Number: H12060000
Property Address: 43 STURGES HWY

Mailing Address: YEUNG TUNG HUNG AND PAN MING
HUA
43 STURGES HWY
WESTPORT, CT 6880



www.cai-tech.com

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.

8 STURGES CMNS

Location 8 STURGES CMNS

Mblu H12 / 054/000 /

Acct# 5461

Owner MONACO LLC

Assessment \$697,600

Appraisal \$996,500

PID 1436

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$233,800	\$762,700	\$996,500
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$163,700	\$533,900	\$697,600

Owner of Record

Owner MONACO LLC

Sale Price \$505,000

Co-Owner

Certificate

Address 2314 WYOMING AVENUE NW
WASHINGTON, DC 20008

Book & Page 4009/0179

Sale Date 05/29/2020

Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MONACO LLC	\$505,000		4009/0179	10	05/29/2020
CLAY VIDAL STARR EST	\$0		3896/0277	29	12/20/2018
CLAY VIDAL STARR	\$0	1	0247/0410	29	04/27/1967

Building Information

Building 1 : Section 1

Year Built: 1965
Living Area: 1,536
Replacement Cost: \$367,689
Building Percent Good: 62

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 101
Description Single Family Res
Zone AA
Neighborhood 200
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.27
Frontage 0
Depth 0
Assessed Value \$533,900
Appraised Value \$762,700

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
GAR1	Garage	FR	Frame	484.00 S.F.	\$5,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$233,800	\$762,700	\$996,500
2018	\$233,800	\$762,700	\$996,500
2017	\$233,800	\$762,700	\$996,500

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$163,700	\$533,900	\$697,600
2018	\$163,700	\$533,900	\$697,600
2017	\$163,700	\$533,900	\$697,600

Replacement Cost
Less Depreciation: \$228,000

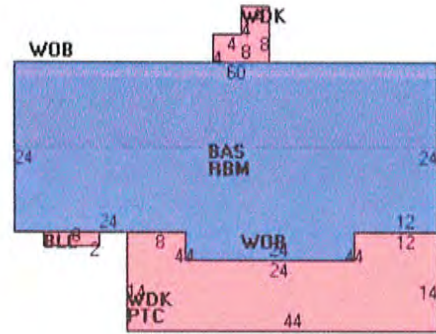
Field CARO 3 of 3

Building Photo



(http://images.vgsi.com/photos2/WestportCTPhotos//A00V02\19V49.jpg)

Building Layout



(http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/1436_1436.

Building Attributes	
Field	Description
Style	Raised Ranch
Model	Residential
Grade:	B-
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Cedar or Redwd
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Linoleum
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3 Full Baths
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	11 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	1400
Fin Bsmt Qual	4
Bsmt. Garages	0
Interior Cond	A
Fireplaces	2
Ceiling Height	9.00
Elevator	
Sprinklers	No
Acc Apts	
Usrflid 300	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,536	1,536
BLC	Balcony	16	0
PTC	Patio - Concrete	520	0
RBM	Raised Basement	1,536	0
WDK	Deck, Wood	568	0
		4,176	1,536

Yale SCHOOL OF MEDICINE

Department of Surgery

Section of Plastic Surgery
MICHAEL ALPEROVICH, MD
Assistant Professor

PO Box 208041
New Haven CT 06520-8041
T 203 785-2571
F 203 785-5714
medicine.yale.edu/surgery/plastics

June 25, 2020

To the Westport Historic District Commission:


I am a resident of Westport and grew up in Fairfield County. I live at 1A Longview Road in Westport, CT. I read that the house on 90 Morningside Drive will be demolished.

I am writing to ask the committee to consider having the house on 90 Morningside Drive in Westport preserved. This home is a beautiful colonial that has been tastefully built and represents an important period home for this town. It is balanced relative to the size of the lot and is one of the few remaining homes on 90 Morningside Drive that represents this period of the street's history (just as the neighbor's home at 88 Morningside Drive is a quintessential example from the turn of the 20th century).

Demolishing the home and replacing it with a new home will change the character of the street. I have supported other projects to replace older, run-down homes with new construction. However, this home's design is architecturally significant and well-thought out. Houses like these are built deliberately and with attention to detail so they still fit in today just as they did over 50 years ago.

Significant architectural works are timeless, and I believe 90 Morningside represents one of the finest examples from this era. It would be unfortunate if this home were demolished.

Sincerely yours,


Michael Alperovich



90 Morningside Drive

Caren Constantiner <carencool@aol.com>

Fri 6/26/2020 5:25 PM

To: Reyman-Lock, Daryn <dlock@westportct.gov>

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>
> Dear Westport Historic District Commission:
>
> Please accept this letter as the strongest possible request to not demolish the home at 90 Morningside Drive. This home should be saved, restored, and passed on from one generation to the next so that we can preserve its character and architecture in our town.
>
> When my family moved to our home at 22 Minute Man Hill, we understood what it meant to be caretakers of a property. Once owned by Sigourney Burnham and later lovingly cared for by Supreme Court Justice Abe Fortas, we have taken seriously our duty to preserve our home for future generations. We have later opened up our home for the Westport Garden Tour as it is a part of our town.
>
> 90 Morningside Drive was built by a family of physicians, one of whom was one of the first female ophthalmologists in Connecticut. It has an important legacy in our town and is historically important. The home deserves to be updated and maintained as a fine example of mid-century architecture.
>
> Sincerely,
> Caren Constantiner
> 22 Minute Man Hill
>
>

90 Morningside Drive

Town of Westport <webmaster@westportct.gov>

Fri 6/26/2020 8:56 PM

To: Reyman-Lock, Daryn <dlock@westportct.gov>

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Message submitted from the <Westport, CT> website.

Site Visitor Name: Hunter Hampton

Site Visitor Email: hunterhampton@gmail.com

Ms. Reyman-Lock,

I'm writing to give support for not tearing down 90 Morningside Drive, hoping you will agree to keep Westport's charm. I'm originally from Greenwich and the town is slowly being destroyed by McMansions..... you can prevent that same thing from happening to Westport. Please.

90 Morningside Road

Kristy Labib <kristylabib@hotmail.com>

Fri 6/26/2020 8:58 PM

To: Reyman-Lock, Daryn <dlock@westportct.gov>

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

I am writing to the Westport Historic District Commission regarding the planned demolition at 90 Morningside Drive in Westport. As a Westport resident at 6 Bushy Ridge Road, I strongly feel that this home should be preserved and restored.

The home is a gorgeous colonial that has remained contemporary today because of its timeless architecture. The house fits perfectly on its lot and adds tremendous curb appeal to the street. My family and I drive by the house frequently and have admired this home for a long time.

Instead of replacing the house, something as significant as 90 Morningside would be better rehabilitated so that it can live on for many more generations. It is a part of Westport history and should be saved.

Sincerely,
Kristy Labib, MD
6 Bushy Ridge Road
Westport, CT 06880

90 Morningside Drive

Philip Millstein <plm121348@cs.com>

Fri 6/26/2020 10:51 PM

To: Reyman-Lock, Daryn <dlock@westportct.gov>

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Mr. Locke,

Although we sold our Westport home when my father died in 1981, I grew up in Westport and often drove around town to admire its lovely homes. 90 Morningside Drive is one that I can still picture vividly. I always considered it the quintessential Greens Farms residence, so I am hopeful that it will continue to be cherished.

Thank you,

Philip Millstein

38E Chicopee Drive

Princeton, New Jersey 08540

609-577-1199

Sent from AOL Mobile Mail

Get the new AOL app: mail.mobile.aol.com

RECEIVED

RECEIVED



JUN 24 2020

TOWN OF WESTPORT

APPLICATION FOR DEMOLITION PERMIT

FOR HISTORIC PROPERTIES

AND/OR PROPERTIES 50 YEARS OR OLDER

JUN 23 2020

WESTPORT BUILDING DEPT

WESTPORT BUILDING DEPT.

1. 16 SUNRISE RD
ADDRESS OF WORK (Please Print)

1948
DATE BUILT (From Assessor's Card)

2. FISHER
NAME OF CURRENT PROPERTY OWNER (Please Print)

203-895-1967
TELEPHONE

3. 16 SUNRISE WESTPORT
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

FALZONE DEVELOPMENT
COD@GMAIL.COM
EMAIL

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

5. 1861
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. JRP DEMOLITION
DEMOLITION CONTRACTOR (Please Print)

203-984-6466
TELEPHONE
LICENSE NUMBER

DPSSERVICE@YAHOO.COM
EMAIL

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

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

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

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

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL _____

DATE _____

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

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

DATE: 6-25-20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CERTIFICATE OF MAILING

Instructions: Complete form listing each name & address for each envelope you are mailing. Being completed form & envelopes to Post Office and request Certificate of Mailing. Return the stamped form to P&Z office ASHP for your application to be Legal Noticed.

Name and Address of Sender	Article Number
FALZANO 15 MOY DR NORWALK CT 06880	
1. STEVE BELL 23 TREADWICH DR WESTPORT 06880	
2. GUYON KING 14 SUNNYSIDE WESTPORT 06880	
3. F. KENNEDY 18 SUNNYSIDE WESTPORT 06880	
4. JIMMY 19 TREADWICH AVE WESTPORT 06880	
5. FRANCO 21 TREADWICH WESTPORT 06880	
7.	
8.	

Check type of mail or service:
 Adult Signature Required
 Certified Mail
 Registered Mail
 Registered Mail (International)
 Registered Mail (International) (Postage paid)
 Registered Mail (International) (Postage paid) (Signature required)

Apply Stamp Here (If insured as a certificate of mailing or for additional weight of this bag)
 Return Receipt
 Restricted Delivery
 Signature Confirmation
 Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Special Handling

U.S. POSTAGE PAID
 FORM LETTER
 WESTPORT, CT
 06880
 JUN 22 20
 AMOUNT
\$1.50
 R2305E+25238-17

U.S. POSTAGE PAID
 WESTPORT, CT
 JUN 22 20
 AMOUNT
\$2.15
 R2304E+08629-13



UNITED STATES POSTAL SERVICE
 Certificate of Mailing
 FROM: FALZANO
 15 MOY DR
 NORWALK CT 06880
 TO: KENTULLO
 17 SUNNYS
 NORWALK CT 06880
 PS Form 3817, April 2007 PSN 7530-02-000-8055

Total Number of Pieces Listed by Sender: 5
 Total Number of Pieces Returned to Post Office: 5
 PS Form 3877, June 2004 Page 1

See Privacy Act Statement on Reverse



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> 0002565688	<u>Customer Account</u> 344596
<u>Sales Rep.</u> afairrell	<u>Customer Information</u> FALZONE DEVELOPMENT CO, LLC 15 may dr NORWALK CT 06850 USA
<u>Order Taker</u> afairrell	<u>Phone:</u> 2038470486 <u>Fax:</u> <u>Email:</u>
<u>Ordered By</u> FALZONE	
<u>Order Source</u> Phone	

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

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article 114-24 (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 16 Sunrise Road, Westport, CT has been filed in the Office of the Town Building Official on June 24, 20

Name of address of the owner is: Fisher 16 Sunrise Road Westport CT
 Age of the building or structure 1948 (72 years old)
 Square footage of the building or structure is 1861
 The application is currently pending and available for public inspection in the Office of the Town Building Official.

Ad Cost \$47.12 Payment Amt \$0.00 Amount Due \$47.12
Blind Box Materials

Order Notes

<u>Ad Number</u> 0002565688-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> Legal Liners	<u>Ad Size</u> 2 X 19 li	<u>PO Number</u>
<u>Color</u> \$0.00	<u>Color Requests</u>	

Product and Zone # Inserts Placement
 Westport News 1 Public Notices

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
6/26/2020

June 17, 2020

Building Department
Town of Westport
515 Post Road East
Westport, CT 06880

RE: 16 Sunrise Rd., Westport, CT
Demolition

Dear Sir/Madam,

Please be advised that the undersigned hereby grants permission to Paul Falzone, Falzone Development, LLC, as my agent to file any necessary documents, permits or requests to begin the demolition notification process of the above referenced premises.

Thank you.

Sincerely yours,

DocuSigned by:
Anne F. Faber
4C370C17C95E457

Owner
Anne Fisher n/k/a Anne F. Faber





TOWN OF WESTPORT RECEIVED RECEIVED

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

AND/OR PROPERTIES 50 YEARS OR OLDER JUN 21 2020 JUN 23 2020

1. 19 Oak Street ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card) 1954

2. Joanne Marshall + Janice Ulrich, Executry NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 14 Oak St Westport ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL paulrichter2465@gmail.com

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

5. 1120 sq. ft house demo SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Kerigan 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

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

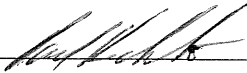
SIGNATURE OF HDC OFFICIAL DATE

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

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

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

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

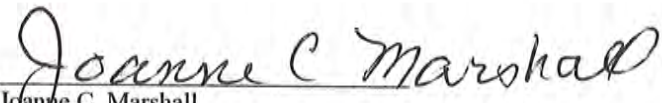
SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 6/23/2020

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

AUTHORIZATION
RE: 19 Oak Street, Westport, CT

Seller (Joanne C. Marshall and Janice Ullrich, Executrix) authorizes Buyer (SPA, Inc./Paul Richter) to work with the Town of Westport to apply for permits, file applications and speak with Town representatives prior to the closing of title regarding demolition of existing structures and obtaining a building permit for a new single family home at the above property. Said authorization shall include advertising, posting signs, and performing any other acts required to obtain permits.


Joanne C. Marshall


Janice Ullrich, Executrix

SPA, Inc.
2465 Black Rock Turnpike
Fairfield, CT 06825
203-767-9119

June 24, 2020

DANIEL D & ELIZABETH ZIELKE
6 WILLOWBROOK DR
WESTPORT, CT 06880

RE: 19 Oak St, Westport, CT

This letter is to notify you that the above property will be demolished on or about September 1, 2020.

I can be reached at 203-767-9119 if you have any questions.

Regards,



Paul Richter



50 foot Abutters List Report

Westport, CT
June 22, 2020

Letters ~~was~~ notifying ^{of} the pending demolition permit were mailed to the homeowners below on 6/24/2020

Subject Property:

Parcel Number: C12131000
CAMA Number: C12131000
Property Address: 19 OAK ST

Mailing Address: CARRARA MARILYN F AND MARSHALL
JOANNE C
19 OAK ST
WESTPORT, CT 6880

Abutters:

Parcel Number: C12080000
CAMA Number: C12080000
Property Address: 22 OAK ST

Mailing Address: CIMAROSA JOHN C & PATRICIA S
22 OAK ST
WESTPORT, CT 6880

Parcel Number: C12081000
CAMA Number: C12081000
Property Address: 20 OAK ST

Mailing Address: WELCH RYAN & MELISSA C
20 OAK ST
WESTPORT, CT 6880

Parcel Number: C12082000
CAMA Number: C12082000
Property Address: 16 OAK ST

Mailing Address: MCCLENNING STEVEN AND SWEENEY
HOPE
16 OAK ST
WESTPORT, CT 6880

Parcel Number: C12125000
CAMA Number: C12125000
Property Address: 8 WILLOWBROOK DR

Mailing Address: LANE JAMES G & VENERA
8 WILLOWBROOK DR
WESTPORT, CT 6880

Parcel Number: C12126000
CAMA Number: C12126000
Property Address: 6 WILLOWBROOK DR

Mailing Address: ZIELKE DANIEL D & ELIZABETH
6 WILLOWBROOK DR
WESTPORT, CT 6880

Parcel Number: C12127000
CAMA Number: C12127000
Property Address: 4 WILLOWBROOK DR

Mailing Address: TRAGER JANET
4 WILLOWBROOK DR
WESTPORT, CT 6880

Parcel Number: C12129000
CAMA Number: C12129000
Property Address: 29 MAPLEWOOD AVE

Mailing Address: GUMBRECHT CHRISTOPHER & AMY
29 MAPLEWOOD AVE
WESTPORT, CT 6880

Parcel Number: C12130000
CAMA Number: C12130000
Property Address: 15 OAK ST

Mailing Address: JUDSON NANCY L AND STEVEN D
TANZER
15 OAK ST
WESTPORT, CT 6880

Parcel Number: C12132000
CAMA Number: C12132000
Property Address: 23 OAK ST

Mailing Address: GABAL JAMES M & PATRICIA F
23 OAK ST
WESTPORT, CT 6880



www.cai-tech.com

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.

Ad Content Proof

Note: Ad size does not reflect actual ad

"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 19 Oak Street has been filed in the office of the Town Building Official on June 23, 2019.
Owner: Joanne C. Marshall, 14 Oak Street, Westport, CT, and Janice Ulrich, Executive, 11 Hiawatha Lane, Westport, CT
Age of structure: 1954
Square footage of structure: 1,120
The application is currently pending and available for public inspection in the office of the Town Building Official.

Ad Order Number
0002566033

Customer Account
339301

Sales Rep.
kpalmiere

Customer Information
ASSET MANAGEMENT SERVICES
2465 Black Rock Tpke
FAIRFIELD CT 06825
USA

Order Taker
kpalmiere

Ordered By
PAUL

Phone: 2037679119
Fax:
EMail: paulrichter@optonline.net

Ad Cost \$24.80
Payment Amt \$24.80
Amount Due \$0.00

Blind Box Materials

Order Notes

A PERMIT FOR THE
DEMOLITION OF THIS
STRUCTURE MAY BE
ISSUED TEN DAYS(10)
AFTER THE POSTING
OF THIS SIGN AND
NO EARLIER THAN
SEPTEMBER 1, 2010.

19





RECEIVED

TOWN OF WESTPORT

RECEIVED

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

JUN 22 2020

JUN 24 2020 AND/OR PROPERTIES 50 YEARS OR OLDER

WESTPORT BUILDING DEPT.

1. 8 Green Acce Lane ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card) 1957

2. Gwen Goldman NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE 203-948-0966

3. 8 Green Acce Lane ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL wigold19@gmail.com

4. Coastal Luxury Homes LLC / 1723 Post Road East, Westport, CT 06880 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) Attach copy of letter of authorization from owner.

5. 4,224 gross sq. ft. SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Charter Oak Demolition, LLC DEMOLITION CONTRACTOR (Please Print) TELEPHONE 203-455-4433 LICENSE NUMBER DMCR, 003252

Jerry@coenviro.com EMAIL

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

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

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

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

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

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

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

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT: _____

DATE: 6-22-2020

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____



✦ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880

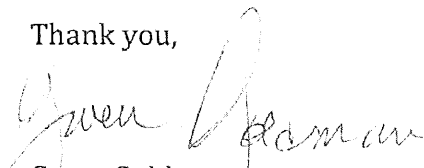
203-984-6869 joe@coastal-lux.com

June 17th, 2020

To Whom It May Concern,

We give Coastal Luxury Homes LLC as our representatives, permission on our behalf, to execute any documents necessary pertaining to a demolition permit for our single family dwelling at 8 Green Acre Lane Westport, CT 06880.

Thank you,


Gwen Goldman
8 Green Acres Lane
Westport, CT 06880



+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880

203-984-6869 joe@coastal-lux.com

June 17th, 2020

To Whom It May Concern,

We give Coastal Luxury Homes LLC as our representatives, permission on our behalf, to execute any documents necessary pertaining to a demolition permit for our single family dwelling at 8 Green Acre Lane Westport, CT 06880.

Thank you,

Gwen Goldman
8 Green Acres Lane
Westport, CT 06880

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:

SBR Management LLC 58 Perkins Road Greenwich, CT 06830	Gretchen Hoffman; William Chudol 10 Green Acre Lane Westport, CT 06880
David Heiss; Maria Simone 15 Tranquility Lane Westport, CT 06880	Justin; Laura Yagerman 6 Green Acre Lane Westport, CT 06880
Charles Hayley Bell; Georgian Demetra 16 Green Acre Lane Westport, CT 06880	Ronald; Hiroko Rowald 15 Green Acre Lane Westport, CT 06880
Anthony Antonucci 12 Green Acre Lane Westport, CT 06880	
Jessica; Jonathan Manela 9 Green Acre Lane Westport, CT 06880	

Signature of owner or authorized agent

Date

Print Name

Joseph Feinleib
Coastal Luxury Homes LLC
1771 Post Road East #205
Westport, CT 06880

6/22/20

Ad Order Number 0002565808	Customer Account 338168
Sales Rep. mhutchings	Customer Information COASTAL LUXURY HOMES 1771 Post Road E #205 WESTPORT CT 06880 USA
Order Taker mhutchings	
Ordered By BRIAN	Phone: 2038739348
Order Source Phone	Fax: EMail: brian@ctcoastal.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article 11, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the buildings or structures at 8 Green Acres Lane has been filed in the Office of the Town Building Official on June 22nd, 2020.

Name and address of the owner: Gwan and Sue Goldman
8 Green Acres Lane
Westport, CT 06880

Age of the building or structure: 63 Years Old
Square footage of the building or structure: 4,224 Gross Sq. Ft.

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

Ad Cost \$31.00	Payment Amt \$31.00	Amount Due \$0.00
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Blind Box **Materials**

Order Notes

Ad Number 0002565808-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 12 1/2	PO Number
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement BR Legal
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates
6/28/2020

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 buildings or structures at 8 Green Acre Lane has been filed in the Office of the Town Building Official on June 22nd, 2020.

Name and address of the owner: Gwen and Sue Goldman

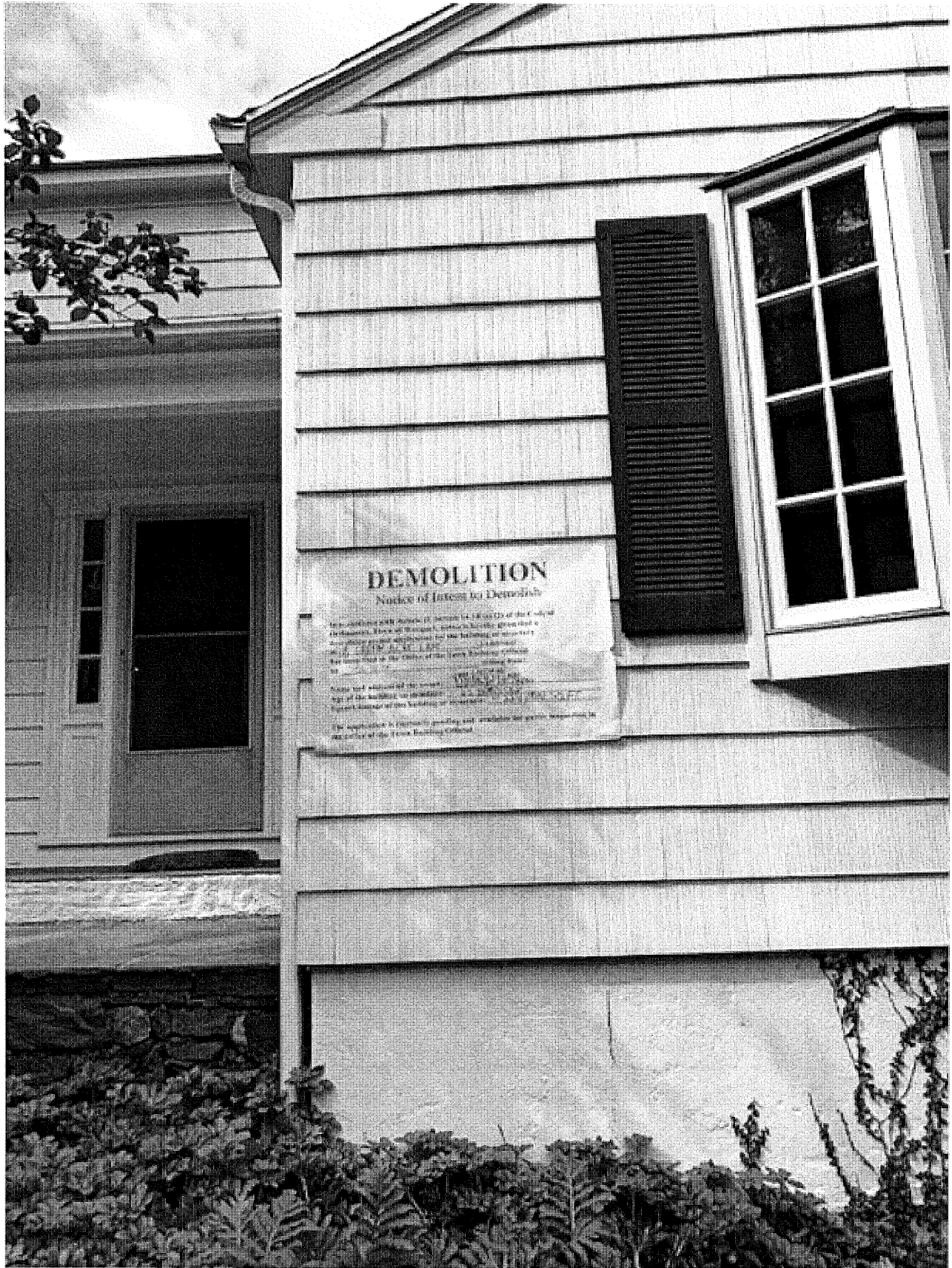
8 Green Acre Lane

Westport, CT 06880

Age of the building or structure: 63 Years Old

Square footage of the building or structure: 4,224 Gross Sq. Ft.

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

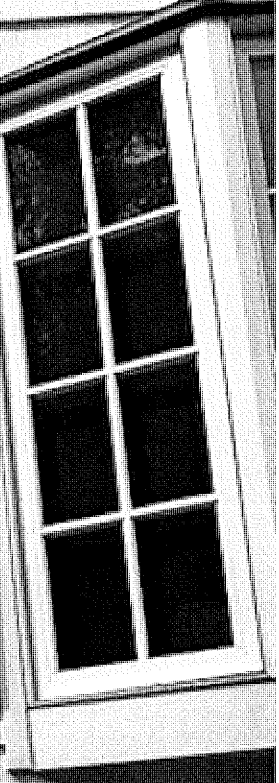


DEMOLITION

Notice of Intent to Demolish

IN ACCORDANCE WITH SECTION 17, ARTICLE 18, CHAPTER 24A OF THE CITY OF
SOUTH BRITAIN, I, [Name], hereby notify you that a
demolition project is scheduled for the building at [Address]
[City, State, Zip] [County, State]
[Date] at the [Address] of the [City, State, Zip]
[Name]
[Address]
[City, State, Zip]
[Phone Number]
[E-mail Address]
[Website Address]
[Signature]
[Date]

[Illegible text on dark shutter]







TOWN OF WESTPORT

RECEIVED

RECEIVED

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

JUN 23 2023

JUN 24 2023

1. 7 Wakenor Road ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. Catherine Gleeson NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. P.O. Box 402, Belfast, ME, 04915 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. SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. AA Building Wrecking LLC DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

Demomen198@aol.com 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

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:
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- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
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- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
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- 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: *Catherine Gleason* DATE: 6/18/2020

SIGNATURE OF DEMOLITION CONTRACTOR: *Don Gleason Inc.*

SIGNATURE OF BUILDING OFFICIAL: _____

State Licensed and Insured

AA Building Wrecking, LLC

50 Carthage Street
Fairfield, CT 06825

Bus: 203-335-5317
Cell: 203-414-6516
Fax: 203-502-8094
demoman198@aol.com

Date: June, 23, 2020

Dear: Resident,

This letter is to inform you of our intent to demolish the building located at:

7 Wakenor Road, Westport TO BE DEMOLISHED ON OR ABOUT JULY, 3, 2020

If you should have any questions, please do not hesitate to contact me.

Sincerely,



Thomas Keiser
President

TK/dk

AA Building Wrecking, LLC.
50 Carthage Street
Fairfield, CT. 06825

Resident
5 Wakenor Road
Westport, CT. 06880

State Licensed and Insured

AA Building Wrecking, LLC

50 Carthage Street
Fairfield, CT 06825

Bus: 203-335-5317
Cell: 203-414-6516
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demoman198@aol.com

Date: June, 23, 2020

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Sincerely,



Thomas Keiser
President

TK/dk

AA Building Wrecking, LLC.
50 Carthage Street
Fairfield, CT. 06825

Resident
9 Wakenor Road
Westport, CT. 06880

State Licensed and Insured

AA Building Wrecking, LLC

50 Carthage Street
Fairfield, CT 06825

Bus: 203-335-5317

Cell: 203-414-6516

Fax: 203-502-8094

demoman198@aol.com

Date: June 23, 2020

Dear: Resident,

This letter is to inform you of our intent to demolish the building located at:

~~7 Wakenor Road, Westport~~ TO BE DEMOLISHED ON OR ABOUT July, 3, 2020

If you should have any questions, please do not hesitate to contact me.

Sincerely,



Thomas Keiser
President

TK/dk

AA Building Wrecking, LLC.
50 Carthage Street
Fairfield, CT. 06825

Resident
6 Cedar Road
Westport, CT. 06880

Alicia, Please put in Westport News and email me at:dianat240@aol.com. Thank You.
 Diana Keiser AA Building Wrecking,LLC.

Ad Order Number 0002565889	Customer Account 201484
Sales Rep. mhutchings	Customer Information AA BUILDING & WRECKING LLC 188 WILSON STREET FAIRFIELD CT 06825 USA
Order Taker mhutchings	Phone: 2034146516
Ordered By DIANE	Fax:
Order Source Phone	EMail: dianat240@aol.com

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

Legal Notice of Intent to Demolish

In accordance with article II, Section 57-4 (a)(2) of the code of ordinances, Town Of Westport, notice is hereby that a demolition permit application for the building or structure at: 7 Wakencor Road, has been filed in the office of the Town Building Official on 6/22/20

Name and address of the owner: Catherine Greeson, P.O. Box 402, Belfast, Maine 04915.
 Age of the building or structure: 1904, Year built.
 Square footage of the building or structure: 1488

The application is currently pending and available for public inspection in the office of the Town Building Official.
 Contractor AA Building Wrecking,LLC, 50 Carthage Street, Fairfield, CT, 06825

Ad Cost \$33.48	Payment Amt \$0.00	Amount Due \$33.48
---------------------------	------------------------------	------------------------------

Blind Box **Materials**

Order Notes

Ad Number 0002565889-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 13 in	PO Number
Color \$0.00	Color Requests	

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

Note: Retail Display Ads May Not End In Identified Placement

Run Dates
6/25/2020

From: Diana Keiser dianat240@aol.com
Subject: Ad in Westport News
Date: Jun 20, 2020 at 2:11:14 PM
To: Legals HearstMediaCT legals@hearstmediact.com

Dear Alicia,

Please put this ad in the Westport News to read:

Legal Notice of Intent to Demolish

In accordance with article II, Section 57-4 (a)(2) of the code of ordinances, Town Of Westport, notice is hereby that a demolition permit application for the building or structure at: 7 Wakenor Road, has been filed in the office of the Town Building Official on 6/22/20.

Name and address of the owner: Catherine Gleeson, P.O. Box 402, Belfast, Maine 04915.

Age of the building or structure: 1904, Year built.

Square footage of the building or structure: 1488.

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

Contractor: AA Building Wrecking, LLC. 50 Carthage Street, Fairfield, Ct. 06825

Alicia, Please put in Westport News and email me at: dianat240@aol.com. Thank You.

Diana Keiser AA Building Wrecking, LLC.

Building Percent Good: 55
Replacement Cost
Less Depreciation: \$174,300

Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos/\A00\02\76\13.jpg>)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	B-
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asbestos Shing
Interior Wall 1	Plaster
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full Bath
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	1
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	0
Interior Cond	A
Fireplaces	1
Ceiling Height	8.00
Elevator	
Sprinklers	No
Acc Apts	
Usrflid 300	

Building Layout



(http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/7373_7)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	864	864
FUS	Upper Story, Finished	624	624
BSM	Basement Area	864	0
FOP	Porch, Open	21	0
UAT	Attic, Unfinished	624	0
VLT	Vaulted Ceiling	21	0
		3,018	1,488

From: Tommy Keiser tkeiserjr@yahoo.com
Subject: Wakenor Rd.
Date: Jun 23, 2020 at 6:02:36 PM
To: demoman198@aol.com







**Historic Resources Inventory
Buildings and Structures**

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

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

I D E N T I F I C A T I O N	1. Building Name (Common)		(Historic)	
	2. Town/City Westport	Village	County Fairfield	
	3. Street and Number (and /or location) 7 Wakenor Road			
	4. Owner(s) Catherine Anne Gleeson		<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private
	5. Use (Present) Residential		(Historic)	
	6. Accessibility To Public:	Exterior Visible from Public Road <input checked="" type="radio"/> Yes <input type="radio"/> No	Interior Accessible <input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, explain
D E S C R I P T I O N	7. Style of Building Dutch Colonial Revival		Date of Construction 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 <input checked="" type="checkbox"/> Wood shingle <input type="checkbox"/> Asphalt siding <input type="checkbox"/> Fieldstone (Specify) _____ <input type="checkbox"/> Board & batten <input type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Concrete <input type="checkbox"/> Cut stone Type: _____ Type: _____			
	9. Structural System			
<input checked="" type="checkbox"/> Wood frame <input type="checkbox"/> Post and beam <input type="checkbox"/> Balloon <input type="checkbox"/> Load-bearing masonry <input type="checkbox"/> Structural iron or steel <input type="checkbox"/> Other (Specify) _____				
10. Roof (Type)				
<input type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> Sawtooth <input checked="" type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other Material (Specify) _____ <input type="checkbox"/> Wood shingle <input type="checkbox"/> Roll asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input type="checkbox"/> Other <input checked="" type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile (Specify) _____				
11. Number of Stories 2		Approximate Dimensions 34' X 30'		
12. Condition (Structural)		Exterior		
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated		<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated		
13. Integrity (Location)		When?	Alterations	
<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved			<input type="radio"/> Yes <input checked="" type="radio"/> No	
14. Related Outbuildings or landscape features				
<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Other Landscape features or buildings (specify) <input type="checkbox"/> Carriage House <input type="checkbox"/> Shop <input type="checkbox"/> Garden				
15. Surrounding Environment				
<input type="checkbox"/> Open Land <input type="checkbox"/> Woodland <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Rural <input type="checkbox"/> High building density				
16. Interrelationship of building and surroundings				
Suburban Residential Neighborhood				

DESCRIPTION

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

18. Architect Builder

SIGNIFICANCE

19. Historical or Architectural Importance

SOURCES

PHOTO	Photographer Phillip Esser	Date April 2008	Place Photograph Here
PHOTO	View Southwest; northwest	Negative on File	
COMPILE	Name Phillip Esser & Paul Graziano	Date June 2008	
BIBLIO	Organization Associated Cultural Resource Consultants		
BIBLIO	Address 54 Danbury Road, Suite 227, Ridgefield, CT 06877		

20. Subsequent Field Evaluations

21. Threats to building or site

None Known
 Highways
 Vandalism
 Developers
 Other _____

Renewal
 Private
 Deterioration
 Zoning
 Explanation _____

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

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Consultant's Name: ACRC

Property Address: 7 Wakenor Road, Westport, CT

FOR OFFICE USE ONLY

TOWN NO: SITE NO: UTM:
18/___/___/___/___/___/___

QUAD:
DISTRICT: NR: Actual
 Potential



Preservation Award Ceremony Potential Time-Line – given a ceremony on October 16 or 17.

I've developed this from my prior experience in this program.

July 13 (Monday) – Public Announcement for potential Preservation Award submittal

Due August 4 (Tuesday)

July 27 (Monday) – Reprint of public announcement for potential Preservation Award submittal

Due August 4 (Tuesday)

August 4 (Tuesday) – Last day for public input for proposed Preservation Awards

August 11 (Tuesday) HDC Meeting – first look at all nominations and any HDC input for nominations.

Work to create potential histories and photos.

September 8(Tuesday) HDC Meeting – final select of awards and appointment of HDC members for

award historic write-ups

September 14 (Monday) Start of Contact of homeowners for awards. HDC members continue to

Create write-up for certificates. Agreement to wording and preparation of

Award certificates.

October 5 (Monday) publicity of award winners with photos for www.westportnow.com

October 16 or 17 (Friday or Saturday): Award ceremony