

Westport Historic District Commission

Town Hall

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION DRAFT MINUTES – REVISION 1***

Members Present:

Bill Harris, Chair
Randy Henkels, Vice Chair
Bob Weingarten, Clerk
Grayson Braun, Member
Marilyn Harding, Member
Wendy van Wie, Alternate Member

The Westport Historic District Commission held a public meeting at 7:00 p.m. on **Tuesday, July 14, 2020** for the following purposes:

1. To approve the minutes of the June 9, 2020 pre-application meeting.
MOTION (made by Weingarten): To approve the minutes of the June 9, 2020 pre-application meeting.
SECOND: Henkels
SEATED: Henkels, Harris, van Wie
VOTE: Unanimously approved.
2. To approve the minutes of the June 9, 2020 public meeting.
MOTION (made by Weingarten): To approve the minutes of the June 9, 2020 public meeting.
SECOND: Henkels
SEATED: Henkels, Weingarten, Harris
VOTE: Unanimously approved.
3. To act on a *Certificate of Appropriateness* application dated June 26, 2020 to build a garage **69 Kings Highway North** located in the Kings Highway North Local Historic District.
MOTION (made by Weingarten): To approve a certificate of appropriateness application to build a garage at 69 Kings Highway North in the Kings Highway North Local Historic District.
SECOND: Henkels
SEATED: Henkels, Braun, Weingarten, Harris, van Wie
VOTE: Unanimously approved.
4. To take such action as the meeting may determine to oppose the issuance of the demolition permit **14 Hillandale Road** and require the full 180-day delay.
MOTION (made by Weingarten): To oppose the issuance of the demolition permit at 14 Hillandale Road and require the 180-day delay.
SECOND: Henkels
SEATED: Henkels, Braun, Harding, Harris, van Wie. Weingarten abstained.
VOTE: Unanimously approved. Applicant must wait until the remainder of the 180-day delay has passed to demolish the building.
5. To take such action as the meeting may determine to oppose the issuance of the demolition permit **90 Morningside Drive South** and require the full 180-day delay.
MOTION (made by Weingarten): To oppose the demolition permit for 90 Morningside Drive South and require the 180-day delay.
SECOND: Henkels
SEATED: Henkels, Braun, Weingarten, Harding, Harris

VOTE: Unanimously approved.* Applicant must wait until the remainder of the 180-day delay has passed to demolish the building.**

6. To take such action as the meeting may determine to oppose the issuance of the demolition permit **8 Sturges Commons** and require the full 180-day delay.
MOTION (made by Weingarten): To oppose the demolition permit for 8 Sturges Commons and require the 180-day delay.
SECOND: Henkels
SEATED: Henkels, Braun, Weingarten, Harding, Harris
VOTE: Unanimously denied. The remainder of the 180-day delay is waived.
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit **16 Sunrise Road** and require the full 180-day delay.
MOTION (made by Weingarten): To oppose the demolition permit for 16 Sunrise Road and required 180-day delay.
SECOND: Henkels
SEATED: Henkels, Braun, Weingarten, Harding, Harris
VOTE: Unanimously denied. The remainder of the 180-day delay is waived.
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit **19 Oak Street** and require the full 180-day delay.
MOTION (made by Weingarten): To oppose the demolition permit for 19 Oak Street and require the 180-day delay.
SECOND: Harding
SEATED: Henkels, Braun, Weingarten, Harding, Harris
VOTE: Unanimously denied. The remainder of the 180-day delay is waived.
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit **8 Green Acre Lane** and require the full 180-day delay.
MOTION (made by Weingarten): To oppose the demolition permit for 8 Green Acres Lane and require the 180-day delay
SECOND: Henkels
SEATED: Henkels, Braun, Weingarten, Harding, Harris
VOTE: Unanimously denied. The remainder of the 180-day delay is waived.
10. To take such action as the meeting may determine to oppose the issuance of the demolition permit **7 Wakenor Road** and require the full 180-day delay.
MOTION (made by Weingarten): To oppose the demolition permit for 7 Wakenor Road and require the 180-day delay.
SECOND: Henkels
SEATED: Henkels, Braun, Weingarten, Harding, Harris
VOTE: Unanimously denied. The remainder of the 180-day delay is waived.
11. To discuss the 2020 preservation award calendar.
MOTION (made by Weingarten): To approve the proposed schedule for the 2020 preservation awards.
SECOND: Henkels
SEATED: Henkels, Braun, Weingarten, Harding, Harris
VOTE: Unanimously approved.
12. To hear the Chairman's update.
The commission discussed creating a sub-committee to consider the changes to the "policies, procedures and regulations" of the HDC Handbook. No vote was taken, but a sense of the meeting established that everyone agreed and volunteers should contact Bill.
13. To adjourn the meeting.
MOTION (made by Harris): To adjourn the meeting.
SECOND: Henkels
SEATED: Henkels, Braun, Weingarten, Harding, Harris
VOTE: Unanimously approved.

Meeting adjourned 8:43 pm.

Bill Harris, Chair
Historic District Commission
July 15, 2020

RECEIVED

RECEIVED



JUL 16 2020

JUL 13 2020

TOWN OF WESTPORT

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

WESTPORT BUILDING DEPT. FOR PROPERTIES 50 YEARS OR OLDER

1. 39 Burr Farms Rd

1954

ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card)

2. GUDAS HENRYK PAWEŁ & KRISTYNA

(203) 964-7916

NAME OF CURRENT PROPERTY OWNER (Please Print)

TELEPHONE

3. 319 BAYBERRY LANE, WESTPORT, CT 06880

PAUL@SKYVIEWBUILDERS.COM

ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

EMAIL

4. —

NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. 2,416 sqft

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

6. —

DEMOLITION CONTRACTOR (Please Print)

TELEPHONE

LICENSE NUMBER

EMAIL

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

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

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

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

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

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

SIGNATURE OF HDC OFFICIAL DATE

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

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

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

- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 07/13/2020

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158					
GUDAS HENRYK PAWEL & KRISTYN			6 Septic 2 Public Water	1 Public		Description	Code	Appraised	Assessed	WESTPORT, CT					
39 BURR FARMS RD		SUPPLEMENTAL DATA				RES LAND	1-1	650,200	455,100	VISION					
WESTPORT CT 06880		Alt Prcl ID 5319428 Historic ID Census 503 WestportC E24 Survey Ma 3482 Survey Ma	Lift Hse Asking \$		DWELLING	1-3	342,300	239,600							
1		GIS ID F11056000	Assoc Pld#		Total		992,500	694,700							
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GUDAS HENRYK PAWEL & KRISTYNA				3860 0175	05-31-2018	Q	I	830,000	00	Year	Code	Assessed	Year	Code	Assessed
ROSS ERIC & JENNIFER				2405 0055	05-17-2004	Q	I	985,000	00	2019	1-1	480,300	2018	1-1	480,300
DOJNY BROOKE M				1047 0320	03-15-1990	U	V	0	29		1-3	255,800	2017	1-1	480,300
													1-3	255,800	
										Total	736100	Total	736100	Total	736100
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
			Total	0.00					Appraised Bldg. Value (Card)						
							Appraised XI (B) Value (Bldg)				342,300				
							Appraised Ob (B) Value (Bldg)				0				
							Appraised Land Value (Bldg)				650,200				
							Special Land Value				0				
							Total Appraised Parcel Value				992,500				
							Valuation Method				C				
							Total Appraised Parcel Value				992,500				
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	
									03-02-2020	VA			60	Mailer Sent	
									03-05-2015	VA			10	Measu/LtrSnt - Letter Sent	
									12-13-2014	RH			02	Sat or >5PM Attm @ Int In	
									12-01-2014	BG			01	Measured/No Interior Insp	
									11-14-2014	W			66	INSPECTION NOTICE SE	
									02-07-2005	MJB	3		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		1.240	AC 360,000	0.80913	5	1.00	180	1.800		1.0000		650,200
Total Card Land Units					1.240	AC	Parcel Total Land Area					1.2400	Total Land Value		650,200

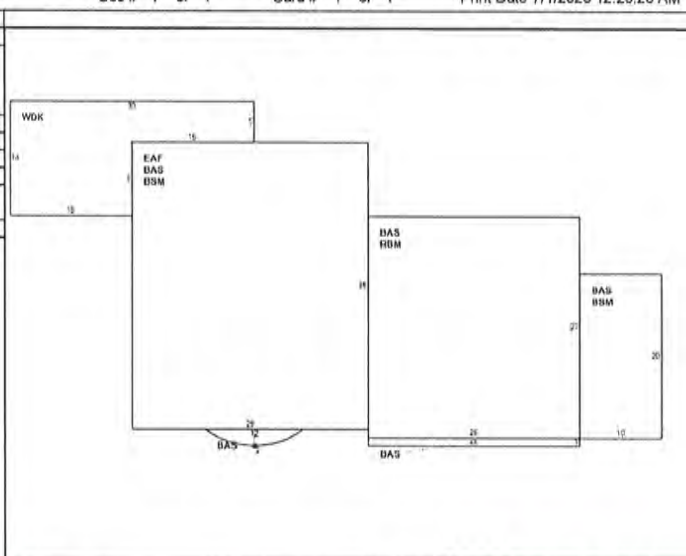
Property Location 39 BURR FARMS RD
 Vision ID 2099 Account # 6134

Map ID F11 / 056/000 /
 Bldg # 1

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

State Use 101
 Print Date 7/1/2020 12:29:25 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split Level	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	1.25	1 1/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	11	Clapboard		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		444,508
Interior Flr 1	12	Hardwood	Year Built		1954
Interior Flr 2	14	Carpet	Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		G
Heat Type:	04	Forced Air	Remodel Rating		
AC Type:	03	Central	Year Remodeled		
Total Bedrooms	04	4 Bedrooms	Depreciation %		23
Total Bthrms:	3	3 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	1		Trend Factor		1
Total Rooms:	6	6 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		77
Kitchens	1		Cns Sect Rcnld		342,300
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area			Misc Imp Ovr		
Fin Basement	324		Misc Imp Ovr Comment		
Fin Bsmt Qual	4		Cost to Cure Ovr		
Bsmt. Garages	2		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	1				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,959	1,959		129.40	253,495
BSM	Basement Area	0	1,215		25.88	31,444
EAF	Attic, Expansion, Finished	457	1,015		58.26	59,136
RBM	Raised Basement	0	702		38.89	27,303
WDK	Deck, Wood	0	285		13.17	3,753
Ttl Gross Liv / Lease Area		2,416	5,176			375,131



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 **39 BURR FARMS ROAD.**

HAS BEEN FILED IN THE OFFICE OF THE TOWN BUILDING OFFICIAL ON **JULY 13, 2020.**

NAME AND ADDRESS OF THE OWNER: **GUDAS HENRYK PAWEL & KRISTYNA
319 BAYBERRY LANE, WESTPORT, CT.**

AGE OF THE BUILDING OR STRUCTURE: **66 YEARS**

SQUARE FOOTAGE OF THE OF THE BUILDING OR STRUCTURE: **2,416 SQFT**

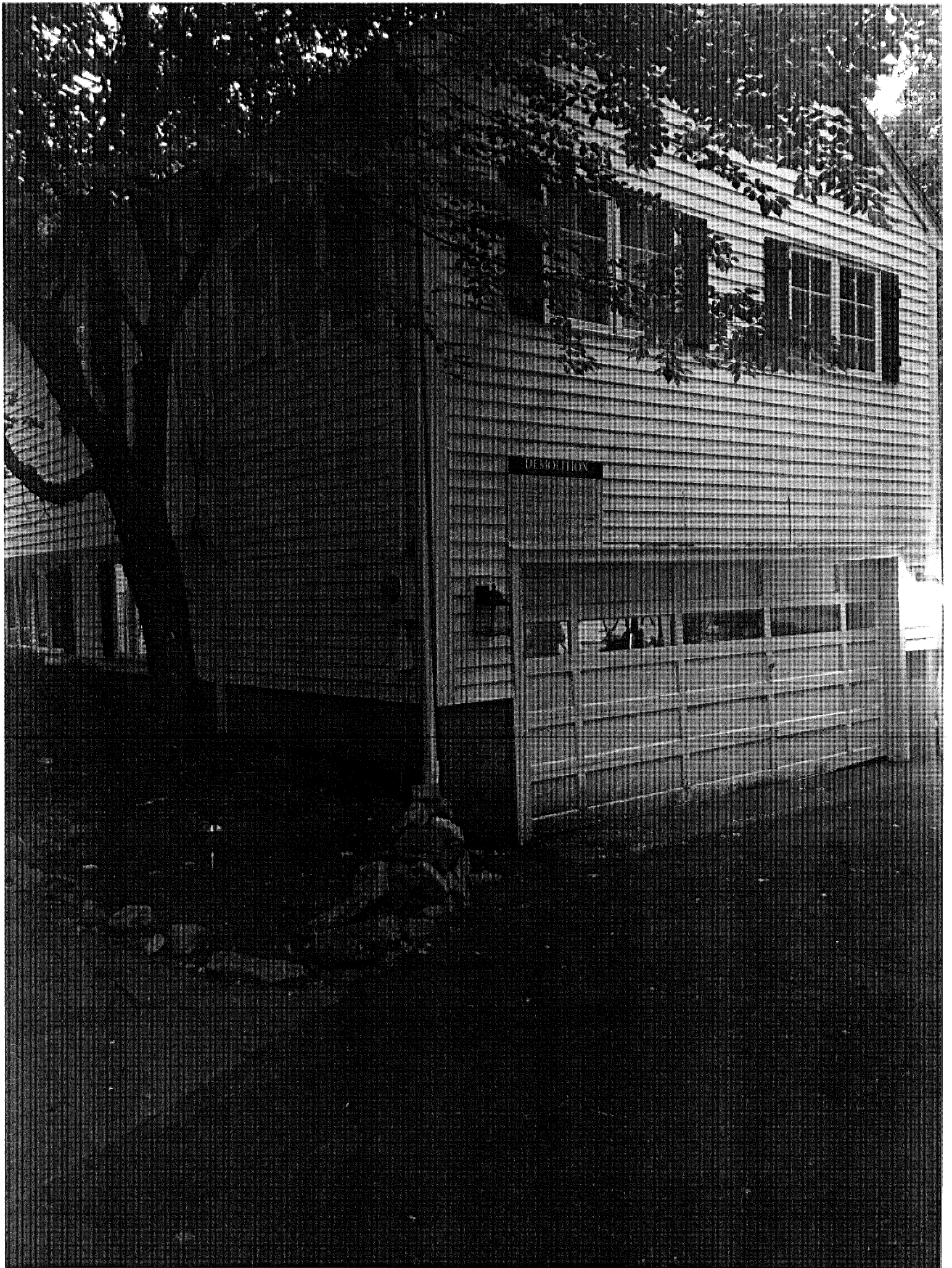
THE APPLICATION IS CURRENTLY PENDING AND AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE TOWN BUILDING OFFICIAL

DEMOLITION

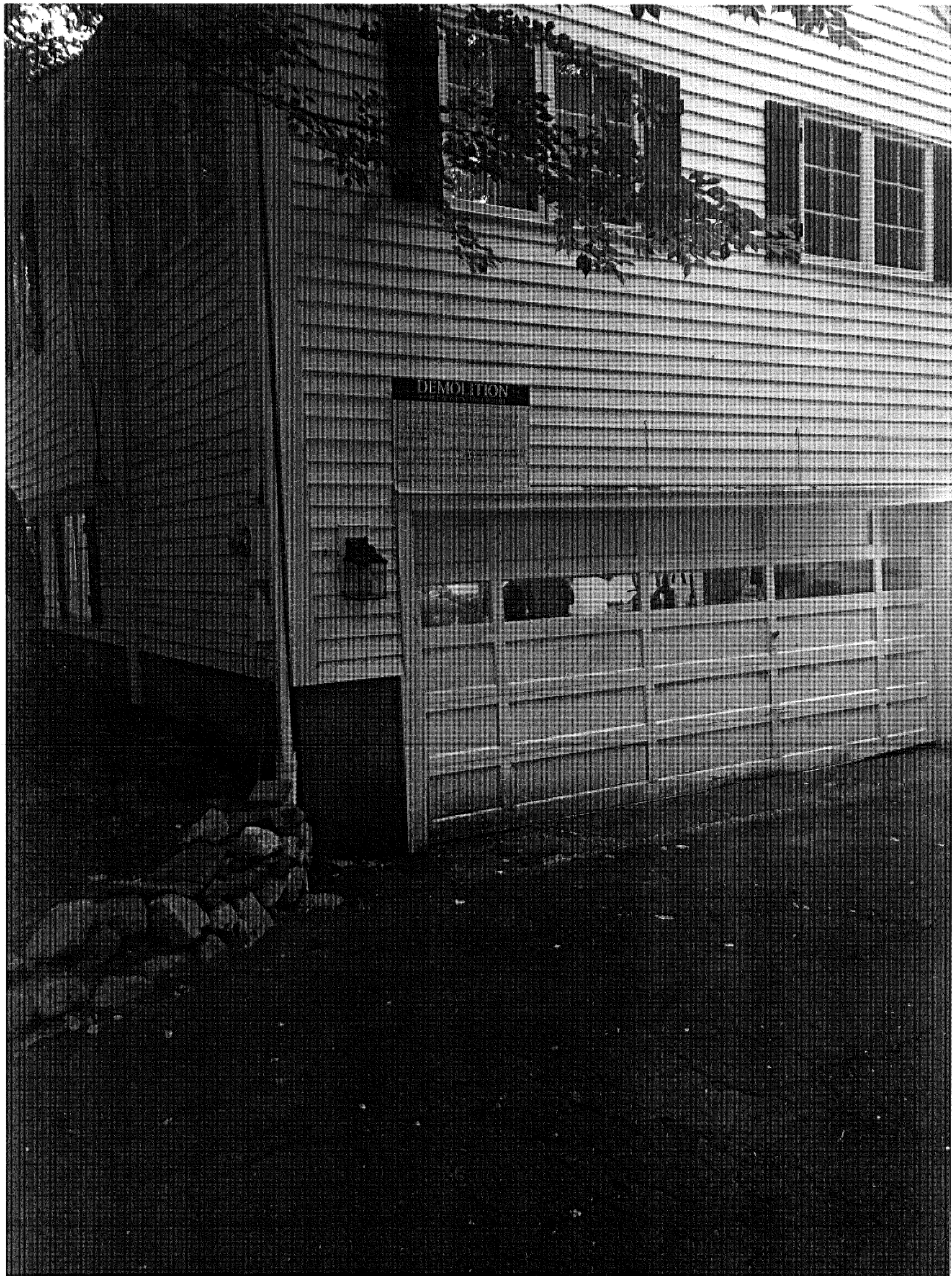
NOTICE OF INTENT TO DEMOLISH

THIS NOTICE IS GIVEN TO ALL PERSONS WHOSE INTERESTS MAY BE AFFECTED BY THE PROPOSED DEMOLITION OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY IS LOCATED AT THE CORNER OF [illegible] STREET AND [illegible] STREET, [illegible] CITY, [illegible] STATE. THE PROPOSED DEMOLITION IS BEING UNDERTAKEN BY [illegible] COMPANY, INC. THE DEMOLITION IS SCHEDULED TO BEGIN ON [illegible] DATE AND TO BE COMPLETED BY [illegible] DATE. ANY PERSONS WHOSE INTERESTS MAY BE AFFECTED BY THE PROPOSED DEMOLITION SHOULD CONTACT THE [illegible] OFFICE AT [illegible] ADDRESS AND TELEPHONE NUMBER. THIS NOTICE IS BEING POSTED ON THE PROPERTY AND AT THE [illegible] OFFICE. THE [illegible] OFFICE IS BEING KEPT OPEN FOR THE PUBLIC TO VIEW THE PROPOSED DEMOLITION PLAN AND TO OBTAIN COPIES OF THE SAME. THE [illegible] OFFICE IS BEING KEPT OPEN FROM [illegible] HOURS TO [illegible] HOURS, DAILY, EXCEPT ON SUNDAYS AND HOLIDAYS. ANY PERSONS WHOSE INTERESTS MAY BE AFFECTED BY THE PROPOSED DEMOLITION SHOULD CONTACT THE [illegible] OFFICE AT [illegible] ADDRESS AND TELEPHONE NUMBER. THIS NOTICE IS BEING POSTED ON THE PROPERTY AND AT THE [illegible] OFFICE. THE [illegible] OFFICE IS BEING KEPT OPEN FOR THE PUBLIC TO VIEW THE PROPOSED DEMOLITION PLAN AND TO OBTAIN COPIES OF THE SAME. THE [illegible] OFFICE IS BEING KEPT OPEN FROM [illegible] HOURS TO [illegible] HOURS, DAILY, EXCEPT ON SUNDAYS AND HOLIDAYS. ANY PERSONS WHOSE INTERESTS MAY BE AFFECTED BY THE PROPOSED DEMOLITION SHOULD CONTACT THE [illegible] OFFICE AT [illegible] ADDRESS AND TELEPHONE NUMBER.





DEMOLITION



DEMOLITION

J. J. WILSON
708-441-1111
We are now accepting contracts for the demolition of all types of structures, including houses, garages, barns, sheds, etc. We have the equipment and personnel to handle all types of demolition work. We are licensed and insured. We can provide you with a free estimate and answer any questions you may have. Call today!



RECEIVED

TOWN OF WESTPORT

RECEIVED

JUL 20 2020

JUL 13 2020

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

WESTPORT BUILDING DEPT.

WESTPORT BUILDING DEPT.

1. 41 CHARCOAL HILL RD

1931

DATE BUILT (From Assessor's Card)

2. PALLET INC. LLC

917-833-5966

TELEPHONE

3. 41 CHARCOAL HILL RD, WSP, CT.

nosbigne@ychoo.com

EMAIL

4. MEL BARR, 25 SYLVAN RD S., Suite P, WSP, CT. 06880

NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. 1320 SF HOUSE & 484 SF DETACHED GARAGE

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

6. T.B.D.

DEMOLITION CONTRACTOR (Please Print)

TELEPHONE

LICENSE NUMBER

BARRPLAN @ EARTHLINK.NET (APPLICANT)

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). Letters must be copied to the HDC office prior to the public hearing.

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)

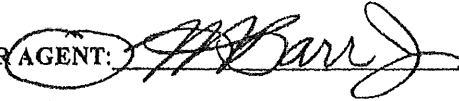
SIGNATURE OF HDC OFFICIAL _____ DATE _____

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 Beverly Doyle (203)445-7395 FAX (203)330-4618
- CABLEVISION robin.schilb@alticeusa.com (203) 696-4780
- 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 installed 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
(ASBESTOS ABATEMENT)
- 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: 7.13.20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
PALLET INC LLC			6 Septic 2 Public Water	1 Public		Description RES LAND DWELLING RES OUTBL	Code 1-1 1-3 1-4
41 CHARCOAL HILL RD		Alt Ptrl ID 5322223	SUPPLEMENTAL DATA				Appraised 648,000 98,700 20,200
WESTPORT CT 06880		Historic ID 503	Lift Hse Asking \$				Assessed 453,600 68,700 14,100
		Census WestportC B34	Assoc Ptl#				6158
		Survey Ma Survey Ma 838	E16045000				WESTPORT, CT
		GIS ID					VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PALLET INC LLC		3892 0332	11-26-2018	U	I	0	29	Year	Code	Assessed	Year	Code	Assessed
ANCONA JOHNNIE ANN		1316 0121	04-27-1994	U	I	0	29	2019	1-1	478,800	2017	1-1	478,800
								2018	1-3	85,300		1-3	85,300
									1-4	14,100		1-4	14,100
		Total						Total	Total	578,200	Total	Total	578,200

This signature acknowledges a visit by a Data Collector or Assessor

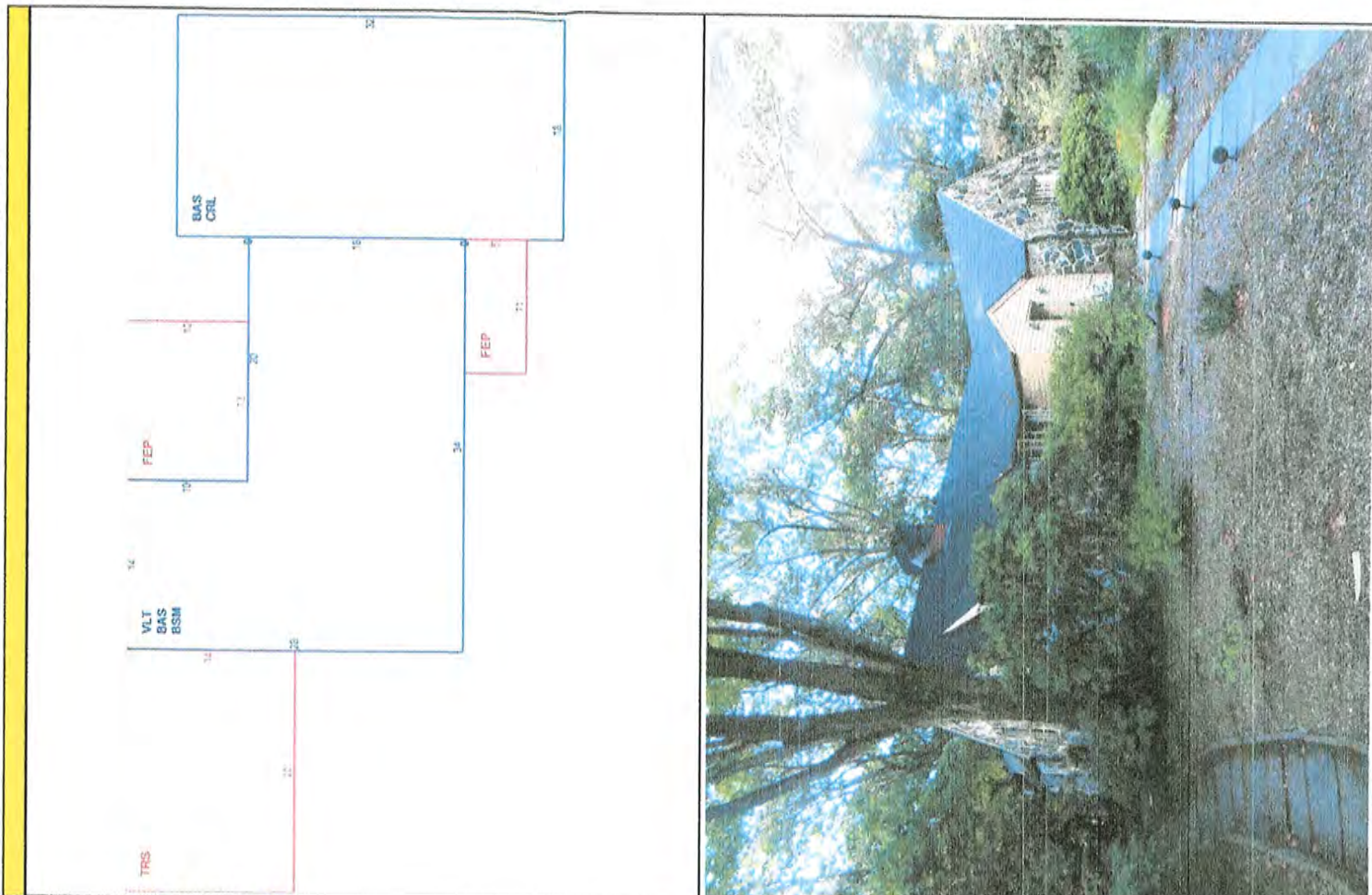
EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Comm Int
ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0004	R		
NOTES			

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
63144	03-19-2003	UPGRADE 100	UPGRADE 100A TO 200A SE
		Amount	Insp Date
		2,000	100
		Date Comp	% Comp
			100
		Date Comp	Comments
			UPGRADE 100A TO 200A SE

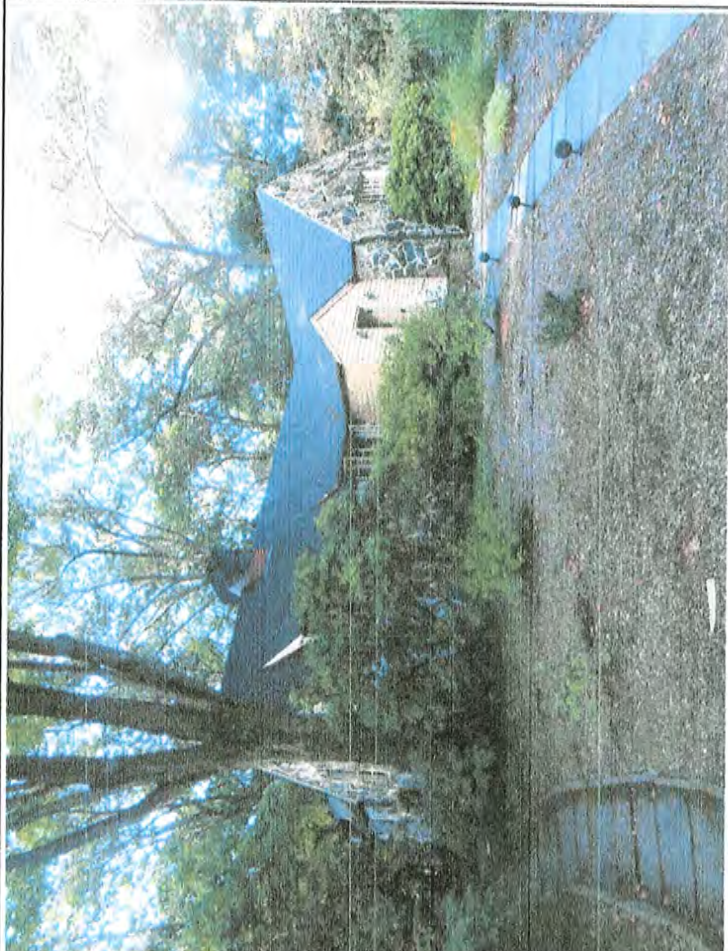
LAND LINE VALUATION SECTION		APPRAISED VALUE SUMMARY	
B Use Code	Description	Zone	Land Type
101	Single Family Re	AAA	
		Land Units	Land Value
		1.000 AC	648,000
Total Card Land Units		1.000 AC	648,000

LAND LINE VALUATION SECTION		APPRAISED VALUE SUMMARY	
Year	Description	Amount	Comm Int
ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0004	R		
NOTES			
Appraised Bldg. Value (Card)		98,100	
Appraised Xf (B) Value (Bldg)		0	
Appraised Ob (B) Value (Bldg)		20,200	
Appraised Land Value (Bldg)		648,000	
Special Land Value		0	
Total Appraised Parcel Value		766,300	
Valuation Method		C	
Total Appraised Parcel Value		766,300	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
63144	03-19-2003	UPGRADE 100	UPGRADE 100A TO 200A SE
		Amount	Insp Date
		2,000	100
		Date Comp	% Comp
			100
		Date Comp	Comments
			UPGRADE 100A TO 200A SE



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Description
Style: 01	Ranch	Fireplaces	2
Model 01	Residential	Ceiling Height	8.00
Grade: 10	B-	Elevator	
Stories: 1	1 Story	CONDO DATA	
Occupancy 1	Stone/Masonry	Parcel Id	C B S
Exterior Wall 1		Adjust Type	Description Factor%
Exterior Wall 2		Condo Fir	
Roof Structure:		Condo Unit	
Roof Cover 03	Gable	COST / MARKET VALUATION	
Interior Wall 1	Asphalt Shingl	Building Value New	175,124
Interior Wall 2	Drywall	Year Built	1931
Interior Fir 1	Plaster	Effective Year Built	A
Interior Fir 2	Hardwood	Depreciation Code	44
Heat Fuel 02	Vinyl/Asphalt	Remodel Rating	1
Heat Type:	Oil	Year Remodeled	
AC Type: 01	Steam	Depreciation %	
Total Bedrooms 02	None	Functional Obsol	
Total Bathrms: 1	2 Bedrooms	External Factor	
Total Half Baths 0	1 Full Bath	Trend Factor	
Total Xtra Fixtrs		Condition	
Total Rooms: 5	5 Rooms	Condition %	56
Bath Style: 02	Average	Percent Good	98,100
Kitchen Style: 01	Old Style	Cns Sect Rcnld	
Kitchens		Dep % Ovr	
Whirlpool Tubs		Dep Ovr Comment	
Hot Tubs		Misc Imp Ovr	
Sauna (SF Area)		Misc Imp Ovr Comment	
Fin Basement		Cost to Cure Ovr	
Fin Bsmt Qual		Cost to Cure Ovr Comment	
Bsmt. Garages		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)	
Interior Cond		Code	Description
Fireplaces		Sub	Sub Ty
Ceiling Height 8.00		SN	L/B
		FR	Units
			Unit Pric
			Yr Blt
			Cond. C
			% Gd
			Grade
			Appr. V
			Grade A
			1.75
			20,000
			200
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area
BAS	First Floor	1,328	1,328
BSM	Basement Area	0	
CRL	Crawl Space	0	752
FEP	Porch, Enclosed	0	576
TRS	Terrace - Stone	0	185
VLT	Vaulted Ceiling	0	280
			752
			Unit Cost
			93.22
			123,793
			13,983
			18.59
			0.00
			60.47
			11,186
			18.64
			5,220
			4.71
			3,542
Ttl Gross Liv / Lease Area		1,328	3,873
			157,724





41 CHARLOTTE HILL RD 1/2
7-17-26



41 CHARCON HILL RD
2-17-20
d/a



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

RECEIVED

JUL 09 2020

1. 30 FAIRFIELD AVENUE | 1929
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. MARCIA MARSHALL | 203 856 0845
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 30 FAIRFIELD AVENUE | wmatt@mattmattconstruction.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL wmatt@mattmattconstruction.com

4. WALTER MATTERA - MATTERA CONSTRUCTION | WESTPORT BUILDING DEPT.
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

5. 987 SQ FT.
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

- EMAIL _____
- NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office).
- PUBLICATION OF NOTICE OF INTENT TO DEMOLISH POSTING OF DEMOLITION SIGN
 Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

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

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

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

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

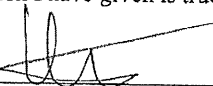
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

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

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

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 7/7/20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

CURRENT OWNER MARSHALL MARCIA ET AL		UTILITIES 3 Public Sewer 2 Public Water	START / ROAD 1 Public 1 Compo SE	LOCATION	CURRENT ASSESSMENT Code Appraised Assessed 1-1 1,044,600 731,200 1-3 80,700 56,500 1-4 7,200 5,000
15 TURKEY HILL RD N		SUPPLEMENTAL DATA Alt Prcl ID 53150442 443 Lift Hse NO Asking \$			WESTPORT, CT
WESTPORT CT 06880		ASSOCIATED DATA Historic ID 296 Census 505 WestportC J13 Survey Ma 99 Survey Ma			
1		GIS ID D03081000		VISION	

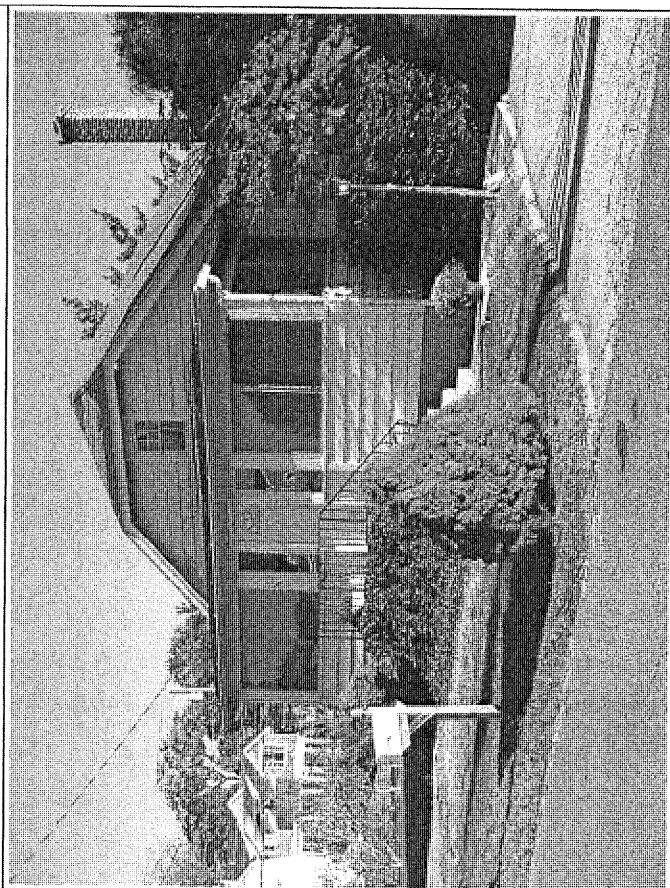
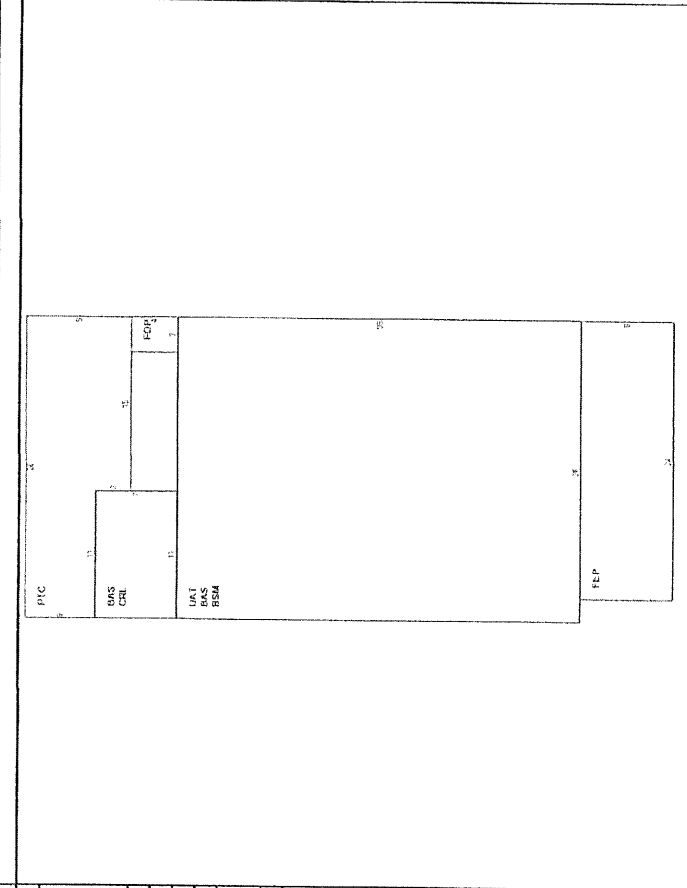
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY) Year Code Assessed Year Code Assessed V Year Code Assessed 2019 1-1 768,600 2018 1-1 768,600 2017 1-1 768,600 1-3 69,200 1-3 69,200 1-3 69,200 1-4 5,000 1-4 5,000 1-4 5,000
MARSHALL MARCIA ET AL		1185	0030	U	I	0	29	Total 1,132,500 792,700
EXEMPTIONS		OTHER ASSESSMENTS		Year		Code		Assessed
Year	Code	Description	Code	Description	Number	Amount	Comm Int	
Total		0.00						842800

This signature acknowledges a visit by a Data Collector or Assessor

APPROXIMATED VALUE SUMMARY	
Appraised Bldg. Value (Card)	80,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,200
Appraised Land Value (Bldg)	1,044,600
Special Land Value	0
Total Appraised Parcel Value	1,132,500
Valuation Method	C

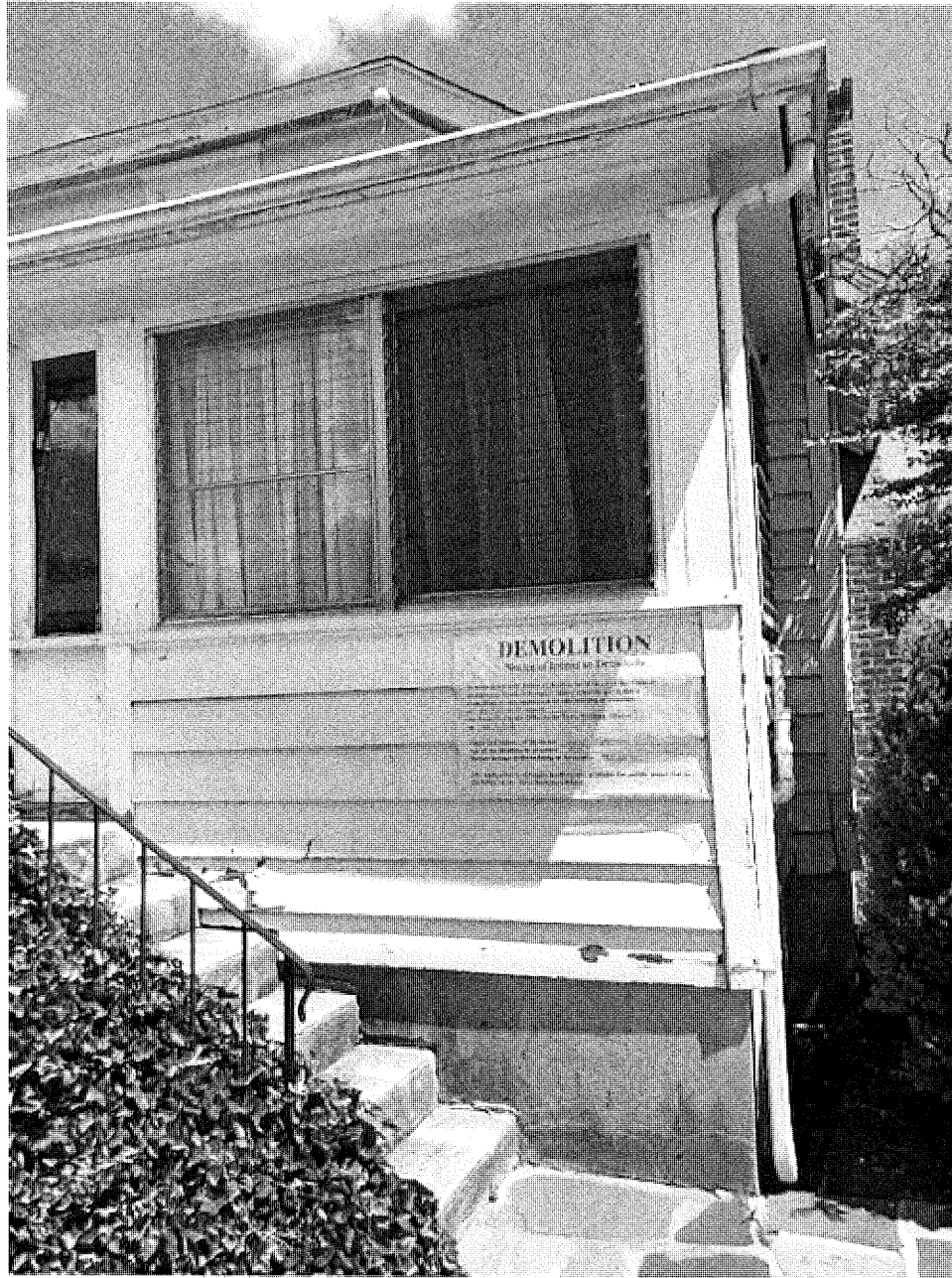
BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value 1,132,500								
VISIT / CHANGE HISTORY								
Date	Id	Type	Is	Cd	Purpose/Result			
05-12-2020	SR			19	Field Review			
03-02-2020	VA			60	Mailier Sent			
08-17-2015	VA			10	Measu/LtrSnt - Letter Sent			
07-31-2015	AG			02	Sat or >5PM Attm @ Int In			
07-30-2015	AG			01	Measured/No Interior Insp			
07-09-2015	VA			66	INSPECTION NOTICE SE			
10-28-2005	HH			1	Measur+Listed			

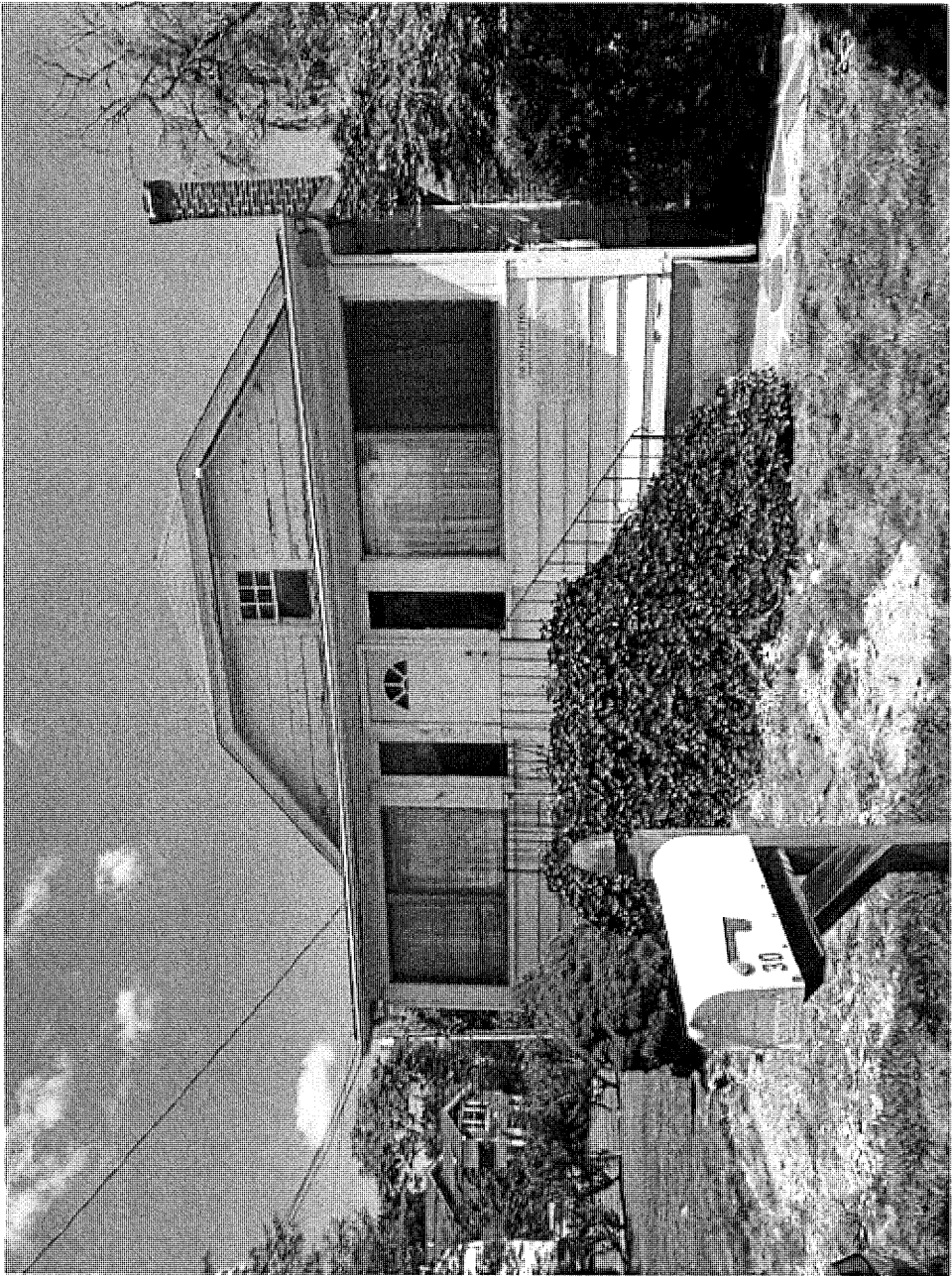
LAND LINE VALUATION SECTION														
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	A	0.230	AC	487,500	3.05462	7	1.00	305	3.050	1.0000		1,044,600
Total Card Land Units				0.230	AC	Parcel Total Land Area 0.2300				Total Land Value		1,044,600		



Element	Description	Cd	Element	Cd	Description
Style: 05	Bungalow		Fireplaces	1	
Model: 01	Residential		Ceiling Height	8.00	
Grade: 07	C-		Elevator		
Stories: 1	1 Story		CONDO DATA		
Occupancy: 1	Clapboard		Parcel Id	C	Owne
Exterior Wall 1					
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure: 03	Gable		Condo Fir		Factor%
Interior Wall 1	Asphalt Shingl		Condo Unit		
Interior Wall 2	Drywall		COST / MARKET VALUATION		
Interior Fir 1	Carpet		Building Value New		175,402
Interior Fir 2	Average		Year Built		1929
Heat Fuel: 02	Oil		Effective Year Built		F
Heat Type: 01	Electr Basebrd		Depreciation Code		54
AC Type: 03	None		Remodel Rating		1
Total Bedrooms: 1	3 Bedrooms		Year Remodeled		46
Total Bthrms: 0	1 Full Bath		Depreciation %		80,700
Total Xtra Fixtrs: 0			Functional Obsol		
Total Rooms: 5	5 Rooms		External Obsol		
Bath Style: 02	Average		Trend Factor		
Kitchen Style: 02			Condition		
Kitchens: 1			Condition %		
Whirlpool Tubs			Percent Good		
Hot Tubs			Chs Sect Rcnld		
Sauna (SF Area)			Dep % Ovr		
Fin Basement			Dep Ovr Comment		
Fin Bsmt Qual			Misc Imp Ovr		
Bsmt. Garages			Misc Imp Ovr Comment		
Interior Cond			Cost to Cure Ovr		
Fireplaces			Cost to Cure Ovr Comment		
Ceiling Height			OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		

Code	Sub	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
GAR1	Garage	FR	378	31.37	1974	5	60	3	7,200
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor	987	987	987	117.72	116,186			
BSM	Basement Area	0	0	0	23.54	21,424			
CRL	Crawl Space	0	0	0	0.00	0			
FEP	Porch, Enclosed	0	0	0	76.64	14,715			
FOP	Porch, Open	0	0	0	19.62	235			
PTC	Patio - Concrete	0	0	0	11.71	2,354			
UAT	Attic, Unfinished	0	0	0	11.77	10,712			
Ttl Gross Liv / Lease Area				987	3,289	165,626			





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: 30 Fairfield Avenue

Name: House

NR District: Compo/ Owenoke Historic District

Local District:

Neg No.: 13:25

HRS ID No.: 0296





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

RECEIVED

JUN 18 2020

1. 19 Stuges Commons | 1945 WESTPORT BUILDING DEPT.
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Mark + Elaine Perlman | 203-856-0845
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 19 Stuges Commons | Wmattiera@mattieraconstruction.ca
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Walter Mattiera | JUL 20 2020
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) |
 Attach copy of letter of authorization from owner.

5. 3648 SQ FT. | WESTPORT BUILDING DEPT.
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

EMAIL

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

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

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

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

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

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

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

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

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

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

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

June 15, 2020

**Re: 19 Sturges Common
Westport, CT 06880**

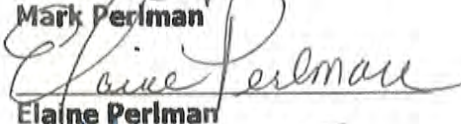
The property owner, Mark & Elaine Perlman hereby grants authority and permission to property, Mattera Construction, Co., LLC and its agents to enter upon the real property and premises located at 19 Sturges Common, Westport, for the purpose of performing deep hole and percolation testing.



Mark Perlman

6-16-20

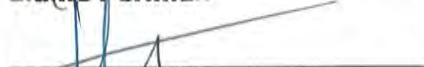
Date



Elaine Perlman

6-16-20

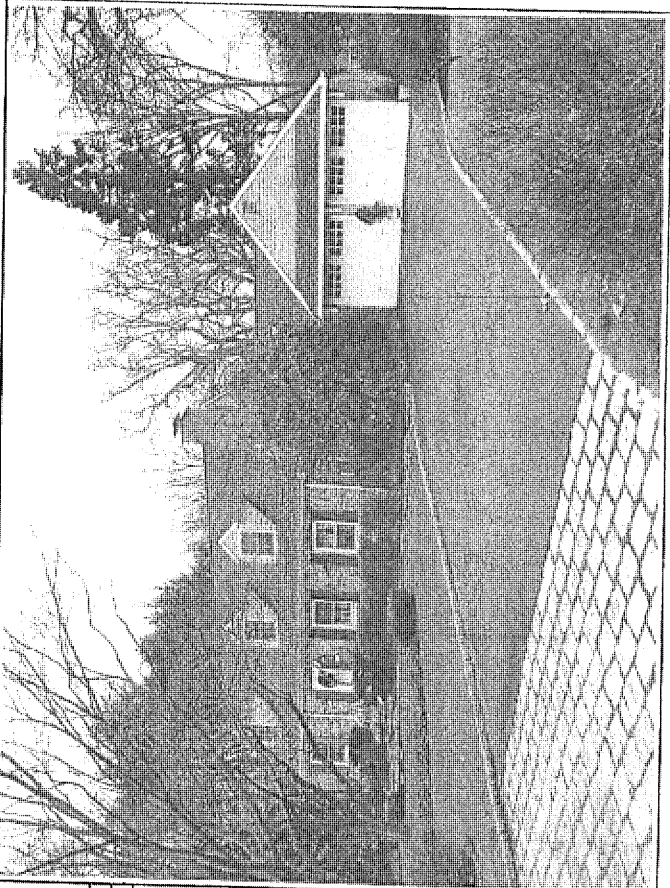
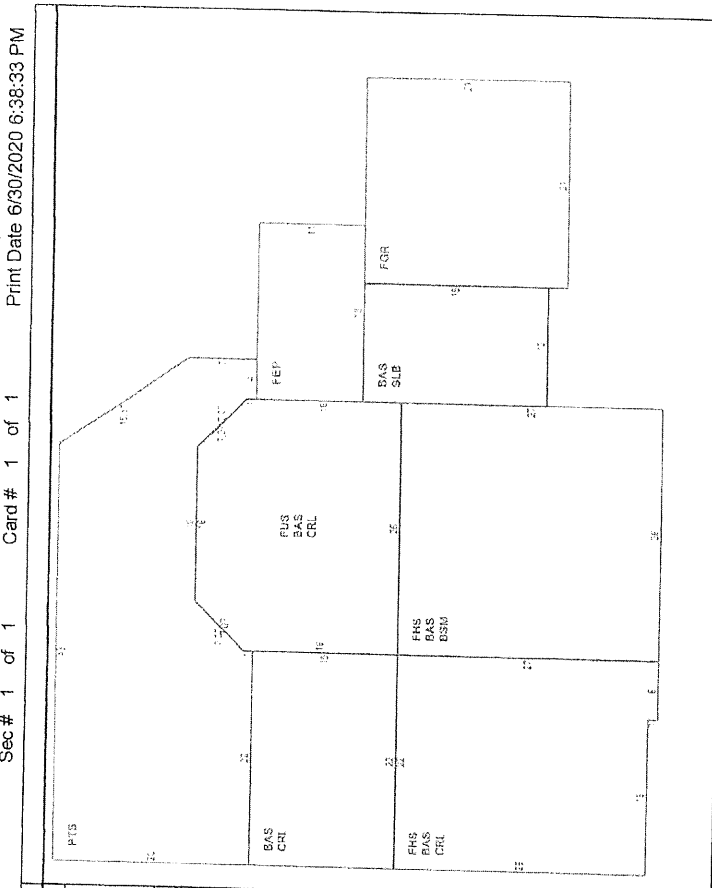
Date



Walter Mattera

6/16/20

Date



Element	Cd	Description	Element	Cd	Description									
Style: 04		Cape Cod	Fireplaces	1										
Model: 01		Residential	Ceiling Height	8.00										
Grade: 13		A-	Elevator											
Stories: 2		2 Stories	CONDO DATA											
Occupancy: 1		Stone/Masonry	Parcel id											
Exterior Wall 1: 21		Wood Shingle	Adjust Type											
Exterior Wall 2: 14		Gable	Condo Flr											
Roof Structure: 03		Asphalt Shingl	Condo Unit											
Roof Cover: 03		Drywall	COST / MARKET VALUATION											
Interior Wall 1: 05		Hardwood	Building Value New		719,341									
Interior Wall 2: 12		Oil	Year Built		1945									
Interior Fir 1: 02		Hot Water	Effective Year Built											
Interior Fir 2: 05		Central	Depreciation Code		G									
Heat Type: 03		4 Bedrooms	Remodel Rating		MJ									
AC Type: 04		4 Full Baths	Year Remodeled		2000									
Total Bedrooms: 4			Depreciation %		24									
Total Bathrooms: 4			Functional Obsol		2									
Total Half Baths: 0			External Obsol											
Total Xtra Fixtrs: 2			Trend Factor		1									
Total Rooms: 10			Condition											
Bath Style: 02		Average	Condition %		74									
Kitchen Style: 03		Modern	Percent Good		532,300									
Kitchens: 1			Gns Sect Rcndd											
Whirlpool Tubs: 1			Dep % Ovr											
Hot Tubs: 0			Dep Ovr Comment											
Sauna (SF Area): G			Misc Imp Ovr											
Fin Basement: 1			Misc Imp Ovr Comment											
Bsmnt Garages: 0			Cost to Cure Ovr											
Interior Cond: G			Cost to Cure Ovr Comment											
Fireplaces: 1			OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Ceiling Height: 8.00			Code	Description	Sub Ty	Sub	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION														
Code	Description	Living Area	Floor Area	Efr Area	Unit Cost	Undeprec. Value								
BAS	First Floor	2,359	2,359	0	157.09	370,582								
BSM	Basement Area	0	702	0	31.33	21,993								
CRL	Crawl Space	0	1,429	0	0.00	0								
FEP	Porcn, Enclosed	0	198	0	102.35	20,265								
FGR	Garage	0	441	0	62.69	27,648								
FHS	Half Story, Finished	768	1,280	0	94.26	120,647								
FUS	Upper Story, Finished	521	521	0	157.09	81,845								
PTS	Patio - Stone	0	851	0	23.63	20,108								
SLB	Slab	0	228	0	0.00	0								
Ttl Gross Liv / Lease Area		3,648	8,009			663,088								

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		6158	
PERLMAN MARK & ELAINE B		6 Septic 2 Public Water		1 Public						Code 1-1 1-3		Appraised 720,000 532,300	
19 STURGES CMNS		Alt Prcl ID 5443218		SUPPLEMENTAL DATA						Code 1-1 1-3		Assessed 504,000 372,600	
WESTPORT CT 06880		Historic ID 503		Lift Hse Asking \$								WESTPORT, CT	
1		Census WestportC F24 Survey Ma 6250		GIS ID H12027000		Assoc Plc#						VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
PERLMAN MARK & ELAINE B		1101 0001	05-29-1991	U	I	444,000	
Total						1,252,300	876,600

EXEMPTIONS		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Total		2019	1-1	532,000	2018	1-1	532,000	2017	1-1	532,000
			1-3	397,600		1-3	397,600		1-3	397,600
Total				929,600			929,600			929,600

OTHER ASSESSMENTS		Year	Code	Description	Number	Amount	Comm Int
Total						0.00	

ASSESSING NEIGHBORHOOD		Nbhd	Sub	R	Tracing	Batch
M/6250(24), 1637(24)		0003	B			

NOTES		Appraised Bldg. Value (Card) 532,300	
FULL REAR D. ON FHS		Appraised Xf (B) Value (Bldg) 0	
1 - 5 FIX BATH		Appraised Ob (B) Value (Bldg) 0	
WB = FUNC		Appraised Land Value (Bldg) 720,000	
		Special Land Value 0	
		Total Appraised Parcel Value 1,252,300	
		Valuation Method C	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value		60127	08-03-2000		6X26 ADD TO	145,000		100		6X26 ADD TO KIT/DIN, 14X21

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpos/Result
Total Appraised Parcel Value		12-21-2015	BG	VA		41	Hearing - Change
		10-31-2015	VA	VA		80	Data Mailer No Change
		03-05-2015	VA	VA		10	Meas/LrSnt - Letter Sent
		01-17-2015	RH	FSR		02	Sat or >5PM Attn @ Int In
		12-22-2014	VA	VA		01	Measured/No Interior Insp
		11-24-2014	JG	JG		66	INSPECTION NOTICE SE
		09-17-2005				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
Total Card Land Units		1	101 Single Family Re	AA		1.000 AC	360,000	1.00000	5	1.00	200	2.000		1.0000		720,000
Parcel Total Land Area						1.000 AC				1.0000						720,000

This signature acknowledges a visit by a Data Collector or Assessor

Property Location 19 STURGES CMNS
 Vision ID 507

Account # 4514

Map ID H12 / 027/000 /
 Bldg # 1

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

State Use 101
 Print Date 2/3/2020 12:48:08 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PERLMAN MARK & ELAINE B			6 Septic	1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
19 STURGES CMNS			2 Public Water			RES LAND	1-1	760,000	532,000	
WESTPORT CT 06880		SUPPLEMENTAL DATA				DWELLING	1-3	568,000	397,600	VISION
1		Alt Prcl ID	5443218	Lift Hse						
		Historic ID								
		Census	503							
		WestportC	F24							
		Survey Ma	6250							
		Survey Ma								
		GIS ID	H12027000	Assoc Pid#						
						Total		1,328,000	929,600	

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)									
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
1101 0001	05-29-1991	U	I	444,000		2019	1-1	532,000	2018	1-1	532,000	2017	1-1	532,000	
							1-3	397,600		1-3	397,600		1-3	397,600	
						Total		929600	Total		929600	Total		929600	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0001	R		

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	568,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	760,000
Special Land Value	0
Total Appraised Parcel Value	1,328,000
Valuation Method	C
Total Appraised Parcel Value	1,328,000

NOTES
 M/ 6250(24), 1637(24)
 FULL REAR D. ON FHS
 1 - 5 FIX BATH
 WB = FUNC

BUILDING PERMIT RECORD						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp
60127	08-03-2000		6X26 ADD TO	145,000		100

VISIT / CHANGE HISTORY						
Date	Id	Type	Is	Cd	Purpost/Result	
12-21-2015	BG			41	Hearing - Change	
10-31-2015	VA			80	Data Mailer No Change	
03-05-2015	VA			10	Measu/LtrSnt - Letter Sent	
01-17-2015	RH			02	Sat or >5PM Attn @ Int In	
12-22-2014	FSR			01	Measured/No Interior Insp	
11-24-2014	VA			66	INSPECTION NOTICE SE	
09-17-2005	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		1.000	AC	380,000	1.00000	5	1.00	200	2.000		1.0000	760,000
Total Card Land Units					1.000	AC	Parcel Total Land Area					1.0000	Total Land Value		760,000

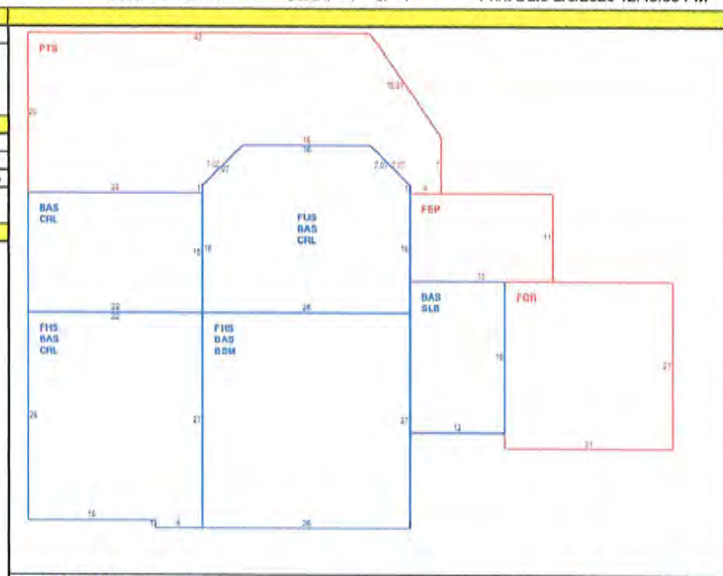
Property Location 19 STURGES CMNS
 Vision ID 507 Account # 4514

Map ID H12 / 027/000 /
 Bldg # 1

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

State Use 101
 Print Date 2/3/2020 12:48:09 PM

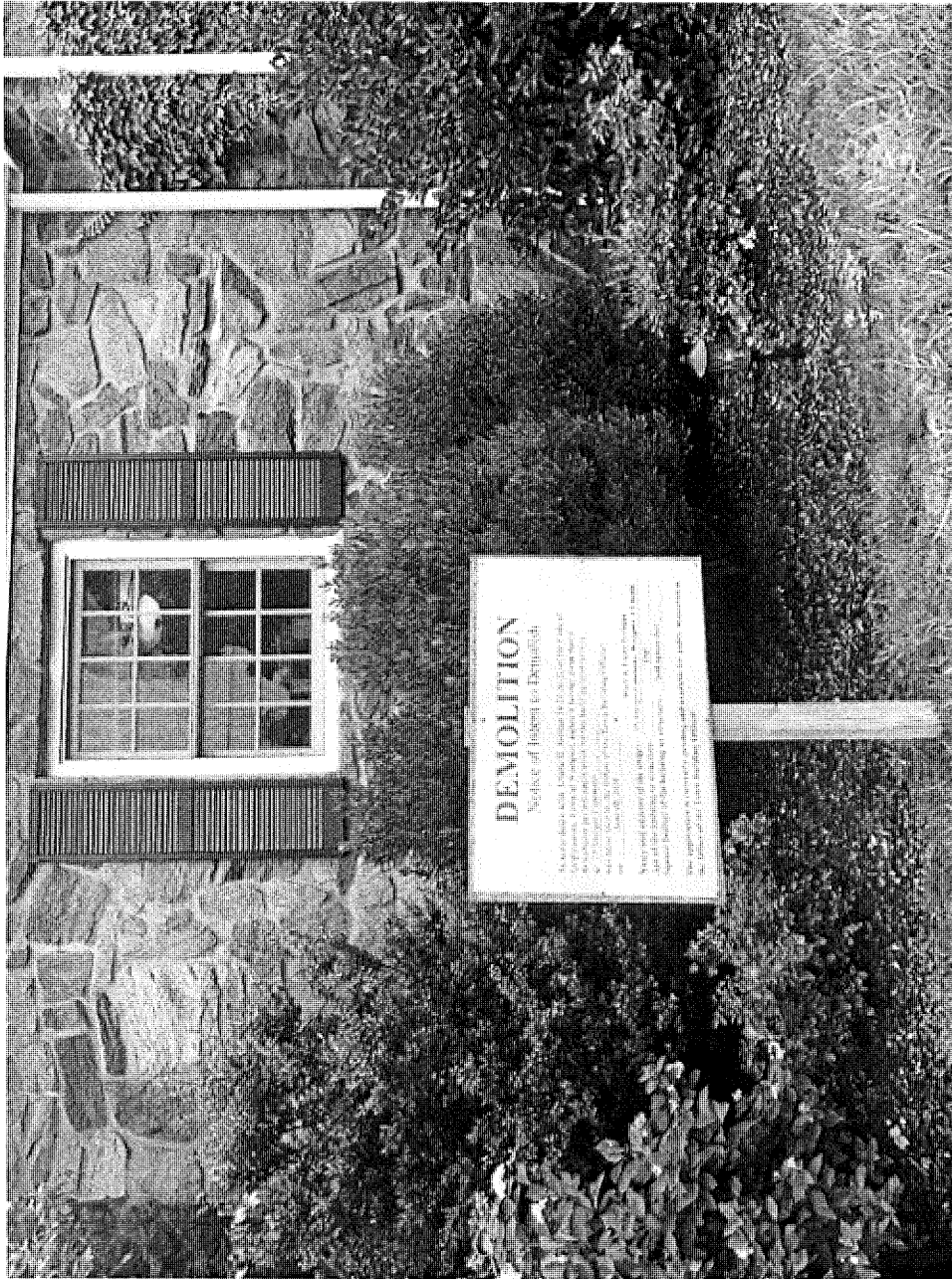
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	1	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	13	A-	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C Owne
Exterior Wall 1	21	Stone/Masonry			B S
Exterior Wall 2	14	Wood Shingle	Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Fir		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		767,508
Interior Flr 1	12	Hardwood	Year Built		1945
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code	G	
Heat Type:	05	Hot Water	Remodel Rating	MJ	
AC Type:	03	Central	Year Remodeled	2000	
Total Bedrooms	04	4 Bedrooms	Depreciation %	24	
Total Bthrms:	4	4 Full Baths	Functional Obsol	2	
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	2		Trend Factor	1	
Total Rooms:	10	10 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	03	Modern	Percent Good	74	
Kitchens	1		Cns Sect Rcndd		568,000
Whirlpool Tubs	1		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	G				
Fireplaces	1				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Elf Area	Unit Cost	Undeprec Value
BAS	First Floor	2,359	2,359		168.50	397,502
BSM	Basement Area	0	702		33.60	23,591
CRL	Crawl Space	0	1,429		0.00	0
FEP	Porch, Enclosed	0	198		109.78	21,737
FGR	Garage	0	441		67.25	29,657
FHS	Half Story, Finished	768	1,280		101.10	129,411
FUS	Upper Story, Finished	521	521		168.50	87,791
PTS	Patio - Stone	0	851		25.34	21,569
SLB	Slab	0	228		0.00	0
Ttl Gross Liv / Lease Area		3,648	8,009			711,258





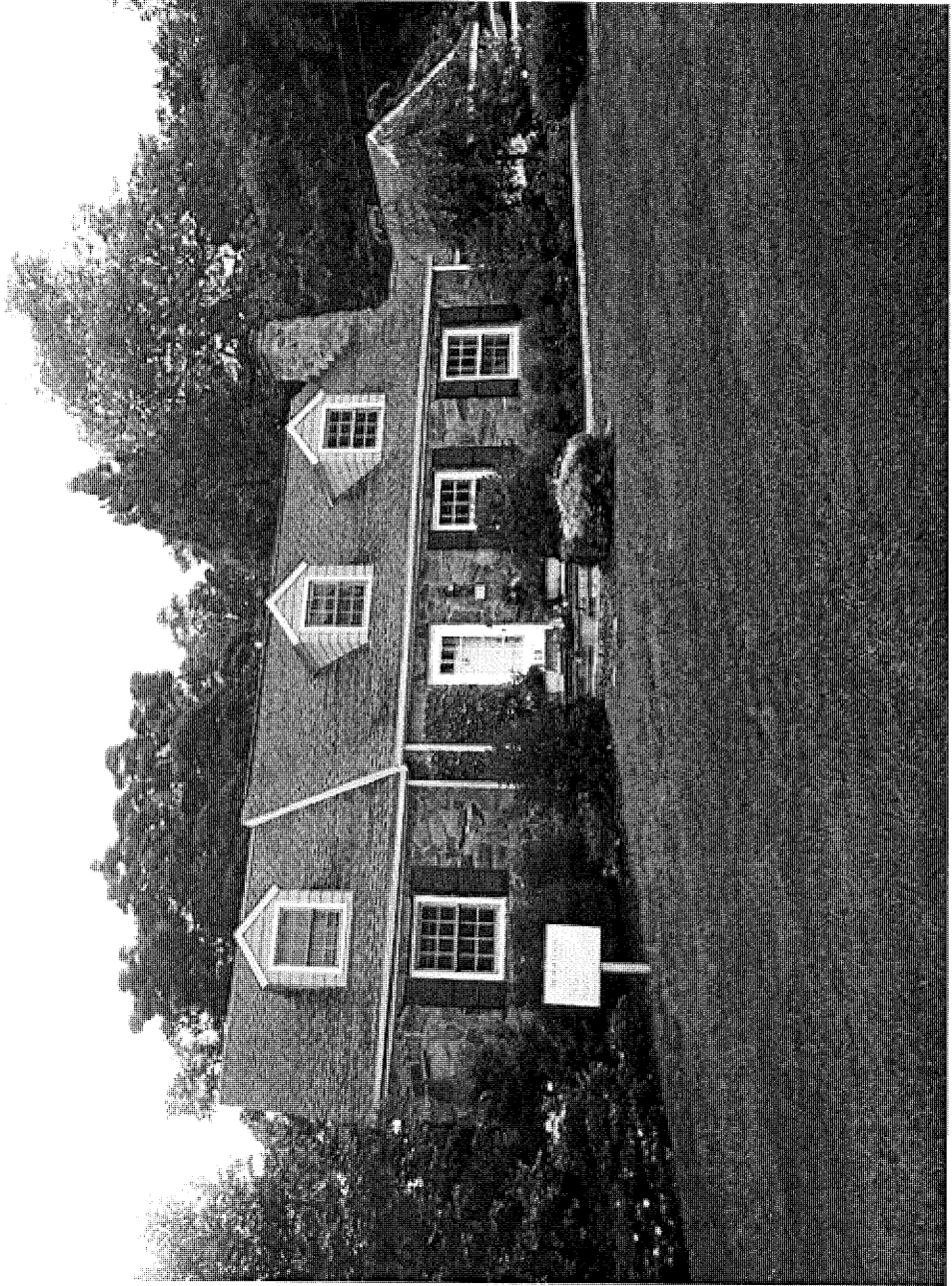
DEMOLITION

Notice of Intent to Demolish

It is hereby notified that the above described property is scheduled for demolition on the date specified herein. The demolition of this property is necessary for the construction of a new building. The demolition of this property is necessary for the construction of a new building. The demolition of this property is necessary for the construction of a new building.

Witness my hand and seal this 1st day of January, 2001.

John A. Smith, Owner







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 South 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
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

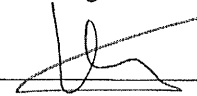
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

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: 6/17/20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

DEMOLITION

Notice of Intent to Demolish

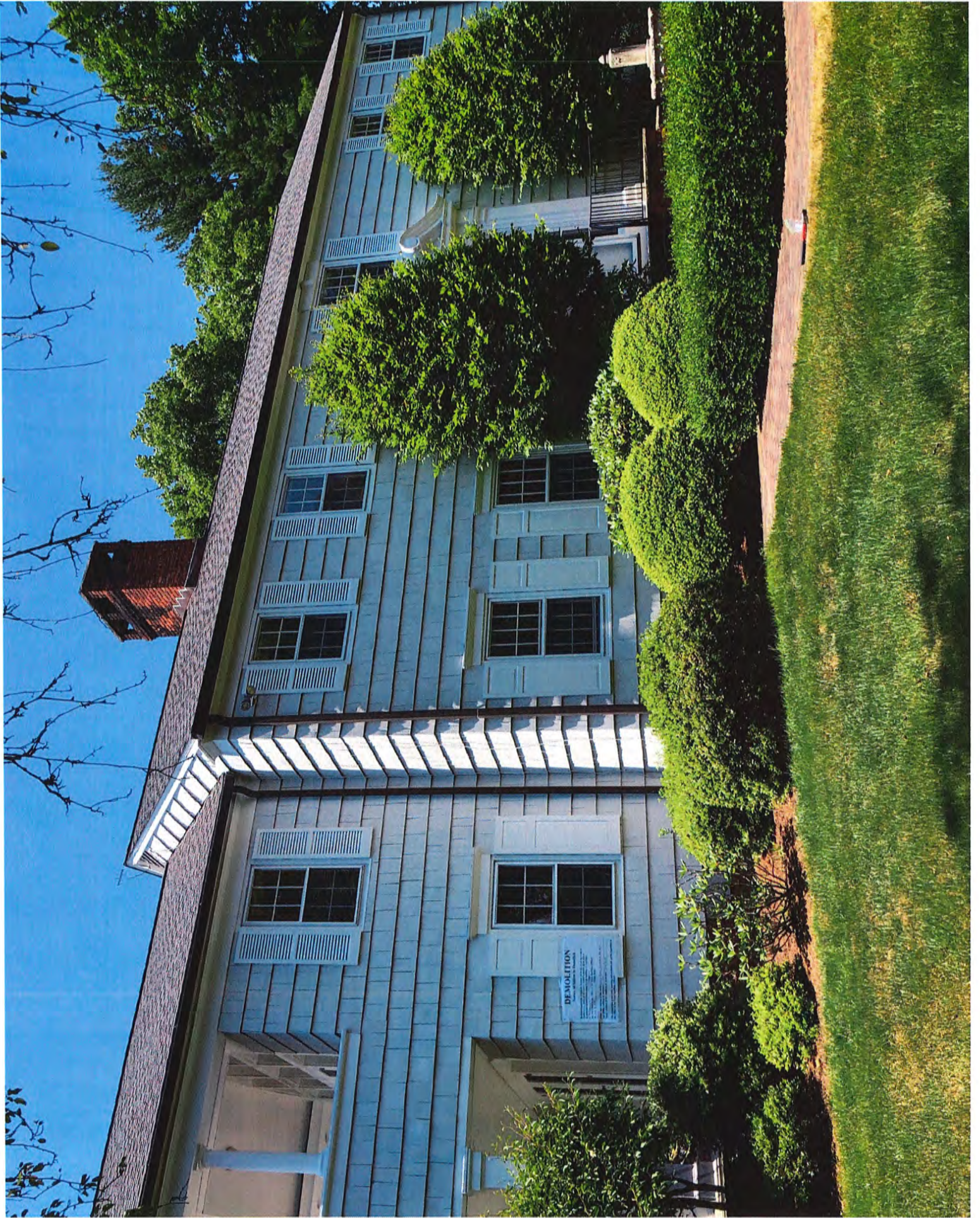
In accordance with Article II, Section 14-24 (a), (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 90 MORNINGSIDE DRIVE SOUTH (Address) has been filed in the Office of the Town Building Official on JUNE 18 2020 (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
Demolition Services & More
1234 Main Street
Anytown, CA 90210
Phone: (555) 123-4567
Email: info@demolition.com



DEMOLITION
Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a), (b), (c) 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 7/23/2016 at 11:30 AM (Filing Date).

Name and address of the owner: [redacted], [redacted]
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.

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				RES LAND	1-1	928,300	649,800	
GREENS FARM CT 06838		All Prcd ID 5447034-B	Lift Hse		DWELLING	1-3	1,392,786	974,900		
1		Historic ID			RES OUTBL	1-4	51,200	35,900		
		Census 506			Total					VISION
		WestportC 138			2,372,286					
		Survey Ma 4632			1,660,600					
		GIS ID G07007000	Assoc Pid#							

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)								
BK	VOL	PAGE	SALE DATE	QU	VN	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
			11-09-2011	U	V		0 29	2019	1-1	649,800	2018	1-1	649,800	2017	1-1	649,800
			04-02-2007	U	V		0 29		1-3	974,900		1-3	974,900		1-3	974,900
			03-17-1964	U	I		0 29		1-4	35,900		1-4	35,900		1-4	35,900
Total								Total								
1660600								1660600								

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	
M/ 4632(B) 3XF = 1-5 FIX BATH, 1-4 FIX BATH 5/23/12 M/10048 CL&P EASEMENT	

APPRAISED VALUE SUMMARY			
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

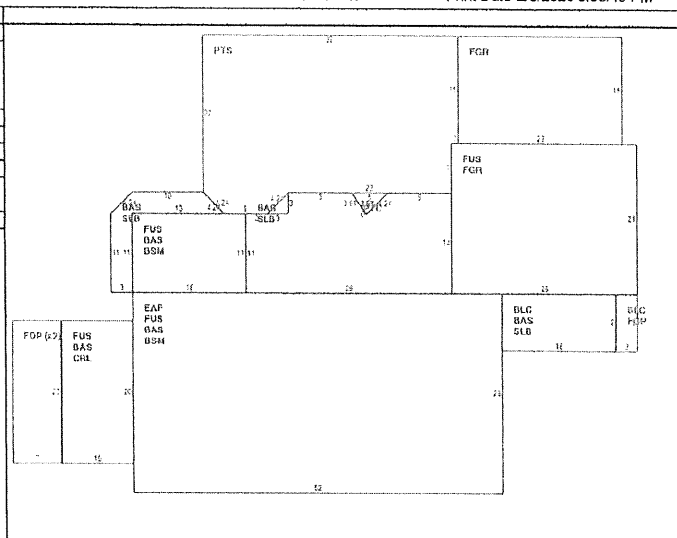
Property Location 90 MORNINGSID DR S
 Vision ID 2088 Account # 6123

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		
Interior Wall 1	05	Drywall	Description		Factor%
Interior Wall 2			Condo Flr		
Interior Flr 1	12	Hardwood	Condo Unit		
Interior Flr 2	13	Parquet	COST / MARKET VALUATION		
Heat Fuel	02	Oil	Building Value New		1,422,466
Heat Type:	04	Forced Air	Year Built		1964
AC Type:	03	Central	Effective Year Built		
Total Bedrooms	06	6 Bedrooms	Depreciation Code		VG
Total Bthrms:	5	5 Full Baths	Remodel Rating		
Total Half Baths	1	1 Half Bath	Year Remodeled		
Total Xtra Fixtrs	3		Depreciation %		10
Total Rooms:	12	12 Rooms	Functional Obsol		
Bath Style:	02	Average	External Obsol		
Kitchen Style:	02	Average	Trend Factor		1
Kitchens	1		Condition		
Whirlpool Tubs	2		Condition %		
Hot Tubs			Percent Good		90
Sauna (SF Area			Cns Sect Rcnld		1,280,200
Fin Basement	513		Dep % Ovr		
Fin Bsmt Qual	5		Dep Ovr Comment		
Bsmt. Garages	0		Misc Imp Ovr		
Interior Cond	A		Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
Ceiling Height	10.00		Cost to Cure Ovr Comment		



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





RECEIVED

JUL 20 2020

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

WESTPORT BUILDING DEPT.

1. 12 INDIAN HILL ADDRESS OF WORK (Please Print) | 1959 DATE BUILT (From Assessor's Card)

2. ANTHONY & RENEE SIVINSKI NAME OF CURRENT PROPERTY OWNER (Please Print) | RECEIVED TELEPHONE

3. 12 INDIAN HILL, WESTPORT, CT ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | rob@sirdev.com EMAIL

4. SIR-12 INDIAN HILL, LLC, 943 POST ROE, WESTPORT, CT 06880 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

WESTPORT BUILDING DEPT.

5. DEMO OF 2235 SQFT HOUSE SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. SIR DEVELOPMENT DEMOLITION CONTRACTOR (Please Print) | 203-227-6616 TELEPHONE | _____ LICENSE NUMBER
rob@sirdev.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). Letters must be copied to the HDC office prior to the public hearing.

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 Beverly Doyle (203)445-7395 FAX (203)330-4618
- CABLEVISION robin.schulb@alticeusa.com (203) 696-4780
- 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 installed 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.

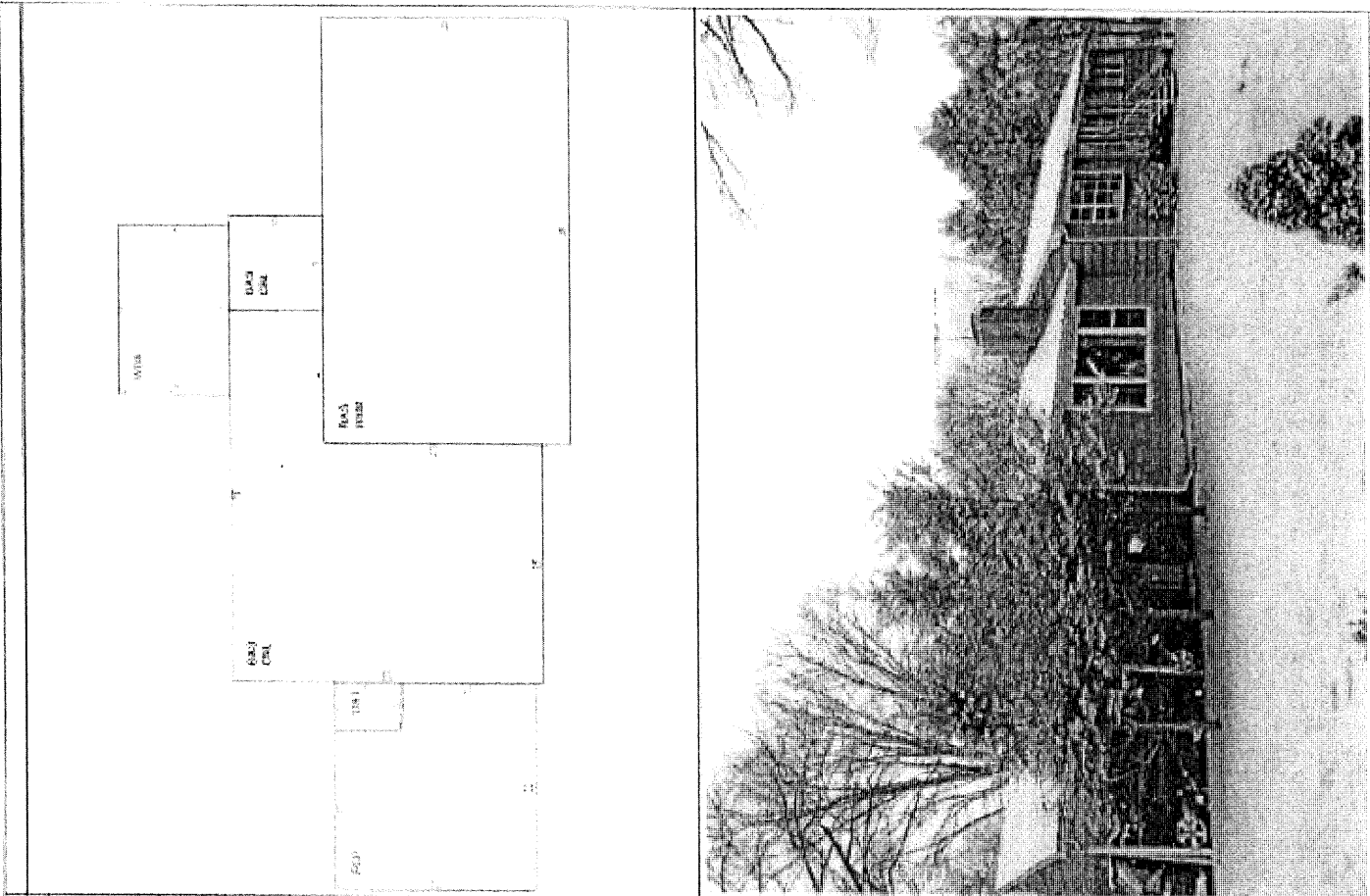
I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT: _____

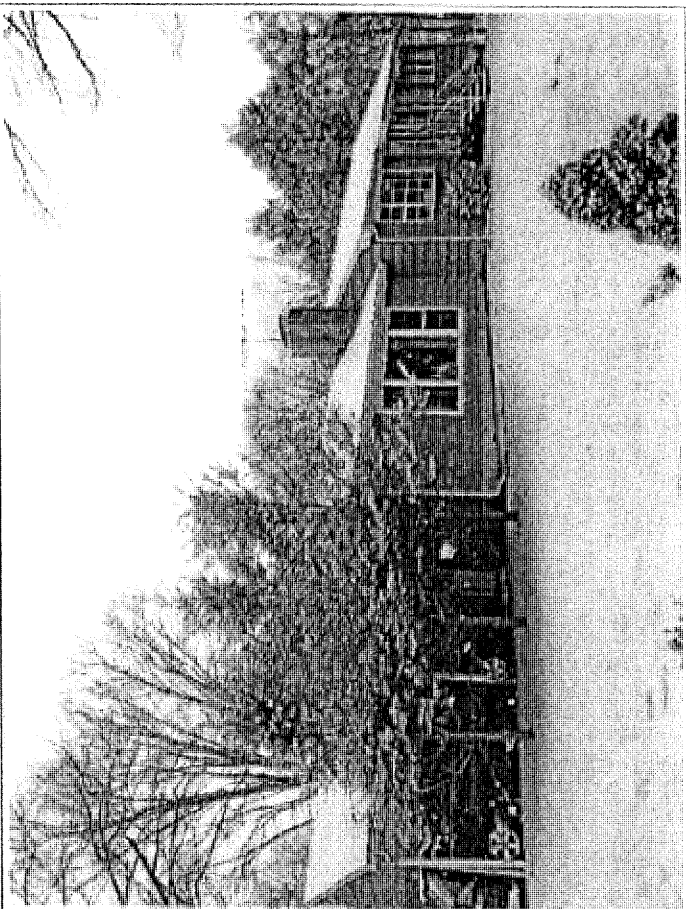
DATE: 7/20/2020

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Description	Element	Description								
01	Finish	1	1								
01	Residential	8 00	8 00								
08	C										
1	1 Story										
14	Wood Shingle										
03	Gable										
03	Asphalt Shing										
05	Drywall										
12	Hardwood										
02	Oil										
05	Hot Water										
01	None										
03	3 Bedrooms										
2	2 Full Baths										
2	2 Half Baths										
7	7 Rooms										
02	Average										
02	Kitchen Style:										
1	Kitchens										
	Whirlpool Tubs										
	Hot Tubs										
300	Sauna (SF Area)										
4	Fin Basement										
0	Beam. Garages										
A	Interior Cont										
1	Fireplaces										
8 00	Ceiling Height										
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)											
Code	Descrpt	Sub	Sub Ty	Units	Unit Price	Unit Price	Const. C	% Gd	Grade	Grade A	Apter. V
BUILDING SUB-AREA SUMMARY SECTION											
	Living Area			2,235							
	Floor Area			2,235							
	Left Area			18.11							
	Unit Cost			80.54							
	Unmatured Value			180,007							
BAS	First Floor			18.11							
BSM	Basement Area			0.00							
CRL	Crawl Space			16.03							
FCP	Cannot			36.82							
UST	Utility Storage			6.20							
WDK	Deck, Wood										
Tot Gross Liv / Lease Area											209,750



CURRENT OWNER
 SIMONSKI RENEE J & ANTHONY J.
 14 OLD SAUGATUCK RD
 NORWALK CT 06855

UTILITIES
 1 Public
 2 Public Water

TOPO
 52086034-1
 504
 613
 4710

SALE PRICE
 890,000
 575,500
 130,000

VC
 00
 00
 00

Year
 2019
 2018
 2017

Code
 1-1
 1-3
 1-1

Assessed V
 319,400
 98,700
 919,400

Year
 2017
 2017
 2017

Code
 1-1
 1-3
 1-1

Assessed
 98,700
 98,700
 319,400

Total
 418,100
 418,100
 418,100

RECORD OF OWNERSHIP

Year	Code	Description	Amount	Number	Amount	Comm Int
2595	0123	09-01-2005	C	890,000	00	
2126	0100	01-21-2003	Q	575,500	00	
0632	0326	08-02-1983	U	130,000	00	
Total						

EXEMPTIONS

Year	Code	Description	Amount	Number	Amount	Comm Int
Total						

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	Batch
0001	H		
Total			

NOTES

MI 4710(1)
 FOR SALE - VACANT
 2015 DEF-MAINT

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Comp	Nbhd	Nbhd Adj	Notes
1	101	A	Single Family Re	0.500 AC	360,000	1.77777	5	1.00	135	1.350	
Total Card Land Units											

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Description	Amount	Number	Amount	Comm Int
Total						

APPRaised VALUE SUMMARY

Appraised Bldg Value (Card)	Appraised XI (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
129,900	0	0	432,000	0	561,900	C
Total Appraised Parcel Value						

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
03-02-2020	VA			50	Mailer Sent
01-05-2015	BC			00	Measure-Listed
12-09-2014	VA			56	INSPECTION NOTICE SE
09-20-2005	VA			10	Measure/Us/Str - Letter Sent
07-13-2005	BL			04	Measure/Vac/Boarded up

LOCATION ADJUSTMENT

Location Adjustment	Adj Unit P	Land Value
1.00000		432,000
Total Land Value		

This signature acknowledges a visit by a Data Collector or Assessor



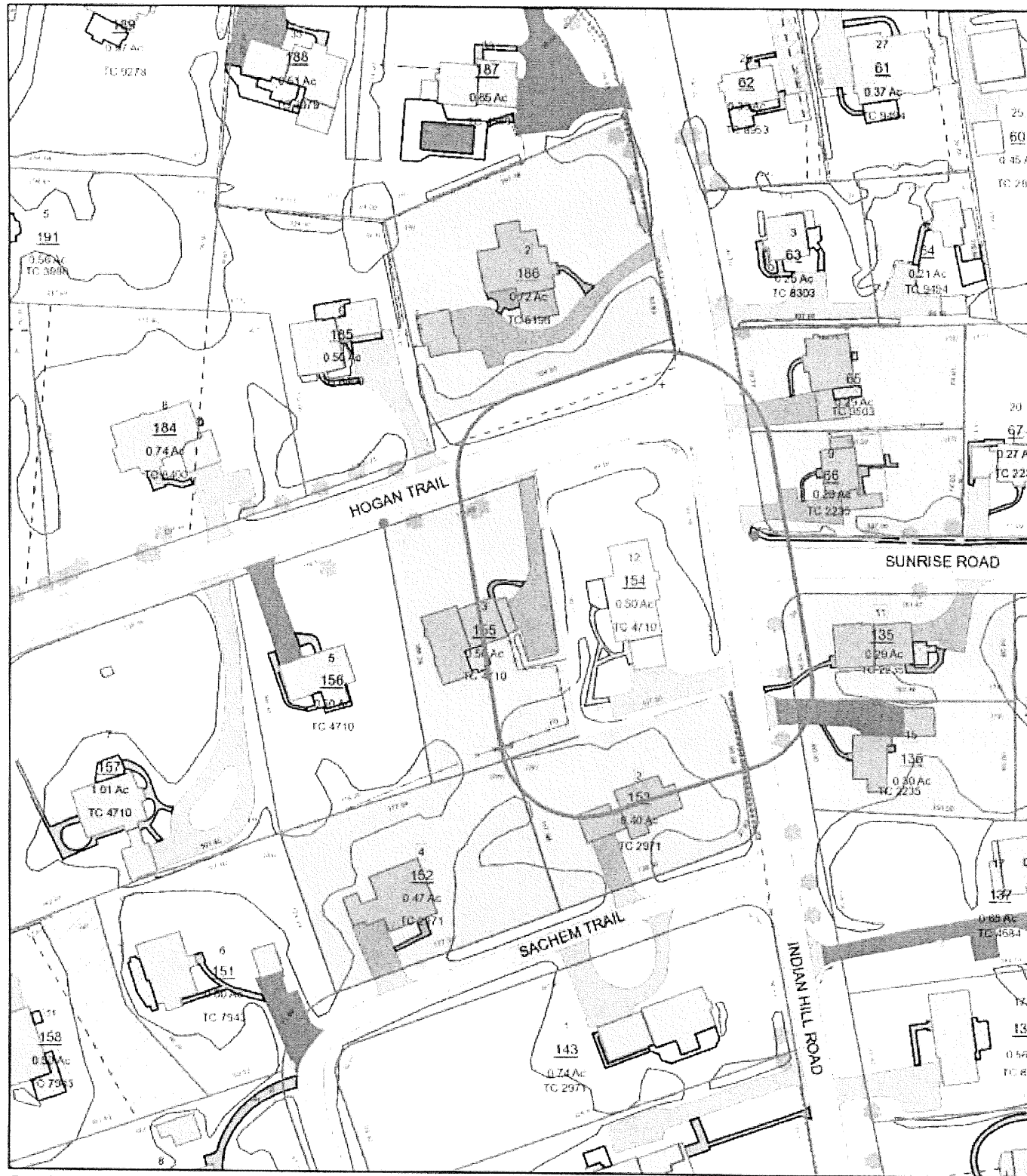
12 INDIAN HILL ABUTTERS

Westport, CT

1 inch = 100 Feet



July 20, 2020



Data shown on this map 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 map.

DEMOLITION

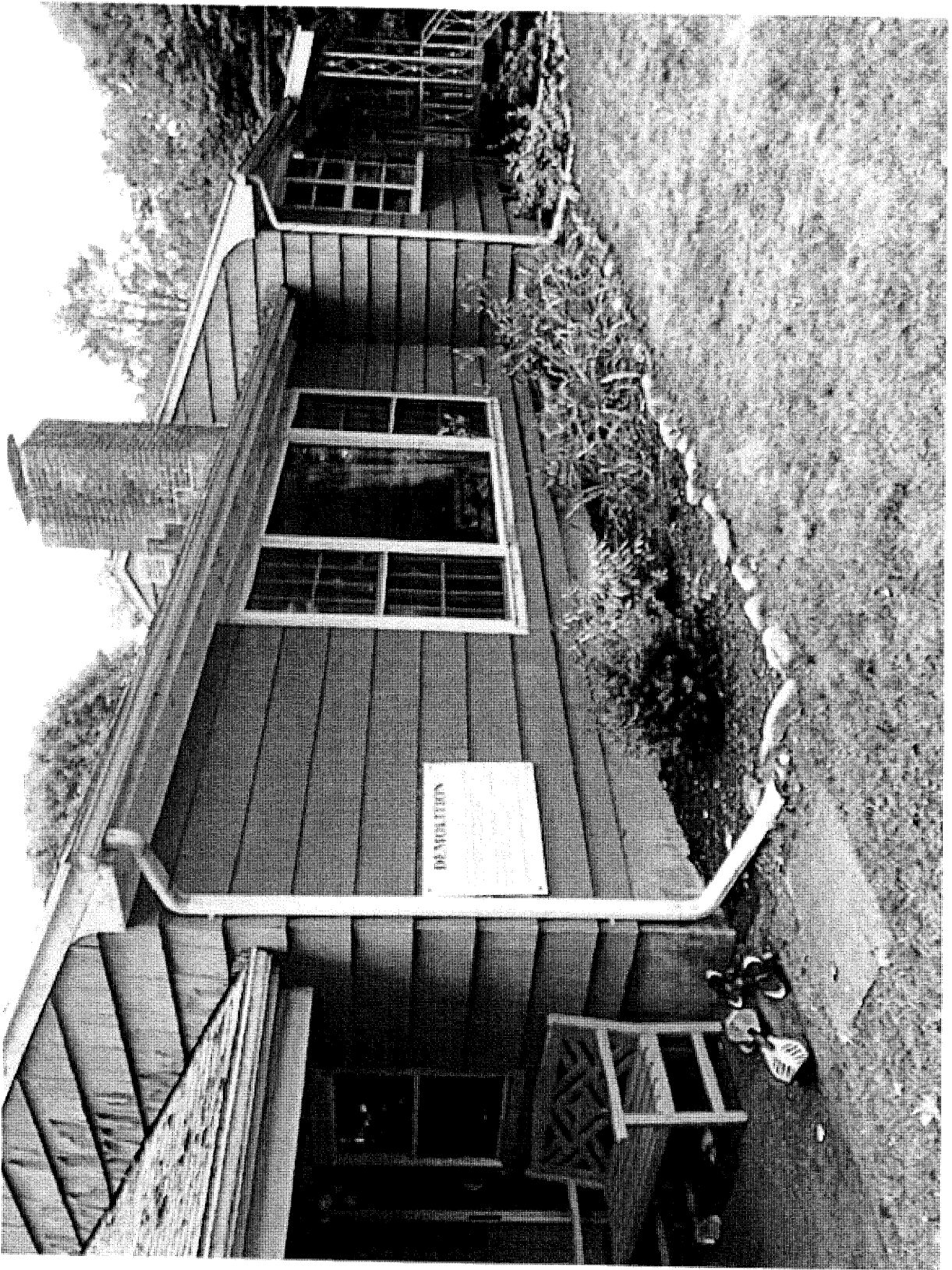
Demolition of the existing building at 1234 Main Street, City of Chicago, Illinois, is scheduled for the month of August, 1988. The demolition will be completed by the end of the month. The demolition will be completed by the end of the month.

Notice of demolition is hereby given to all interested parties. The demolition will be completed by the end of the month.

For information, contact the City of Chicago, Department of Public Works, at (312) 744-3333.

For more information, contact the City of Chicago, Department of Public Works, at (312) 744-3333.

The demolition will be completed by the end of the month. The demolition will be completed by the end of the month.





60 foot Abutters List Report

Westport, CT
July 20, 2020

Subject Property:

Parcel Number: B06154000
CAMA Number: B06154000
Property Address: 12 INDIAN HILL RD

Mailing Address: SIVINSKI RENEE J. & ANTHONY J.
14 OLD SAUGATUCK RD
NORWALK, CT 6855

Abutters:

Parcel Number: B06065000
CAMA Number: B06065000
Property Address: 7 INDIAN HILL RD

Mailing Address: CORENMAN MICHELE D
7 INDIAN HILL RD
WESTPORT, CT 6880

Parcel Number: B06066000
CAMA Number: B06066000
Property Address: 9 INDIAN HILL RD

Mailing Address: NEIL CHRIS AND PHILLIPS NICOLE
9 INDIAN HILL RD
WESTPORT, CT 6880

Parcel Number: B06135000
CAMA Number: B06135000
Property Address: 11 INDIAN HILL RD

Mailing Address: PIKAYZEN TATYANA AND
11 INDIAN HILL RD
WESTPORT, CT 6880

Parcel Number: B06136000
CAMA Number: B06136000
Property Address: 15 INDIAN HILL RD

Mailing Address: FARMERS BANK & CAPITOL TRUST CO
PO BOX 309
FRANKFORT, KY 40602

Parcel Number: B06152000
CAMA Number: B06152000
Property Address: 4 SACHEM TRL

Mailing Address: DOLGETTA LUCIANO AND CORRADO
MANUELA
4 SACHEM TRL
WESTPORT, CT 6880

Parcel Number: B06153000
CAMA Number: B06153000
Property Address: 2 SACHEM TRL

Mailing Address: KAUFMAN ROGER Z & MARY R
UNDERHILL
2 SACHEM TRL
WESTPORT, CT 6880

Parcel Number: B06155000
CAMA Number: B06155000
Property Address: 3 HOGAN TRL

Mailing Address: MICHAUD ANDRE & MEGAN
3 HOGAN TRL
WESTPORT, CT 6880

Parcel Number: B06186000
CAMA Number: B06186000
Property Address: 2 INDIAN HILL RD

Mailing Address: MOYER MARK D & CYNTHIA D
2 INDIAN HILL RD
WESTPORT, CT 6880



www.cai-tech.com

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7/20/2020

Page 1 of 1



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

RECEIVED

1. 119 Hillandale Rd, Westport, Ct. 1947 **JUL 24 2020**
ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. Rhonda Stammes Baker
NAME OF CURRENT PROPERTY OWNER (Please Print) **WESTPORT BUILDING DEPT.**
TELEPHONE 203-505-4178

3. 119 Hillandale Rd, Westport, Ct baker.rhonda@gmail.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

4. 119 Hillandale, LLC 250 Post Rd East (Suite 108) Westport, Ct
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) Scott Buddenhagen
Attach copy of letter of authorization from owner. scottjbudde@gmail.com

5. Gross sq ft in 5031st and living 2166 sq ft.
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. TBD N/A N/A
DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

N/A
EMAIL

RECEIVED

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.

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- 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: 119 Hillandale, LLC DATE: 7/20/2020
J J B J J
member

SIGNATURE OF DEMOLITION CONTRACTOR: N/A

SIGNATURE OF BUILDING OFFICIAL: _____

Rhonda Skinner
119 Hillandale Road
Westport, CT 06880

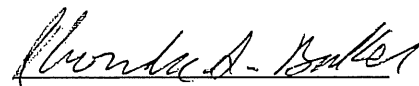
TO: Town of Westport (including Planning & Zoning Commission, Building Department,
Wetlands Agency, Health Department)

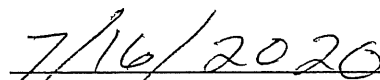
FROM: Rhonda Skinner Baker, Property Owner

DATE: June 15, 2020

RE: Authorization to Apply for Permits: 119 Hillandale Road, Westport, CT

This shall serve as authorization for 119 Hillandale, LLC acting by Scott J. Buddenhagen,
Member, Contract Purchaser, and/or Scott J. Buddenhagen, to file for any and all municipal
permits including but not limited to, a demolition permit, with respect to 119 Hillandale Road,
Westport, CT 06880.


Rhonda Skinner Baker


Date

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT		ASSESSED	
BAKER RHONDA SKINNER		4 Gas 6 Septic 2 Public Water		1 Public		RES LAND DWELLING		1-1 1-3		Appraised 567,600 239,100		Assessed 397,300 167,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU/VL		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)	
BAKER RHONDA SKINNER		1058 0243		06-11-1990		U I		0 29		2019 2018 2017		Code Year Code Year Code Year Code Year Code Year	

EXEMPTIONS		OTHER ASSESSMENTS	
Description	Amount	Description	Amount
Total	0.00		

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Sub	Tracing	Batch
0001	R		

M/ 524(4, 5); CC in masterbedroom also.
 34 x 24.
 SHED (8 X 10) = NV MT - 2015

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Is Cd
		VA	10
		RH	08
		VA	66
		VA	10
		JG	07
		MJB	01

LAND LINE VALUATION SECTION		TOTAL APPRAISED PARCEL VALUE	
B	Use Code	Description	Zone
1	101	Single Family Re	AA
Total Card Land Units		0.690 AC	
Parcel Total Land Area		0.6900	
Total Appraised Parcel Value		806,700	

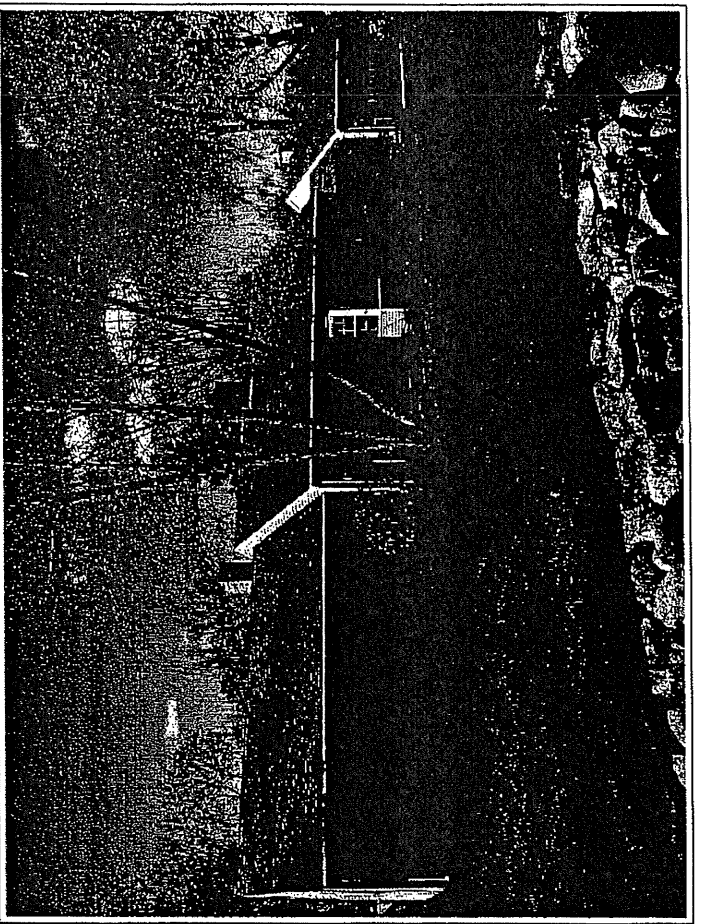
VISION

WESTPORT, CT

6158

LAND LINE VALUATION SECTION		TOTAL APPRAISED PARCEL VALUE	
B	Use Code	Description	Zone
1	101	Single Family Re	AA
Total Card Land Units		0.690 AC	
Parcel Total Land Area		0.6900	
Total Appraised Parcel Value		806,700	

CONSTRUCTION DETAIL (CONTINUED)		Element	Cd	Description
01	Ranch	Fireplaces	2	
01	Residential	Ceiling Height	8.00	
11	B	Elevator		
1	1 Story	CONDO DATA		
1	Clapboard	Parcel Id	C	Own %
11	Gable	Adjust Type	Code	Description
03	Asphalt Shingl	Condo Fir		Factor%
03	Drywall	Condo Unit		
05	Carpet	COST/MARKET VALUATION		
14	Hardwood	Building Value New		310,535
12	Gas	Year Built		1947
03	Hot Water	Effective Year Built		G
05	Partial	Depreciation Code		1983
06	3 Bedrooms	Remodel Rating		23
03	2 Full Baths	Year Remodeled		1
2	6 Rooms	Functional Obsol		77
0	Average	External Obsol		239,100
3	Average	Trend Factor		
6	Whirlpool Tubs	Condition %		
02	Hot Tubs	Condition %		
02	Sauna (SF Area	Perct Good		
02	Fin Basement	Crs Sect Rcnld		
1	Fin Bsmt Qual	Dep % Ovr		
0	Bsmt. Garages	Dep Ovr Comment		
A	Interior Cond	Misc Imp Ovr		
2	Fireplaces	Misc Imp Ovr Comment		
8.00	Ceiling Height	Cost to Cure Ovr		
		Cost to Cure Ovr Comment		



CONSTRUCTION DETAIL (CONTINUED)		Element	Cd	Description						
OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)										
Code	Sub	Yr Bilt	Unit	Price	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
BAS	First Floor	2,166								
BSM	Basement Area	0								
CRL	Crawl Space	0	816							
FGR	Garage	0	483							
SLB	Slab	0	243							
WDK	Deck, Wood	0	216							
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	2,166	2,166	106.65	231,014					
BSM	Basement Area	0	1,107	21.29	23,571					
CRL	Crawl Space	0	816	0.00	0					
FGR	Garage	0	483	42.62	20,584					
SLB	Slab	0	243	0.00	0					
WDK	Deck, Wood	0	216	10.86	2,346					
Totl Gross Liv / Lease Area		2,166	5,031		277,515					





Neighbors
Please note that the actual work will probably not begin until after the middle of September, 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 119 Hillandale Road, Westport, CT 06880

has been filed in the Office of the Town Building Official on July 21, 2020.

Name and address of the owner:	Rhonda Skinner Baker
Age of the building or structure:	Built 1947, 73 years old (Remod. 1983)
Square footage of the building or structure:	Living area is 2,166 sq ft (floor area is 5,031 sq ft)

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



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

RECEIVED

JUL 21 2020

WESTPORT BUILDING DEPT.

1. 67 Bayberry Lane | 1792
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. JEFF AND MICHÈLLE CAVALIERE | 203-216-5605
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 220 WILMINGTON DRIVE FAIRFIELD CT 06824 | CHARLES@OLEVINGEYP.COM
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

RECEIVED

4. CHRIS OEBL 2215 CROSS HIGHWAY FAIRFIELD CT 06824
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

JUL 27 2020

5. DEMOLISH SENG'S FAMILY STRUCTURE 4,450 SF (MAY HOUSE)
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

WESTPORT BUILDING DEPT.

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

EMAIL _____

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

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

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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 _____

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- 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: 7/21

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

July 21, 2020

Jeff and Michele Cavaliere

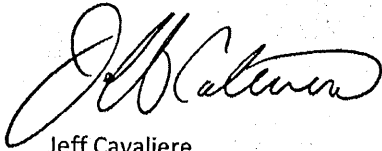
220 Wellington Ave

Fairfield, CT 06824

To Whom it may Concern,

As the owner of the property at 67 Bayberry Lane in Westport, I give permission to Chris O'Dell or any of his employees to pull permits related to the demolition of residences (including primary and secondary residences, barns, and garages, etc) located on said property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Cavaliere", written in a cursive style.

Jeff Cavaliere



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

RECEIVED

JUL 21 2020

WESTPORT BUILDING DEPT.

1. 67 Bayberry Lane | 1900
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. JEFF AND MICHELLE CAVALIERE | 203-216-5665
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 220 WILMINGTON DRIVE FAIRFIELD CT 06824 | CHARCS@OLIVENGEXP.COM
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. CHRIS ODELL 2215 CROSS HIGHWAY FAIRFIELD CT 06824
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

RECEIVED

5. DEMOLISH SINGLE FAMILY STRUCTURE AND DETACHED GARAGE / SHED 1300 SF
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

JUL 27 2020

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

WESTPORT BUILDING DEPT.

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.

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July 21, 2020

Jeff and Michele Cavaliere

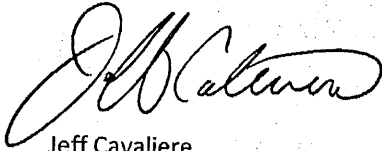
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 APPLICATION FOR DEMOLITION PERMIT
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 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
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RECEIVED

5. DEMOLISH GARAGE/APARTMENT ~~2000~~ 1,467 SF
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

JUL 27 2020

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

WESTPORT BUILDING DEPT.

EMAIL _____

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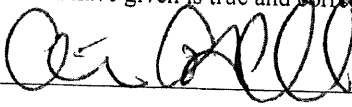
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July 21, 2020

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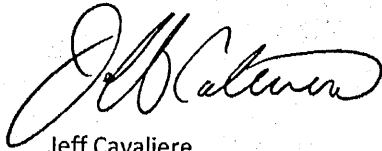
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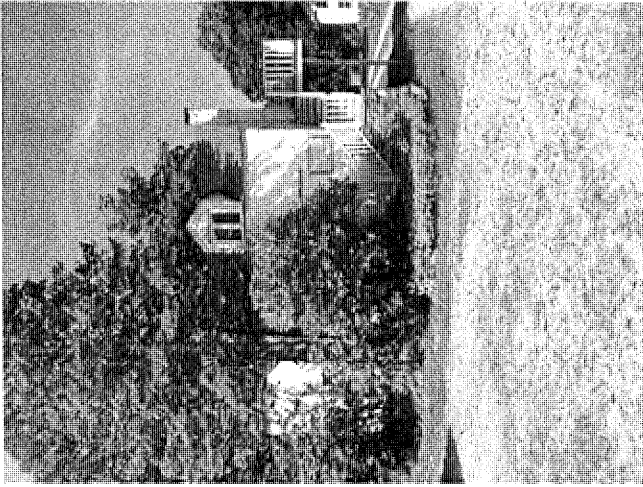
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Jeff Cavaliere





Sent from my iPhone

**HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES**

HIST-6 REV 6/83

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

FOR OFFICE USE ONLY

3

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

IDENTIFICATION

1. BUILDING NAME (Common) Millet-Pabst House		(Historic) David Gorham House	
2. TOWN/CITY Westport		VILLAGE	COUNTY Fairfield
3. STREET AND NUMBER (and/or location) 67 Bayberry Lane 5443-2/15			
4. OWNER(S) Pabst, Irina <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private			
5. USE (Present) Residence		(Historic) Residence	
6. ACCESSIBILITY TO PUBLIC:	EXTERIOR VISIBLE FROM PUBLIC ROAD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INTERIOR ACCESSIBLE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, EXPLAIN

DESCRIPTION

7. STYLE OF BUILDING Colonial/Colonial Revival		DATE OF CONSTRUCTION ca. 1800, ca. 1920, 1953	
8. MATERIAL(S) (Indicate use or location when appropriate)			
<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Other (Specify) _____
<input checked="" type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding	<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & Batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Concrete Type: _____	<input type="checkbox"/> Cut stone Type: _____	
9. STRUCTURAL SYSTEM			
<input type="checkbox"/> Wood frame	<input checked="" type="checkbox"/> Post and beam	<input type="checkbox"/> balloon	
<input type="checkbox"/> Load bearing masonry		<input type="checkbox"/> Structural iron or steel	
<input type="checkbox"/> Other (Specify) _____			
10. ROOF (Type)			
<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor <input type="checkbox"/> sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round <input type="checkbox"/> Other (Specify) _____
(Material)			
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify) _____
11. NUMBER OF STORIES 2	APPROXIMATE DIMENSIONS 35x28 + ells		
12. CONDITION (Structural)			
<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
13. INTEGRITY (Location)			
<input checked="" type="checkbox"/> On original site	<input type="checkbox"/> Moved	WHEN ?	(Alterations) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
IF YES, EXPLAIN			
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES			
<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Other landscape features or buildings (Specify) Quarters/Guest House
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	
15. SURROUNDING ENVIRONMENT			
<input type="checkbox"/> Open land	<input type="checkbox"/> Wood-land	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input type="checkbox"/> Commercial	<input type="checkbox"/> Indus-trial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS			
Set on open, casually landscaped lot enclosed by a drylaid stone wall.			

(OVER)

DESCRIPTION (Continued)

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

The 5-bay, 2-story, late-18th century house with a central chimney was extensively reworked in the Colonial Revival mode in the the 1910-20s and 1950s. The roofline may have been changed as it has a low pitch not typical of the period. A bay window replaces the original entrance, with the entrance now on the north end where it is sheltered by a shed-roofed porch with plain posts and balustrade. The porch and frontispiece were added in 1953. The large rear wing was added in the teens or twenties as was the open porch on the south elevation. The 6-over-6 windows appear to be replacement.

18. ARCHITECT _____ BUILDER _____

SIGNIFICANCE

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

David Gorham, a large property owner, built the Federal house prior to Westport being established. Stylistic dating is difficult because the house has been extensively Colonial Revivalized, but it appears to date to ca. 1800. David F. Gorham sold the property to Margaret J. Totten in 1884 (16:328), and in 1915, it was acquired by Gardner Millet. It passed to his widow, Harriet G. Millet, in 1932 (59:595), and in 1951, she sold to Robert E. Pabst of the brewing family (99:226). The Millets were responsible for the first remodeling, which included a handsome Federal frontispiece at the central entrance (non-extant). That detail was replaced by the Pabst when they moved the entrance to the north elevation. The house is representative of the many Colonial and Federal homes in Westport that were highly sought after and reworked as America became fascinated with its historical past.

SOURCES

Westport Land Records

PHOTO	PHOTOGRAPHER	DATE
	Mary E. McCahon	May, 1988
COMPILED BY	VIEW	NEGATIVE ON FILE
	northeast	CHC 6:37
COMPILED BY	NAME	DATE
	Mary E. McCahon, Architectural Historian	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
 Explanation _____