

#### **Historic District Commission**

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

#### WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, JULY 12, 2022, 7:00 PM DRAFT MINUTES

#### **Members Present:**

Grayson Braun, Vice-Chair Scott Springer, Clerk Marilyn Harding, Member Wendy Van Wie, Member Martha Eidman, Alternate Rachel Felcher, Alternate

#### Staff Present:

Donna Douglass, HDC Administrator

The Westport Historic District Commission held an electronic public meeting at **7:00 p.m.** on **Tuesday**, **July 12**, **2022**, for the following purposes:

1. To approve the minutes of the June 14, 2022, special pre-application public meeting.

MOTION (made by Springer): To approve the minutes of the June 14, 2022, special pre-application public meeting.

**SECOND:** Braun

SEATED: Braun, Harding, Springer, Van Wie, Eidman, Felcher

**VOTE: Unanimously approved.** 

2. To approve the minutes of the June 14, 2022, public meeting.

MOTION (made by Springer): To approve the minutes of the June 14, 2022, special pre-application public meeting.

SECOND: Harding

SEATED: Braun, Harding, Springer, Van Wie, Eidman, Felcher

**VOTE: Unanimously approved.** 

3. To take such action as the meeting may determine to approve a Certificate of Appropriateness application dated June 6, 2022, for proposed wayfinding and walkway circulation, garden beautification, restoration of the property fence and installation of new privacy and decorative fencing, outdoor benches, and art installation at 25 Avery Place (PID # C10//130/000) which is a locally designated property.

MOTION (made by Springer): To approve a *Certificate of Appropriateness* application dated June 6, 2022, for proposed wayfinding and walkway circulation, garden beautification, restoration of the property fence and installation of new privacy and decorative fencing, outdoor benches, and art installation at 25 Avery Place (PID # C10//130/000) which is a locally designated property.

**SECOND: Van Wie** 

SEATED: Braun, Harding, Springer, Van Vie, Eidman

**VOTE: Unanimously approved.** 

Page 2 July 14, 2022

4. To take such action as the meeting may determine to approve a Certificate of Appropriateness application dated June 27, 2022, for proposed additions and renovations including roof, siding, windows, doors, trim, shutters, chimneys, garage doors, gutters/leaders, porch, front walk and door, driveway, and picket fence at 64 Kings Highway North (PID # C09//055/000 which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.

MOTION (made by Springer): To approve a Certificate of Appropriateness application dated June 27, 2022, for proposed additions and renovations including roof, siding, windows, doors, trim, shutters, chimneys, garage doors, gutters/leaders, porch, front walk and door, driveway, and picket fence at 64 Kings Highway North (PID # C09//055/000 which is located within the Kings Highway North Local Historic District, Kings Highway North National Historic District with the following conditions: 1. All windows are to be wood. 2. CAD elevation of Kings Highway façade (vs rendering) included in package prevails. Applicant to submit revised plans for the record.

**SECOND: Felcher** 

SEATED: Braun, Harding, Springer, Van Vie, Felcher

**VOTE:** Unanimously approved.

To take such action as the meeting may determine to approve a Certificate of Appropriateness application dated June 28, 2022, for proposed restoration, renovation and two-story addition which will include wood siding, trim and windows at 41 Wright Street (PID # C09//043/000 which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.

MOTION (made by Felcher): To approve a Certificate of Appropriateness application dated June 28, 2022, for proposed restoration, renovation and two-story addition which will include wood siding, trim and windows at 41 Wright Street (PID # C09//043/000 which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District with the following conditions: spec sheet to be provided for the record which is to consist of materials for wood trim and windows (to match existing) and return with a new CoA for gutters and roofing materials.

**SECOND: Felcher** 

**SEATED:** Braun, Harding, Van Vie, Eidman, Felcher

**RECUSED:** Springer

**VOTE:** Unanimously approved.

To take such action as the meeting may determine to oppose the issuance of the demolition permit for 36 Island Way and require the full 180-day delay.

MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 36 Island Way.

**SECOND: Harding** 

SEATED: Braun, Harding, Springer, Van Wie, Felcher

VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

To take such action as the meeting may determine to oppose the issuance of the demolition permit for 32 Reichert Circle and require the full 180-day delay.

MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 32 Reichert Circle.

**SECOND: Eidman** 

**SEATED:** Braun, Harding, Springer, Van Wie, Eidman

VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

To take such action as the meeting may determine to oppose the issuance of the demolition permit for 61 Clapboard Hill Road and require the full 180-day delay. MOTION (made by Springer): To not waive the 180-day delay and not allow issuance

of the demolition permit for 61 Clapboard Hill Road.

• Page 3 July 14, 2022

**SECOND: Harding** 

SEATED: Braun, Harding, Springer, Van Wie, Felcher

VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.

9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **12 Godfrey Lane** and require the full 180-day delay.

MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 12 Godfrey Lane.

**SECOND: Harding** 

SEATED: Braun, Harding, Springer, Van Wie, Eidman

VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.

- 10. To hear the Chairman's update.
- 11. To adjourn the meeting.

MOTION (made Harris): Meeting adjourned 9:21

Grayson Braun, Vice Chair Historic District Commission July 14, 2022



## TOWN OF WESTPORT RECEIVED

#### APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

JUL 0 7 2022

AND/OR PROPERTIES 50 YEARS OR OLDER

AND/OR PROPERTIES SUITEARS	
1. 2 OWENOKE Park ADDRESS OF WORK (Please Print)	DATE BUILT (From Assessor's Card)
2. Blue water OWEnoke 2, LLC NAME OF CURRENT PROPERTY OWNER (Please Print)	TELEPHONE
3. 31 IMPECIAL AVENUE ADDRESS OF CURRENT PROPERTY OWNER (Please Print)	Wade & Bluewitesh
4.  NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) Attach copy of letter of authorization from owner.	Annual Country of the
5. 4 352 SGF FT OF Living Area 264 58 FT Gas SCOPE OF DEMOLITION (SQUARE POOTAGE OF THE BUILDING OR	Tage /605 SP FT (- DecK + open) STRUCTURE TO BE DEMOLISHED)
6. AA Building Wrecking, LLC (203) 4 DEMOLITION CONTRACTOR (Please Print) TELEPHO	14-6516   <u>DMCR 000128</u> DNE LICENSE NUMBER
EMAIL COM	
NOTIFICATION to abutting & across the street property owner(s) within 7 day of names and addresses may be obtained from the Assessor's Office). Letters must public hearing.  PUBLICATION OF NOTICE OF INTENT TO DEMOLISH  POR Please submit cut sheet of notice and photograph of sign on property to the HDC	at he copied to the HDC office prior to the STING OF DEMOLITION SIGN
CT ENABLING LEGISLATION empowers the Historic District Condemolitions within LOCAL HISTORIC DISTRICTS or of designar PROPERTIES and requires property owners to obtain a Certificate demolitions.  The property owner or legal representative must first obtain a Certificate of Appropriate Commission prior to obtaining demolition permit application.  Meeting Date of Historic District Commission to consider demolition:	ted LOCAL HISTORIC e of Appropriateness for such
The TOWN OF WESTPORT has a demolition delay ordinance, Sec.14 period following the filing of a demolition permit application for building older. The purpose of the ordinance is to allow interested parties to exp. Historic District Commission (HDC) acts as an interested party white delay for properties 50 years or older.  Meeting Date of Historic District Commission to consider waiving the waiting	ngs 500 sq. ft. or larger and 50 years or blore alternatives to demolition. The ten invoking a request for a demolition
The HDC meets the second Tuesday of every month. The property owner of the publicly noticed agenda and is expected to attend the meeting. It is reports, proposed plans and other information be submitted at the hearing HDC Office at 341-1184.	recommended that supporting engineering
FOR HISTORIC DISTRICT COMMISSION DECISION:  The Historic District Commission considers the property historically signific.  The Historic District Commission does not consider the property historically remainder of the waiting period effective.	
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 p	properties within a	Historic District
	COPY OF NEWSPAPER PUBLICATION	AND PUBLICATION DA	TE	
	COPY OF NOTIFICATION LETTER TO	ADJOINING PROPERTY	OWNERS	
	AQUARION WATER COMPANY	Beverly Doyle	(203)445-7395	FAX (203)330-4618
	CABLEVISION	robin.schilb@alticeusa.co	<u>un</u> (203) 696-478	0
	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 contra	actor
	PROPANE TANK	From the propane compar	y that installed th	e 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	
□ с	ERTIFICATE OF INSURANCE (Please Att	ach)		
Connect Town Coapplicab requiren	INDERSIGNED, hereby affirm and attest that icut Building Code, the CT General Statutes ode and the Demolition Delay Ordinance of the to the demolition of property, and I agree the tents in every aspect of that work, and to give tranted for HDC members to inspect the property.	Section 7-147 concerning land a to comply with such laws, in the applicable local and state t	Historic Districts, all other laws and rules or regulation	and Section 17-2 of the rules and regulations s and satisfy those
proceed	CERTIFY that I am the OWNER of the proposith the work herein outlined, and that the inge.	formation I have given is t	rue and correct to	the best of my
SIGNAT	ge. FURE OF PROPERTY OWNER/OR AGE	ENT: WYAA	-TManage	_DATE: //6/22
SIGNAT	TURE OF DEMOLITION CONTRACTO	R:/	manananya ye kayo da ay katala da ahaa ka ahaa ka ahaa ba ahaa	ALL CONTRACTOR OF THE CONTRACT
SIGNAT	TURE OF BUILDING OFFICIAL:		· · · · · · · · · · · · · · · · · · ·	

Revised 7/16/18

State Use 201L Bldg Name Map ID D03/ / 005/000 / 2 OWENOKE PK Property Location Print Date 6/21/2022 8:41:51 AM Bldg# 1 Sec # 1 of 1 Card # 1 of 1 Account # 9218 5131 Vision ID CONSTRUCTION DETAIL (CONTINUED) CONSTRUCTION DETAIL Element Description Description Element Cd Custom Colonial Style: 103 Fireplaces 01 Residential Ceiling Height 8.00 Model 15 Elevator Grade: 2 Stories Stories: 2 CONDO DATA Occupancy Owne Parcel Id Wood Shingle Exterior Wall 1 14 BAS TS Exterior Wall 2 Adjust Type Code Description Factor% VLT FUS FGR Roof Structure: 03 Gable Condo Flr WDX FUS FOP VASK Asphalt Shingl Roof Cover 03 FOP Condo Unit Drywall 05 Interior Wall 1 COST/MARKET VALUATION Interior Wall 2 12 Hardwood Interior Flr 1 1,095,984 FUS BAS SAS Building Value New Interior Flr 2 CE). 02 Oil Heat Fuel Forced Air Heat Type: 04 1910 Year Built 03 Central AC Type: Effective Year Built 4 Bedrooms Total Bedrooms Depreciation Code 3 Full Baths Total Bthrms: Remodel Rating 2 Half Bths Total Half Baths 1994 Year Remodeled Total Xtra Fixtrs Depreciation % 46 Total Rooms: 12 12 Rooms Functional Obsol 02 Average Bath Style: External Obsol Modern Kitchen Style: 103 Trend Factor Kitchens Condition Whirlpool Tubs Condition % Hot Tubs Percent Good Sauna (SF Area 591.800 Cns Sect Ronld Fin Basement Dep % Ovr Fin Bsmt Qual Dep Ovr Comment Bsmt. Garages Misc Imp Ovr Interior Cond Misc Imp Ovr Comment Fireplaces Cost to Cure Ovr Ceiling Height 18.00 Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Sub Ty L/B Units Unit Pric Yr Blt Cond. C % Gd Grade Grade A Appr. V Descript Sub Code BUILDING SUB-AREA SUMMARY SECTION Living Area | Floor Area | Eff Area Unit Cost | Undeprec Value Code Description 214.24 453,964 2,119 First Floor 2,119 BAS 0.00 180 CRL Crawl Space 22,709 86.02 264 FGR Garage 479 42.94 20,567 FOP Porch, Open 41.562

1,939

2,233

724

126

8.064

2,233

4,352

FTC

FUS

VLT

WDK

Flo-Thru Crawl

Vaulted Ceiling

Deck, Wood

Upper Story, Finished

Ttl Gross Liv / Lease Area

21.43

10.65

22.10

214.24

478,387

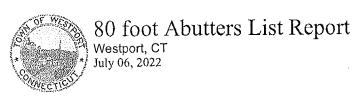
7.712

2,785

Bldg Name State Use 201L Property Location 2 OWENOKE PK Map ID D03/ / 005/000 / Card # 1 of 1 Sec # 1 of 1 Print Date 6/21/2022 8:41:52 AM Bldg# 1 Account # 9218 Vision ID 5131 CURRENT ASSESSMENT STRT / ROAD LOCATION TOPO UTILITIES CURRENT OWNER Description Code Appraised Assessed 6 Septic Private 6158 LOCURTO WAYNE W & KATHY B **RES LAND** 1.868.200 1,307,700 2 Public Water DWELLING 1-3 591,800 414,300 WESTPORT, CT SUPPLEMENTAL DATA 2 OWENOKE PK 5314062-A Lift Hse Alt Prol ID Asking \$ 654 Historic ID 505 Census WESTPORT 06880 CT WestportC K17 VISION Survey Ma 8987 Survey Ma Assoc Pid# GIS ID D03005000 Total 2.460.000 1.722.000 PREVIOUS ASSESSMENTS (HISTORY) Q/U V/I SALE PRICE VC BK-VOL/PAGE | SALE DATE RECORD OF OWNERSHIP Code Assessed Year Code Assessed V Year Code Assessed Year 29 0158 03-08-2012 U 3285 LOCURTO WAYNE W & KATHY B 1,307,700 1,307,700 00 2021 1-1 1.307,700 2020 1-1 2020 1-1 09-28-1998 Q 1,375,000 1633 0333 LOCURTO WAYNE W & KATHY B 414,300 1-3 414,300 1-3 414,300 1-3 1,722,000 1,722,000 Total Total 1.722.000 This signature acknowledges a visit by a Data Collector or Assessor OTHER ASSESSMENTS **EXEMPTIONS** Description Number Amount Comm Int Code Amount Description Year Code APPRAISED VALUE SUMMARY 591.800 Appraised Bldg, Value (Card) 0.00 **Cotal** ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Batch Tracing Nbhd Sub Nbhd Name Appraised Ob (B) Value (Bldg) В 0001 0001 1,868,200 Appraised Land Value (Bldg) NOTES Special Land Value M/8987, 2795 2,460,000 Total Appraised Parcel Value TAN С Valuation Method HOT TUB IN YARD **OUTDOOR SHOWER** 2,460,000 Total Appraised Parcel Value VISIT / CHANGE HISTORY BUILDING PERMIT RECORD Purpost/Result Date ld Type Is Cd Insp Date | % Comp | Date Comp Comments Description Amount Permit Id Issue Date Type 05-15-2020 19 Field Review SR 11-07-2015 VA Data Mailer No Change Measu/LtrSnt - Letter Sent 08-17-2015 VA 10 RH 00 Measur+Listed 08-03-2015 Permit Id Comments LAND LINE VALUATION SECTION Adj Unit P Land Value Location Adjustment Size Adj Site Index Cond. Nbhd. Nbhd. Adi Notes Land Land Units Unit Price Zone В Description Use Code 1.868,200 2.800 WET 1.0000 0.90 0.470 AC 836,000,00 1.88673 6 280 Single Family OF Α 201L Total Land Value 1.868,200 Parcel Total Land Area 0 0.470 AC Total Card Land Units



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#### Subject Property:

Parcel Number:

D03005000

**CAMA** Number:

D03005000

Property Address: 2 OWENOKE PK

Mailing Address:

LOCURTO WAYNE W & KATHY B

2 OWENOKE PK

WESTPORT, CT 06880

Abutters:

Parcel Number:

D03003000

CAMA Number:

D03003000

Property Address: 12 OWENOKE PK

Mailing Address: KOBAK SCOTT & RAQUEL

12 OWENOKE PK

WESTPORT, CT 06880

Parcel Number:

D03004000

CAMA Number: D03004000

Property Address: 2A OWENOKE PK A

Mailing Address: UNCAS LLC

**PO BOX 150** 

WESTPORT, CT 06881

Parcel Number:

D03006000

CAMA Number:

D03006000

Property Address: 40 COMPO BEACH RD

Mailing Address:

CARDELLO JOSEPH J TR & MICHELLE S

TR

40 COMPO BEACH RD WESTPORT, CT 06880

Parcel Number: CAMA Number: D03015000 D03015000

Property Address: 41 COMPO BEACH RD

Mailing Address:

ARMSTRONG PETER & SUSANNE HALL

41 COMPO BEACH RD

WESTPORT, CT 06880

Parcel Number:

D03164000

CAMA Number:

D03164000

Property Address: 60 COMPO BEACH RD

Mailing Address:

WESTPORT TOWN OF

110 MYRTLE AVE

WESTPORT, CT 06880

Parcel Number:

7/6/2022

D03165000

CAMA Number: Property Address: 5 OWENOKE PK

D03165000

Mailing Address: WINN GOLDIE O

5 OWENOKE PK

WESTPORT, CT 06880

Ad Order Number

**Customer Account** 

0002715610

217981

Sales Rep. snorton

Customer Information

BLUEWATER HOME BUILDERS, LLC

31 Imperial Ave

WESTPORT CT 06880

snorton

USA

Ordered By

Order Taker

Wade

Phone

Phone: 2035574770

Fax:

Order Source

EMail: kirsten@bluewaterhomebuilde

rs.com

Ad Cost \$31.00

Payment Amt \$31.00

Amount Due \$0.00

Blind Box

Materials

Order Notes

Ad Number 0002715610-01 External Ad #

Pick Up Number 0002694509

Ad Type

Ad Size

PO Number

BR Legal Liner Color

2 X 12 li

1

\$0.00

Color Requests

Product and Zone Westport News

Placement # Inserts

BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 7/15/2022

#### Ad Content Proof

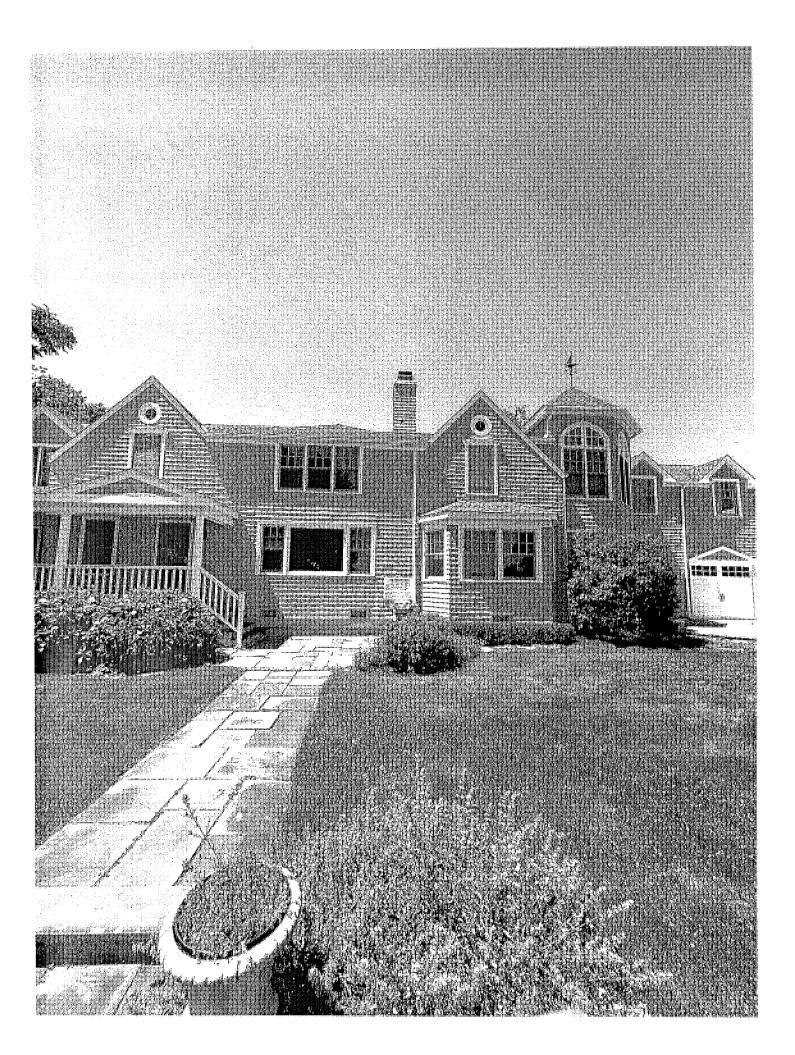
Note: Ad size does not reflect actual ad

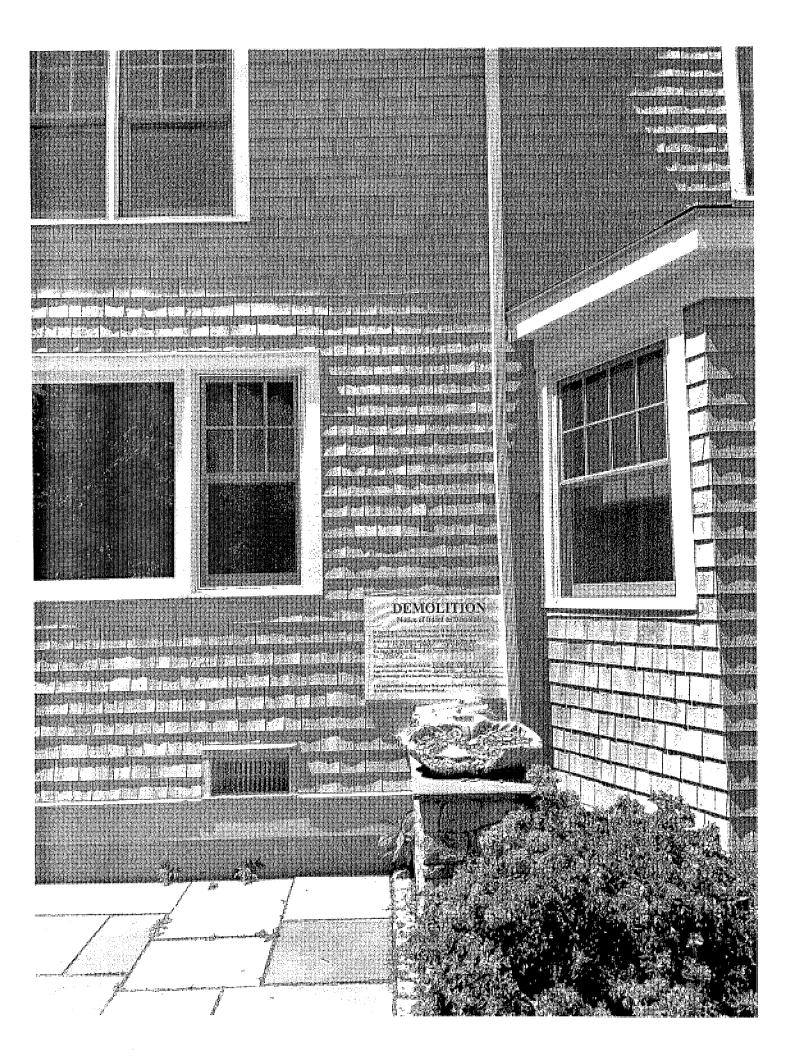
#### LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II. Section 14-24 (a) (2) of the Code of Ordinances. Town of Westport, notice is hereby given that a demolston permit application for the building or structure at 2 Owenoke Park. Westport, C7 G8880 has been filed in the Office of the Town Building Official on July 7, 2022.

Name and address of the owner: Bisewater Owenoke 2, LLC, 31 Imperial Avenue Westport, CT
Age of the building or structure: 112 years o'd
Square tootage of the building or structure. House -4,352 square tool

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





#### 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:

2 Owenoke Park

Name:

House

**NR District:** 

Compo/ Owenoke Historic

District

**Local District:** 

Neg No.:

9:29

HRS ID No .:

lo.: 0654





# TOWN OF WESTPORT RECEIVED

		DEMOLITION PERM	III 10 ages
VECTION		RIC PROPERTIES ES 50 YEARS OR OLD	JUL 18 2022
30 11:01	AND/OR PROFERING	LS 30 YEARS OR OLD	WESTPORT BUILDING
1. Ja High	I and Icoad.	1/9	DEPARTMENT
ADDRESS OF WOR	K (Please Print)	DATE B	UILT (From Assessor's Card)
2. Inomas C	+Jusan P. Jarace	ena	203-858-094
NAME OF CURREN	T PROPERTY OWNER (Please F	Print)	TELEPHONE
3. 32 High	land Road		+8377 Qyahov. Cu
ADDRESS OF CURI	RENT PROPERTY OWNER (Plea	ise Print)	EMAIL
4. Anthony L	salding of Anthony 1	m. balding Custo	m Hemes, LC
NAME AND ADDRE	ESS OF LEGAL REPRESENTATI	IVE (If applicable) (Please Pr	int)
Attach copy of letter	of authorization from owner.		
5. 1752 X	It Hime		Assert Control of the
SCOPE OF DEMOL	ITION (SQUARE FOOTAGE OF TI	HE BUILDING OR STRUCTU	RE TO BE DEMOLISHED)
6.			
	TRACTOR (Please Print)	TELEPHONE	LICENSE NUMBER
EMAIL		_	
1			
Olist of names and address	N to abutting & across the street propesses may be obtained from the Assess	erty owner(s) within 7 days from	n the date of demolition application
(net of names and additi	saes may be obtained from the Assessi	or's Office).	
	OF NOTICE OF INTENT TO DE		TING OF DEMOLITION SIGN
Please submit cut sheet	t of notice and photograph of sign on p	property to the HDC office prior	to public hearing.
CT ENABLING LE	GISLATION empowers the His	toric District Commission	(HDC) to review all
	LOCAL HISTORIC DISTRIC		
	requires property owners to ol	btain a <i>Certificate of Appro</i>	opriateness for such
demolitions. The property owner or	legal representative must first obtain	n a Certificate of Appropriates	ges from the Historic District
	obtaining demolition permit application		reas from the Phistoric District
	ric District Commission to consider		
	STPORT has a demolition delay		
period following the	filing of a demolition permit app	dication for buildings 500 se	q. ft. or larger and 50 years or
older. The purpose	of the ordinance is to allow intere	ested parties to explore alter	natives to demolition. The
delay for properties	ommission (HDC) acts as an int	terested party when invok	ing a request for a demolition
delay for properties	s 50 years or older.		
Meeting Date of Histo	ric District Commission to consider	waiving the waiting period:	
The HDC meets the s	second Tuesday of every month. T	he property owner or legal r	epresentative will receive a copy
of the publicly notice reports, proposed pla HDC Office at 341-13	d agenda and is expected to attend ons and other information be subm 184.	the meeting. It is recommenditted at the hearing. If you	ided that supporting engineering have questions, please call the
	STRICT COMMISSION DECISION	DN:	
		· · · · ·	

☐ 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

SIGNATURE OF HDC OFFICIAL

remainder of the waiting period effective

DATE

\_(DATE)

#### 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 (888) 544-4826 FAX (877) 285-4448 EVERSOURCE ENERGY 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: SIGNATURE OF DEMOLITION CONTRACTOR:

SIGNATURE OF BUILDING OFFICIAL:

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

Revised 11/14/2019

Anthony Baldino Anthony M Baldino Custom Homes, LLC 595 Walnut Hill Rd Thomaston, CT 06787

Thomas & Susan Saracena 32 Highland Rd Westport, CT 06880

June 22, 2022

To whom it may concern,

We authorize Anthony Baldino of Anthony M Baldino Custom Homes, LLC, permission on our behalf, to execute any documents necessary pertaining to a demolition permit for our property located at 32 Highland Rd, Westport, CT.

Sincerely,

Thomas Sanacena Susan Sanacena

Thomas & Susan Saracena 203-858-0948 ts377@yahoo.com 06/23/2022

06/23/2022

#### 32 HIGHLAND RD

Location 32 HIGHLAND RD

**Mblu** F16//044/000/

Acct# 4492

Owner SARACENA THOMAS C &

SUSAN P

**Assessment** \$589,500

Appraisal \$842,000

**PID** 485

**Building Count** 1

#### **Current Value**

Appraisal					
Valuation Year Improvements Land Total					
2020	\$192,500	\$649,500	\$842,000		
	Assessment	воправительного водина на посторо со должно водения в от от от менено в посторовного водения в от от от от отв			
Valuation Year	Improvements	Land	Total		
2020	\$134,800	\$454,700	\$589,500		

#### **Owner of Record**

Owner

SARACENA THOMAS C & SUSAN P

Sale Price

\$620,000

Co-Owner

.

Certificate 1

Book & Page 2025/0179

Address 32 HIGHLAND RD WESTPORT, CT 06880

DOOK OL 1 age

Sale Date

e Date 07/31/2002

Instrument 00

00

#### **Ownership History**

Ownership History							
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date		
SARACENA THOMAS C & SUSAN P	\$620,000	1	2025/0179	00	07/31/2002		
SPERANZA ROBERT J	\$0	2	2025/0177	29	07/31/2002		
COLWYN LIMITED	\$370,000	3	1319/0028		09/01/1988		

#### **Building Information**

**Building 1 : Section 1** 

Year Built: Living Area: 1955

1,752

**Building Photo** 

Replacement Cost:

\$250,018

**Building Percent Good:** 

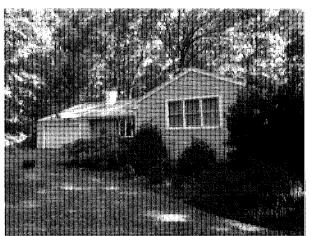
77

**Replacement Cost** 

**Less Depreciation:** 

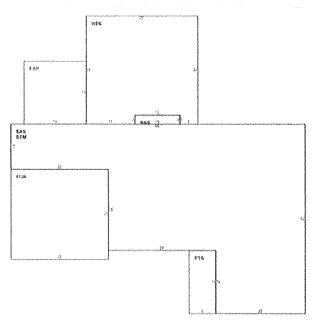
\$192,500

Build	ling Attributes
Field	Description
Style:	Ranch
Model	Residential
Grade:	C+
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
АС Туре:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3 Full Baths
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	600
Fin Bsmt Qual	4
Bsmt. Garages	0
Interior Cond	A
Fireplaces	1
Ceiling Height	8.00
Elevator	
Sprinklers	No



(https://images.vgsi.com/photos2/WestportCTPhotos/\00\02\02\13.jpg

#### **Building Layout**



(ParcelSketch.ashx?pid=485&bid=485)

	Building Sub-Areas (sq ft)				
Code	Description	Gross Area	Living Area		
BAS	First Floor	1,752	1,752		
BSM	Basement Area	1,732	0		
FGR	Garage	440	0		
FSP	Porch, Screen	196	0		
PTS	Patio - Stone	84	0		
WDK	Deck, Wood	580	0		
		4,784	1,752		

Acc Apts	
Fndtn Cndtn	
Basement	

#### **Extra Features**

Extra Features Legend

No Data for Extra Features

#### Land

Land Use Land Line Valuation

 Use Code
 101
 Size (Acres)
 1.07

 Description
 Single Family Res
 Frontage
 0

 Zone
 AAA
 Depth
 0

Neighborhood 180 Assessed Value \$454,700
Alt Land Appr No Appraised Value \$649,500

Category

#### **Outbuildings**

	7
Outbuildings <u>Legend</u>	-
No Data for Outbuildings	-

#### Valuation History

Appraisal					
Valuation Year	Improvements	Land	Total		
2021	\$192,500	\$649,500	\$842,000		
2020	\$192,500	\$649,500	\$842,000		
2019	\$232,500	\$570,500	\$803,000		

Assessment					
Valuation Year Improvements Land Total					
2021	\$134,800	\$454,700	\$589,500		
2020	\$134,800	\$454,700	\$589,500		
2019	\$162,800	\$399,400	\$562,200		

## **HDC NEIGHBOR NOTIFICATION FORM**

Pursuant to the Historic District Commissions requirements, I have notified by mail the following owners of properties abutting and across the street from the property to be demolished:

Zita F Casay-Trustee - 30 Highland Rd.
Craig K Polite + Cheryl Bradford-Polite - 34 Highland Ra
Sherif R + Maria Khalifa - 199 Sturges Highway
Michael M. Lynch - 33 Highland Rd.
Michael + Abigail Weisberg - 29 Highland Rd. Aspetuck Land Trust INC - Sturges Highway.
Signature of owner or authorized agent  Date
anthony m. Baldrid Print Name

UNITED STATES Certificate Maili  This Certificate of Mailing provides evidence that mail has been presented to USPSD for mail this, term may be used for demestic and informational mail.		UNITED STATES Certificate  POSTAL SERVICE  This Certificate of Making provides evidence that must have been presented to USPS® for in This form may be used for convestic and international mast
Anthony M Baldino Custom Homes LLC 595 Walnut Hill Rd. Thomaston, CT. 06787	POSTAGE PAID M. LETTER M. LAUDERDALE, FL 33304 LAIGUM <b>\$1.75</b> R2305K138071-06	Anthony M Baldino Custom Homes LLC S95 Walnut Hill Rd. Thomaston, CT. 06787
10 ASPHUCK LAND TRUST INC ALA Wise open Spack 239 TOIL SME HILL Rd. FOIX field, CT OLORAS	366 3	7:ta F. Casey-Trusfel 30 Highland Rd. Westpat CT Duddo.
PS Form 3817, April 2007 PSN 7530-02-000-9065		PS Form 3817, April 2007 PSN 7530-02-000-9065
UNITED STATES POSTAL SERVICE  This Certificate of Mating provides endefined that mail has been presented to USPS® (children may be used for domestic and international mail.	· ·	UNITED STATES POSTAL SERVICE This Contricute of Maining provides avidence that mat has been presented to USPS® for mainth form may be used for domestic and international mail.
Anthony M Baldino Custom Homes LLC 595 Walnut Hill Rd. Thomaston, CT. 06787	POSTROE PAID ALETTANDERDALE. FL SSSON AMOUNT AMOUNT STATES REZUSKI 38071-06	Anthony M Baldino  Custom Homes LLC  595 Walnut Hill Rd.  Thomaston, CT. 06787
mr michael Lynch 33 Highland Rd! Westport CT Dlosso	2777 250 250 250 250 250 250 250 250 250 250	Westpert of Oleffo
PS Form 3817, April 2007 PSN 7530-02-000-9065	i i	PS Form 3817, April 2007 PSN 7530-02-000-9065
UNITED STATES POSTAL SERVICEs  This Centificate of Mishing provides evidence that mat has been presented to USPSO- thes form may be used for dominate and International mad From:	α	UNITED STATES Certific. POSTAL SERVICE.  This Certificate at Maling provides evidence that mail has been presented to USPS® This form may be used for domestic and international mail.
Authory M Baldino Custom Homes LLC 595 Walnut Hill Rd. Thomaston, CT. 06787	STAGE PAID FIER AUDERDALE, FL AUDERDALE, FL OUNT 1.75 SK138071-06	Anthony M Baldino Custom Homes LLC OIV J S95 Walnut Hill Rd. Thomaston, CT. 06787  OUD J S97 J S
mc+mks Khalifa 179 Sturges Highway Westpart, of Obsto	SOUTH STATE OF THE	mr + mrs Wersherg  29 High land Rd.  Westpert, Ct O480
PS Form 3817, April 2007 PSN 7530-02-000-9065	M i a	PS Form 3817, April 2007 PSN 7530-02-000-9065

Dear Mr. & Mrs. Michael & Abigail Weisberg,

This letter is to notify you of the intent to demolish, at a later date, the house at 32 Highland Road.

Please contact the Westport Building Dept at (203) 341-5025 with any questions you may have.

Sincerely,

Anthony M Baldino

Anthony M Baldino Custom Homes, LLC

Ad Order Number

**Customer Account** 

0002717019

354377

Sales Rep.

snorton

Order Taker

USA

snorton

Ordered By

Kim

Phone: 2032281817

Order Source

Phone

Fax:

EMail:

Ad Cost \$37.20

Payment Amt \$37.20

**Amount Due** \$0.00

**Blind Box** 

**Materials** 

Order Notes

Ad Number 0002717019-01 External Ad#

Pick Up Number 0002694415

Ad Type

Ad Size

PO Number

**BR** Legal Liner

2 X 15 Ii

Color \$0.00 Color Requests

Product and Zone

# Inserts <u>Placement</u> 1

Westport News

**BR** Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 7/22/2022

Ad Content Proof

Note: Ad size does not reflect actual ad

#### LEGAL NOTICE OF INTENT TO DEMOLISH

Customer Information
ANTHONY M BALDINO CUSTOM HOMES
595 Walnut Hill Rd
THOMASTON CT 06787

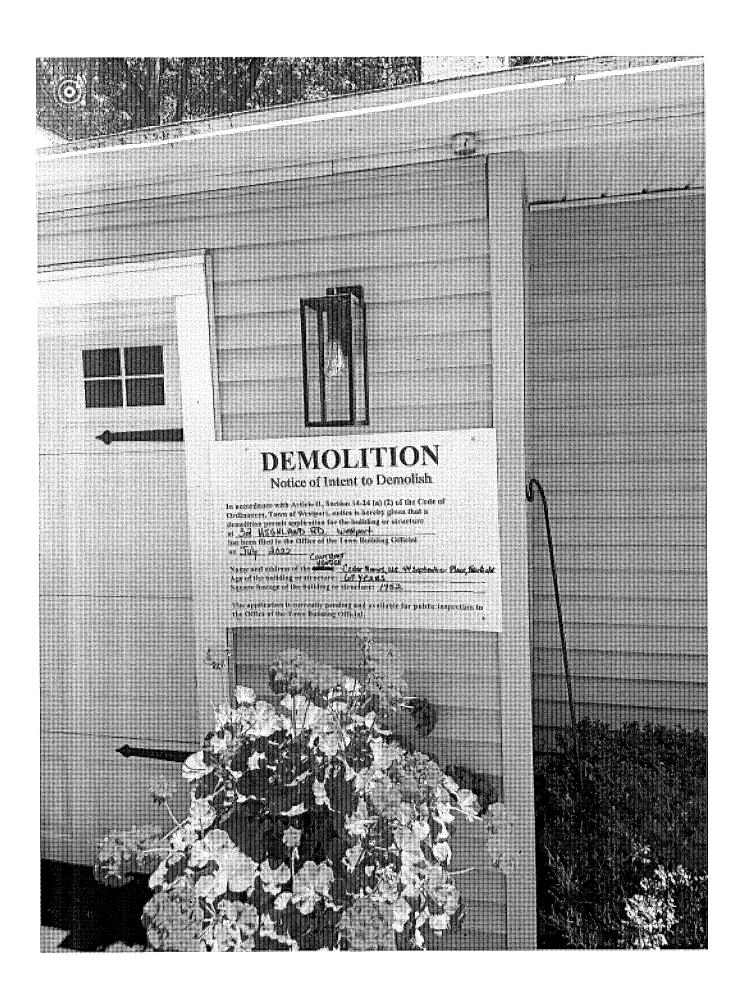
In accordance with Article II. Section 14-24 (a) (2) of the code of Optionness, Town of Westport, notice is hereby given that a demolition permit application for the building's or structure's at 32 Highland Rd, Westport, CT has been filled in the Office of the Town Building Official on July 19, 2022.

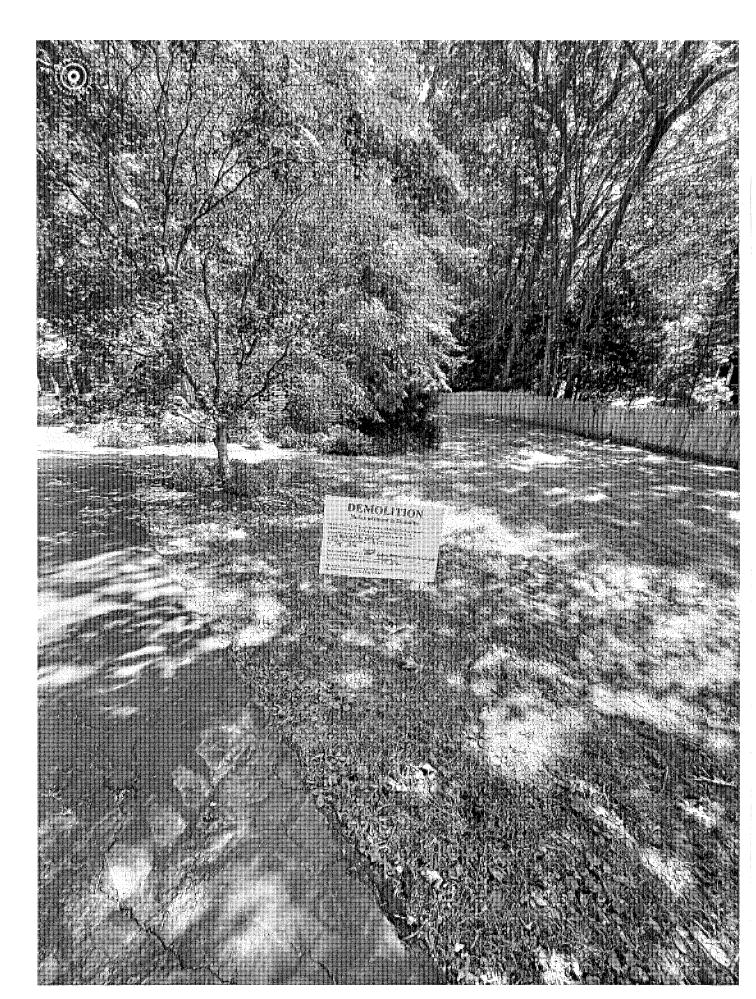
Name and address of the contract vendee: Cedar Homes, LLC 44 September Place Fairfield, CT 06824

Age of the building/s or structure/s: 67 years

Square footage of the building's or structure/s: House 1752 square feet

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







SIGNATURE OF HDC OFFICIAL

## TOWN OF WESTPORT

# RECEIVED

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES AND/OR PROPERTIES 50 YEARS OR OLDER JUL 19 2022

1 ISYCA MOTE DOINE	1955 DEPARTMENT
1. SYCAMOTE DIVE ADDRESS OF WORK (Please Print)	DATE BUILT (From Assessor's Card)
2. 1 SYCAMORE Drive LLC	
NAME OF CURRENT PROPERTY OWNER (Please Print)	TELEPHONE
3. 484 STillson Road Fair	
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)	EMAIL
4. Bluewater Home Builders, NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If appl	A CONTRACT OF THE CONTRACT OF
Attach copy of letter of authorization from owner.	Detachecl
5. 1, 491 Sq FT of Living Area 1, 693 of SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDIN	Sesement, ATTIC - Posches /1,020 Garage
	03) 414-6516   DMCR 000128   1 LEPHONE LICENSE NUMBER
EMAIL	
NOTIFICATION to abutting & across the street property owner(s) with of names and addresses may be obtained from the Assessor's Office). Lettoublic hearing.  PUBLICATION OF NOTICE OF INTENT TO DEMOLISH Please submit cut sheet of notice and photograph of sign on property to the	ters must be copied to the HDC office prior to the POSTING OF DEMOLITION SIGN
CT ENABLING LEGISLATION empowers the Historic District demolitions within LOCAL HISTORIC DISTRICTS or of de PROPERTIES and requires property owners to obtain a Certificate demolitions.  The property owner or legal representative must first obtain a Certificate Commission prior to obtaining demolition permit application.  Meeting Date of Historic District Commission to consider demolition:	esignated LOCAL HISTORIC tificate of Appropriateness for such
The TOWN OF WESTPORT has a demolition delay ordinance, Speriod following the filing of a demolition permit application for older. The purpose of the ordinance is to allow interested parties Historic District Commission (HDC) acts as an interested partiely for properties 50 years or older.	buildings 500 sq. ft. or larger and 50 years or to explore alternatives to demolition. The
Meeting Date of Historic District Commission to consider waiving the w	vaiting period:
The HDC meets the second Tuesday of every month. The property of the publicly noticed agenda and is expected to attend the meeting, reports, proposed plans and other information be submitted at the hHDC Office at 341-1184.	It is recommended that supporting engineering
FOR HISTORIC DISTRICT COMMISSION DECISION:  The Historic District Commission considers the property historically so the Historic District Commission does not consider the property historic maintain of the waiting period effective	orically significant. The Commission waives the

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 contra	actor						
	PROPANE TANK	From the propane compar	ny that installed th	e 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							
□ c	ERTIFICATE OF INSURANCE (Please Att	ach)								
Connect Town Coapplicab requirem	INDERSIGNED, hereby affirm and attest that icut Building Code, the CT General Statutes ode and the Demolition Delay Ordinance of the to the demolition of property, and I agree the test in every aspect of that work, and to give tranted for HDC members to inspect the property.	Section 7-147 concerning I he Town of Westport and a to comply with such laws, rethe applicable local and st	Historic Districts, all other laws and rules or regulation	and Section 17-2 of the rules and regulations s and satisfy those						
proceed knowled	*	formation I have given is to	rue and correct to	the best of my						
	SIGNATURE OF PROPERTY OWNER/OR AGENT: AM JUL 45 GGENT DATE: 7/15/22									
	TURE OF DEMOLITION CONTRACTOR		ىلىدىنىيىلىدىلىدىلىدىنىيىلىدىنىيىلىدىنىيىلىدىنىيىلىدىنىيىلىدىنىيىلىدىنىيىلىدىنىيىلىدىنىيىلىدىنىيىلىدىنىيىلىدىن							
SIGNAT	TURE OF BUILDING OFFICIAL:									

Revised 7/16/18

PARISHIT B

10° Lown of Westpart

Re. 1 Sycamore Drive, Westport, CT 06686

Please by advised that Bharwater Sycamore, LLC, or as consistent of Bharwater Hume Builders, LLC is hereby uniformed to act on behalf of the undersogned owner of record in matters related to obtaining all necessary demohilous, norming and banking permuta for the construction of a new single family dwelling including, without binizations, any possible variances, to be performed at the role cost and experies of Bharwater Sycamore, LLC, or its contractor Bharwater Hunders, LLC.

I SYCAMOME DRIVE LLC

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and the property of

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 1 SYCAMORE DR
 Map ID
 H12/ / 049/000 /
 Bldg Name
 State Use 101

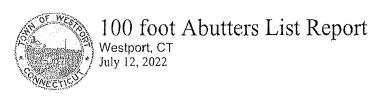
 Vision ID
 6759
 Account # 10871
 Bldg # 1
 Sec # 1 of 1
 Card # 1 of 1
 Print Date 7/8/2022 12:43:54 PM

Vision ID	6759				Account	# 108						# 1	Sec # 1 of 1	Card # 1 of 1	Print Date 7/8	/2022 12:43:54 PM
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State Use 101 1 SYCAMORE DR Map ID H12/ / 049/000 / Bidg Name Property Location Sec # 1 of 1 Print Date 7/8/2022 12:43:54 PM Account # 10871 Bldg# 1 Card # 1 of 1 Vision ID 6759 CURRENT ASSESSMENT CURRENT OWNER TOPO UTILITIES STRT/ROAD LOCATION 6 Septic 1 Public Description Code Appraised Assessed 1 SYCAMORE DRIVE LLC 6158 2 Public Water RES LAND 1-3 599,700 419,800 C/O DAVID J PURCELL **DWELLING** 1-3 144,100 100,900 SUPPLEMENTAL DATA WESTPORT, CT RES OUTBL 1-4 16,400 11,500 484 STILLSON ROAD 5442225-9 Alt Prol ID Lift Hse Asking \$ Historic ID 503 Census 06824 CT **FAIRFIELD** WestportC F23 VISION Survey Ma Survey Ma Assoc Pid# GIS ID H12049000 760,200 532,200 Total SALE PRICE | VC PREVIOUS ASSESSMENTS (HISTORY) BK-VOL/PAGE | SALE DATE | Q/U | V/I | RECORD OF OWNERSHIP Code Code | Assessed V | Year Code Assessed Year Assessed Year 29 0334 U 0 3881 09-10-2018 1 SYCAMORE DRIVE LLC 0 29 2021 1-1 419.800 2020 1-1 419.800 2020 1-1 419,800 3368 0286 11-19-2012 U PURCELL DAVID & THOMAS & MARK & TIM U 0 29 1-3 100,900 1-3 100,900 1-3 100,900 1144 0323 03-16-1992 PURCELL JOSEPHINE 1-4 11,500 1-4 11,500 1-4 11,500 532,200 532,200 Total 532,200 Total Total OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor **EXEMPTIONS** Description Number Amount Comm Int Description Amount Code Code Year APPRAISED VALUE SUMMARY 144,100 Appraised Bldg. Value (Card) 0.00 Total Appraised Xf (B) Value (Bldg) O ASSESSING NÉIGHBORHOOD Batch Tracing Sub Nbhd Name Nbhd 16,400 Appraised Ob (B) Value (Bldg) 0003 R 0003 599,700 Appraised Land Value (Bldg) NOTES Special Land Value M/ 2675(9), 760,200 Total Appraised Parcel Value 2015 RD=31' С Valuation Method 760,200 Total Appraised Parcel Value VISIT / CHANGE HISTORY BUILDING PERMIT RECORD Insp Date | % Comp | Date Comp Comments Date Id Type Is Cd Purpost/Result Issue Date Description Amount Permit Id Type Field Review 06-30-2020 SR 10-31-2015 80 Data Mailer No Change VA 03-05-2015 VA Measu/LtrSnt - Letter Sent Sat or >5PM Attm @ Int In 01-17-2015 RH Comments Permit Id LAND LINE VALUATION SECTION Nbhd. Nbhd. Adi Adj Unit P Land Value Notes Location Adjustment Unit Price Size Adi Site Index Cond. B Use Code Description Zone Land Land Units 599,700 360,000.00 0.78268 1.00 165 1.650 1.0000 1,290 AC 101 Single Family Re AA Total Land Value 599,700 1.290 AC

Parcel Total Land Area 1

Total Card Land Units



#### Subject Property:

Parcel Number: H12049000 H12049000 CAMA Number:

Property Address: 1 SYCAMORE DR

Mailing Address: 1 SYCAMORE DRIVE LLC

484 STILLSON ROAD FAIRFIELD, CT 06824

Abutters:

Parcel Number: H12045000 Mailing Address: DIDIO MARK & CASTRO-DIDIO MELISA

CAMA Number: H12045000 8 SYCAMORE DR Property Address: 8 SYCAMORE DR WESTPORT, CT 06880

Parcel Number: H12047000 DELEONARDO JOHN L + FRANCES M Mailing Address:

CAMA Number: H12047000 4 SYCAMORE DR Property Address: 4 SYCAMORE DR WESTPORT, CT 06880

Parcel Number: H12048000 Mailing Address: SPEER ERIC W & LINDA M

CAMA Number: H12048000 2 SYCAMORE DR Property Address: 2 SYCAMORE DR WESTPORT, CT 06880

Parcel Number: H12050000 Mailing Address: **LESSING STACY & DAVID** 

CAMA Number: H12050000 7 SYCAMORE DR Property Address: 7 SYCAMORE DR WESTPORT, CT 06880

Parcel Number: H12059000 Mailing Address: LEV RUSSELL & TRACEY

CAMA Number: H12059000 39 STURGES HWY Property Address: 39 STURGES HWY WESTPORT, CT 06880

Parcel Number: YEUNG TUNG HUNG AND PAN MING H12060000 Mailing Address:

CAMA Number: H12060000

Property Address: 43 STURGES HWY 43 STURGES HWY WESTPORT, CT 06880



Name and Address of Sender  Prucewood LLC  31 Imperial Ave  Westport, CT 06880  USPS Tracking/Article Number	Check type of mail or service  Adult Signature Required Priority Mail Express  Adult Signature Restricted Delivery Registered Mail  Certified Mail Restricted Delivery Return Receipt for Merchandise  Collect on Delivery (COD) Signature Confirmation Insured Mail Signature Confirmation Restricted Delivery  Addressee (Name, Street, City, State, & ZIP Code <sup>Tod</sup> )	1	r e st	WHITES FORTAL SE	II IVENISIEI EU	, vallie	R2303	RT, CT 2 NT . <b>00</b> \$10421	<b>)</b> 3-17	l Fee	Fee	: : Foa	SCRD Fee	SH Fee
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2.	Charles + Kristin Allen 490 Storges Highway Faitfield, CT 06880													
3.	Tung Hunb Yeung + Pan Ming Hus 43 Sturges Highway Westport, CT 06880						A TANA						- S	
4.	STACY + David Lessing 7 SYCA MORE Drive WESTPORT, CT 06880								: : : :			in the	9 %	100 100 100 100 100 100 100 100 100 100
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6.	John + Frances Deleonar 4 Sycamore Drive Westport, CT 06880	do		48. 28.										
7.	Mark + Castro Didio 8 SYCAMORE Drive WESTPORT, CT 06880			100									44 44 45	
8.	RUSSell + Tracey Lev 39 Sturges HWY Westport, CT 06880													
Total Number of Pieces Listed by Sender Received at Post Office	Postmaster, Per (Name of receiving employee)													

Ad Order Number

**Customer Account** 

217981

Sales Rep. snorton

0002717483

Customer Information

BLUEWATER HOME BUILDERS, LLC

31 Imperial Ave

Order Taker snorton

WESTPORT CT 06880

USA

Ordered By

Wade

Phone

Phone: 2035574770

Fax:

Order Source

EMail: kirsten@bluewaterhomebuilde

rs.com

Ad Cost \$33.48

Payment Amt \$33.48

Amount Due \$0.00

Blind Box

Materials

Order Notes

Ad Number 0002717483-01 External Ad #

2 X 13 Ii

Pick Up Number 0002715610

Ad Type BR Legal Liner Ad Size

PO Number 1 Sprucewood

Color

Color Requests

\$0.00

# Inserts

Placement

Product and Zone Westport News

BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 7/22/2022

#### Ad Content Proof

Nota: Ad size does not reflect actual ad

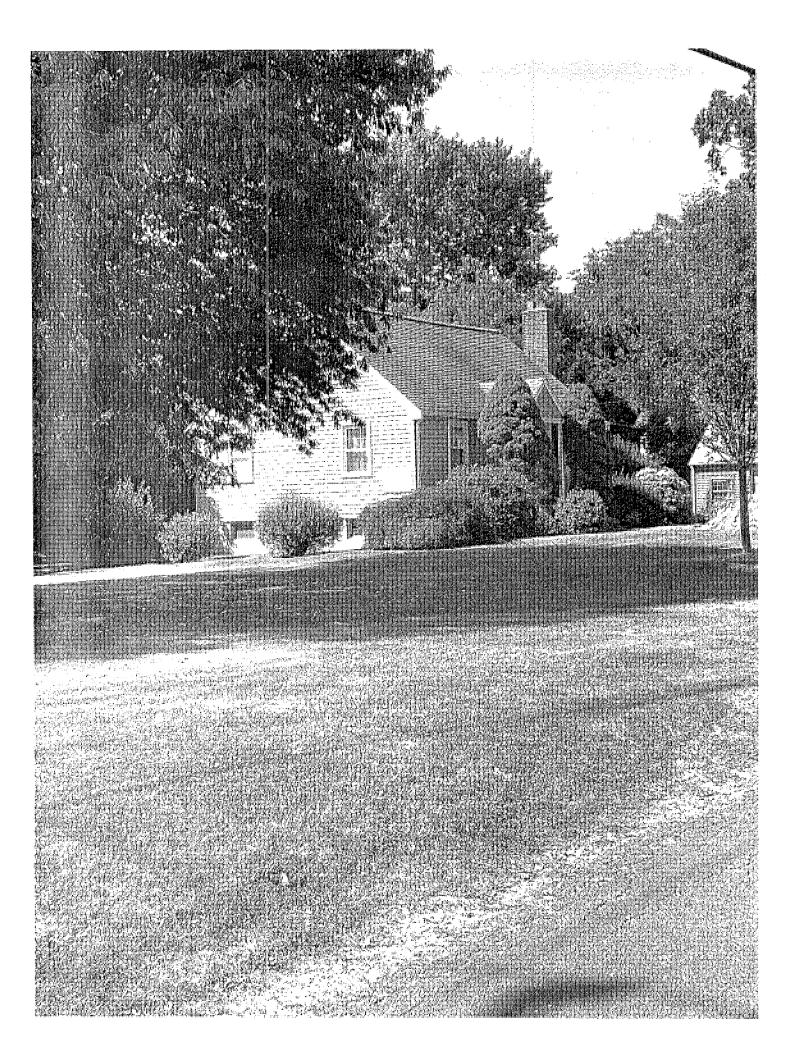
#### LEGAL NOTICE OF INTENT TO DEMOLISH

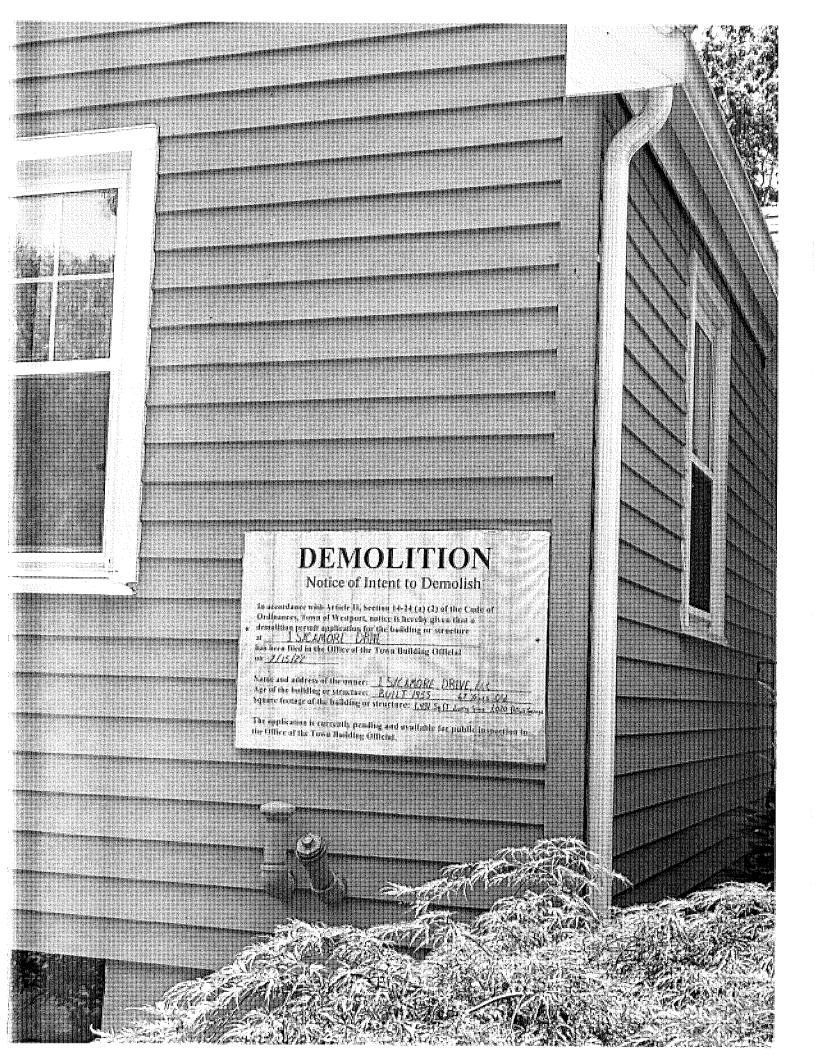
In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances. Town of Westport, notice is hereby given that a demolifier permit application for the building or structure at 1 Sycamore Drive, Westport, CT 68-80 ras been filled in the Office of the Town Building Official on July 14, 2022.

Name and address of the owner: 1 Sycamore Drive, LLC, 484 Stillson Road, Fairfield, CT

Age of the building or structure, 67 years old Square footage of the building or structure; House –1,491 square feet of living area: Detached garage - 1,020 sq ft

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







## TOWN OF WESTPORT

### APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

**RECEIVED** 

JUL 20 2022

AND/OR PROPERTIES 50	YEARS OR OLDER
1. 105 Harbor Road	1956 WESTPORT BUILDING
ADDRESS OF WORK (Please Print)	DATE BUILT ( From Ass PEPARTMENT
2 William + Katherine Weber NAME OF CURRENT PROPERTY OWNER (Please Print)	TELEPHONE
3. 105 Harbor Road Wes. ADDRESS OF CURRENT PROPERTY OWNER (Please Print	
4. Bluewater Home Builders NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If a Attach copy of letter of authorization from owner,	ZZC applicable) (Please Print)
5. House - 2,568 Ser FT Garage - 529 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUIL	Sgrft Balconies JUT, 11TY STorage - 4
6. AA Building Weeking, LLC. DEMOLITION CONTRACTOR (Please Print)	(203) 414-6516   DMCR 000128 relephone license number
GEMOMAN 198@ GMail. Com EMAIL	
NOTIFICATION to abutting & across the street property owner(s) of names and addresses may be obtained from the Assessor's Office). public hearing. PUBLICATION OF NOTICE OF INTENT TO DEMOLISH Please submit cut sheet of notice and photograph of sign on property to	Letters must be copied to the HDC office prior to the POSTING OF DEMOLITION SIGN
CT ENABLING LEGISLATION empowers the Historic Didemolitions within LOCAL HISTORIC DISTRICTS or of PROPERTIES and requires property owners to obtain a demolitions.  The property owner or legal representative must first obtain a Certif Commission prior to obtaining demolition permit application.  Meeting Date of Historic District Commission to consider demolition	f designated LOCAL HISTORIC  Certificate of Appropriateness for such  Gicate of Appropriateness from the Historic District
The TOWN OF WESTPORT has a demolition delay ordinand period following the filing of a demolition permit application older. The purpose of the ordinance is to allow interested partistoric District Commission (HDC) acts as an interested delay for properties 50 years or older.	for buildings 500 sq. ft. or larger and 50 years or ties to explore alternatives to demolition. The
Meeting Date of Historic District Commission to consider waiving t	he waiting period:
The HDC meets the second Tuesday of every month. The prope of the publicly noticed agenda and is expected to attend the meet reports, proposed plans and other information be submitted at tHDC Office at 341-1184.	ting. It is recommended that supporting engineering
FOR HISTORIC DISTRICT COMMISSION DECISION:  The Historic District Commission considers the property historics  The Historic District Commission does not consider the property remainder of the waiting period effective	ally significant and does not waive the balance of delay. historically significant. The Commission waives the (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  $\Box$ COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS (203)445-7395 FAX (203)330-4618 Beverly Doyle AQUARION WATER COMPANY robin.schilb@alticeusa.com (203) 696-4780 **CABLEVISION** (888) 544-4826 FAX (877) 285-4448  $\Box$ EVERSOURCE ENERGY Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009 FUEL TANK (For underground tanks) From the oil company or remediation contractor FUEL TANK (For aboveground tanks) From the propane company that installed the tank PROPANE TANK (203) 795-7792 FAX (203) 795-7784 Michael Simoneau |--GAS COMPANY (203) 383-6727 Const. & Eng. Dept. FRONTIER COMMUNICATIONS (203) 341-1170 FAX (203) 341-1088 CONSERVATION DEPARTMENT Colin Kelly (203) 227-9571 Jeff Andrews HEALTH DEPARTMENT (203) 341-1793 PUBLIC WORKS DEPARTMENT Deborah Barbieri (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. 1 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: Wedle alk DATE: 7/19/22 SIGNATURE OF DEMOLITION CONTRACTOR:

SIGNATURE OF BUILDING OFFICIAL:



PHONE: (203) 557-4770

31 Imperial Avenue Westport, Connecticut 06880

FAX: (203) 557-4771

Town	of	West	port.	CT
TOWN	$o_1$	44 621	թոււ	VΙ

RE: Authorization with respect to demolition of structures - 105 Harbor Road, Westport, CT

We, William & Katharine Weber, are the owners of the property known as 105 Harbor Road, Westport, CT, herby grant Darren Andreoli, Robert Sprouls or Wade Alix of Bluewater Home Builders, LLC, the authorization to apply for and execute any and all permits on our behalf that are required to demolish any and all structures on the property.

William Weber_	William H. Weber	Date 7/15/22
Katherine Weber		Date 7/15/22

Signature: Katharine Weber (Jul 18, 2022 18:02 EDT)

Email: kdweber 99@gmail.com

Property Location Vision ID 2312 105 HARBOR RD Account # 6350

Map ID B02/ / 140/000 / Bldg # 1 Bldg Name Sec # 1 of 1

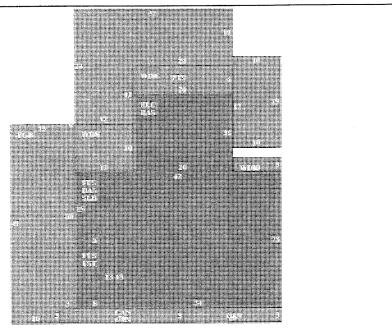
Card # 1 of 1

State Use 101L Print Date 7/7/2022 1:32:47 PM

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Interior W	all 2						<u></u>		3,7	MAIN	(21 77)	LOATION			
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					A MANAGEMENT OF THE PROPERTY OF	
	BUILDING	SUB-AREA	SUMMARY	SECTION		
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepred Value
BAS	First Floor	1.392	1,392		113.26	157.656
BLC	Balcony	٥	320		16.99	5,436
CAN	Canopy	0	210		22.65	4,757
FGR	Garage	0	524		45.39	23,784
FST	Utility Storage, Fin	0	104		56.63	5.889
FUS	Upper Story, Finished	1,176	1,176		113.26	133,192
PTS	Patro - Stone	0	718		17.04	12.232
SLB	Slat	j	1,072		0.00	0   1
WDK	Deck. Wood	0	270		11.33	3.058
<del></del>	Ttl Gross Liv / Lease Area	2.568	5.786			346,004





State Use 101L Blda Name Map ID B02/ / 140/000 / Property Location 105 HARBOR RD Print Date 7/7/2022 1:32:48 PM Card # 1 of 1 Sec # 1 of 1 Account # 6350 Blda# 1 Vision ID 2312 CURRENT ASSESSMENT STRT/ROAD | LOCATION TOPO UTILITIES CURRENT OWNER Assessed Description Code Appraised 6 Septic 1 Public 6158 WEBER WILLIAM HENRY & KATHARI 1.190.700 833,500 2 Public Water RES LAND DWELLING 1-3 374,800 262,400 WESTPORT, CT 166.500 SUPPLEMENTAL DATA 237,900 1-4 RES OUTBL 105 HARBOR RD 53060237 Alt Prol ID Asking \$ Historic ID 504 Census 06880 WESTPORT WestportC M16 VISION Survey Ma 2430 Survey Ma Assoc Pid# GIS ID B02140000 1,803,400 1,262,400 PREVIOUS ASSESSMENTS (HISTORY) BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC RECORD OF OWNERSHIP Code Assessed Year Code | Assessed V | Year Assessed Code Year 3 200 000 | 00 0274 09-09-2021 Q 4171 WEBER WILLIAM HENRY & KATHARINE DIA 833,500 2020 1-1 833.500 1-1 833.500 29 2021 1-1 06-15-2015 U 1 O VAN WYNGAARDEN HERBERT & ADRIANA 3618 0026 1-3 262,400 262,400 1-3 Ω 29 1-3 262 400 01-17-2012 U 1 VAN WYNGAARDEN ADRIANA 3267 0303 166,500 166,500 1-4 1-4 1.850.000 07 1-4 166,500 VAN WYNGAARDEN HERBERT & ADRIANA 3044 0298 12-09-2009 U 12-09-1991 Ω 29 1129 | 0298 EHRHORN VIRGINIA G 1,262,400 1.262,400 Total Total Total 1.262.400 OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor EXEMPTIONS Comm Int Description Number Amount Description Amount Code Year | Code APPRAISED VALUE SUMMARY 374,800 Appraised Bldg, Value (Card) Total Appraised Xf (B) Value (Bldg) ASSESSING NÉIGHBORHOOD Batch В Tracing 237,900 Nbhd Nohd Name Appraised Ob (B) Value (Bldg) 0001 a 0001 1,190,700 Appraised Land Value (Bldg) NOTES Special Land Value M/2430 701 525(1/2 OF 201), 508(202) 1,803,400 Total Appraised Parcel Value HIGH RANCH - KIT ON 1ST FLOOR С Valuation Method 1.803.400 Total Appraised Parcel Value VISIT / CHANGE HISTORY BUILDING PERMIT RECORD Type Is Cd Purpost/Result Date Comments % Comp | Date Comp Permit ld | Issue Date | Description Amount Insp Date 19 |Field Review SR 04-28-2020 150,000 11-16-2010 100 06-15-2010 INTERIOR RENOVATION TO 71281 01-06-2010 AL Alterations 76 GC-REVAL

71281 INTERIOR RENOVATION TO KITCHEN AND 3 BATHRROMS, NEW SIDING AND WINDOWS, NEW ASPHALT SHINGLE ROOF ON SLDG PAPER, ICE & WATER SHIELD @ EAVES INSTALLED TO 110 MPH

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В	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbha.	Nond. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
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PSN 7530-02-000-9098

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1. Robert + TanyiA Pluc IC4 Harber Rd WestPerr, CT OGESC  2. TAMES D KAVERS IC5 Harber Rd WestPerr, CT GOSSC  3. Peter - MILWELIZ WEITSC IC7 Harber Rd WestPerr, CT GOSSC  4. IC1 Herber Rd WestPerr, CT GOSSC  5. S  6. S  Tall whom is Peerl Tail Note of Pages Fragilists For New or Medical Pages (Pages) Fragilists For New or Medical Pages (Pages) Fragilists For New or Medical Pages (Pages) Fragilists For New or Medical Pages (Pages) Fragilists For New or Medical Pages (Pages) Fragilists For New or Medical Pages (Pages) Fragilists For New or Medical Pages (Pages) Fragilists For New or Medical Pages (Pages) Fragilists For New or Medical Pages (Pages) Fragilists For New or Medical Pages (Pages) Fragilists For New or Medical Pages (Pages) Fragilists For New or Medical Pages (Pages) Fragilists For New Or Medical Pages (Pages) Fragilists For New Or Medical Pages (Pages) Fragilists For New Or Medical Pages (Pages) Fragilists For New Or Medical Pages (Pages) Fragilists For New Or Medical Pages (Pages) Fragilists For New Or Medical Pages (Pages) Fragilists For New Or Medical Pages (Pages) Fragilists For New Or Medical Pages (Pages) Fragilists Fragilists For New Or Medical Pages (Pages) Fragilists Fragil	·						Charge	if Registered	Value		Fee	Fee	Fee	Fee	Fea	Fee	Fee
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#### Subject Property:

Parcel Number:

B02140000

CAMA Number:

B02140000

Property Address: 105 HARBOR RD

Mailing Address: WEBER WILLIAM HENRY & KATHARINE

DIANA

105 HARBOR RD

WESTPORT, CT 06880

101 HARBOR ROAD LLC

101 HARBOR ROAD

Mailing Address: WORMSER PETER AND MILWE LIZ

107 HARBOR RD

WESTPORT, CT 06880

WESTPORT, CT 06880

Abutters:

Parcel Number:

B02139000

CAMA Number:

B02139000

Property Address:

101 HARBOR RD

Parcel Number:

B02141000

CAMA Number:

B02141000

Property Address: 107 HARBOR RD

Parcel Number:

B02170000

CAMA Number:

B02170000

Property Address: 108 HARBOR RD

Parcel Number:

B02171000

CAMA Number: Property Address:

7/18/2022

B02171000 104 HARBOR RD

Mailing Address:

Mailing Address: KAVETAS JAMES D 108 HARBOR RD

WESTPORT, CT 06880

Mailing Address:

PINO ROBERT & TANYIA

104 HARBOR RD

WESTPORT, CT 06880

Ad Order Number

Customer Account

0002718097

217981

Sales Rep.

Customer Information

snorton

BLUEWATER HOME BUILDERS, LLC

<u>Order Taker</u>

31 Imperial Ave WESTPORT CT 06880

snorton

USA

Ordered By

Wade

Phone

Phone: 2035574770

Order Source

Fax;

EMail: kirsten@pluewaternomebuilde

rs.com

Ad Cost \$31.00 Payment Amt \$0.00 Amount Due \$31.00

Blind Box

Materials

Order Notes

Ad Number 0002718097-01

External Ad#

Pick Up Number 0002717483

Ad Type

Ad Size

PO Number

BR Legal Liner

2 X 12 li

105 Harbor Road

Color

Color Requests

\$0.00

••••

Placement

Product and Zone Westport News # Inserts

BR Legai

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 7/22/2022

#### Ad Content Proof

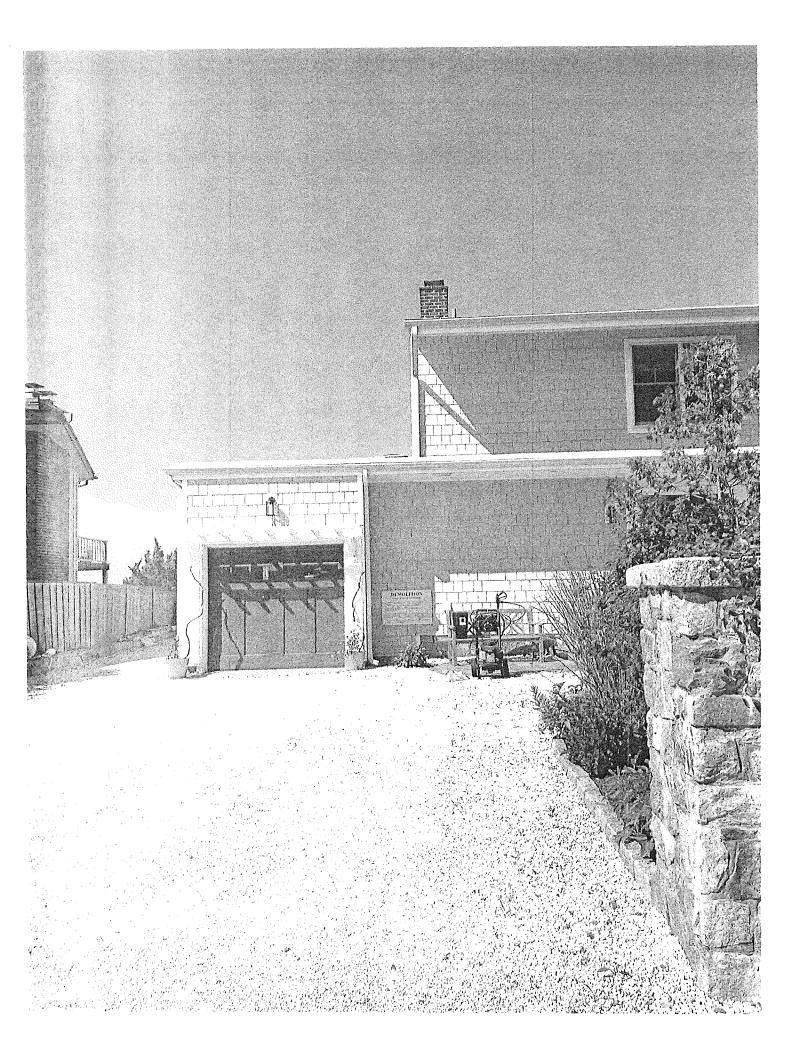
Note: Ad size does not reflect actual ad

#### LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II. Section 14-24 (a) (2) of the Code of Ordinances. Fown of Westpurt, notice is hereby given that a demolition permit application for the building or structure at 105 Harbor Road, Westport, C1 06880 has been filed in the Office of the Town Building Official on July 20, 2022.

Name and address of the owner: William & Katharine Weber, Westport, CT Age of the building or structure 55 years ord Square footage of the building or structure: House -2.568 square lest of living great. Detached garage, unity shed and decks - 1,114 sq ft.

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



# DEMOLITION

# Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code of
In accordance with Article 11, Section 14 2. (4)
Ordinances. Town of Westport, notice is hereby given that a
it and in for the huilding or structure
demolition permit application for the building or structure
INS HARRIE KUAD
has been filed in the Office of the Town Building Official
has been filed in the Office of the 10th 2
on 7/20/2022

Name and address of the owner: William + Ketherine Weber 105 Herbor Road

Age of the building or structure: Built 1956 66 Years Old

Square footage of the building or structure: Living Area - 2,568 / Garage + Decks 1,119 Sept

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