



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

RECEIVED

RECEIVED

SEP 21 2022

1. 64 Rossville Rd. | 1920 | DATE BUILT (From Assessor's Card)

ADDRESS OF WORK (Please Print) | WESTPORT, CT | DEPARTMENT 9348

2. WESTPORT BUILDING Homes LLC | | TELEPHONE

NAME OF CURRENT PROPERTY OWNER (Please Print)

3. 1723 Post Rd. East Westport CT 06880 | Brian@coastal-lux.com | EMAIL

ADDRESS OF CURRENT PROPERTY OWNER (Please Print)

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

5. 2289 square foot Single Family Residence  
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Charter Oak | 203-243-9094 | Dmck-003252  
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

Brian@coastal-lux.com  
 EMAIL

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

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

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

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

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



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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION Carl Jenkins (203)696-4726 [carl.jenkins@alticetechservicesusa.com](mailto:carl.jenkins@alticetechservicesusa.com)
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY (800) 989-0900
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793  
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

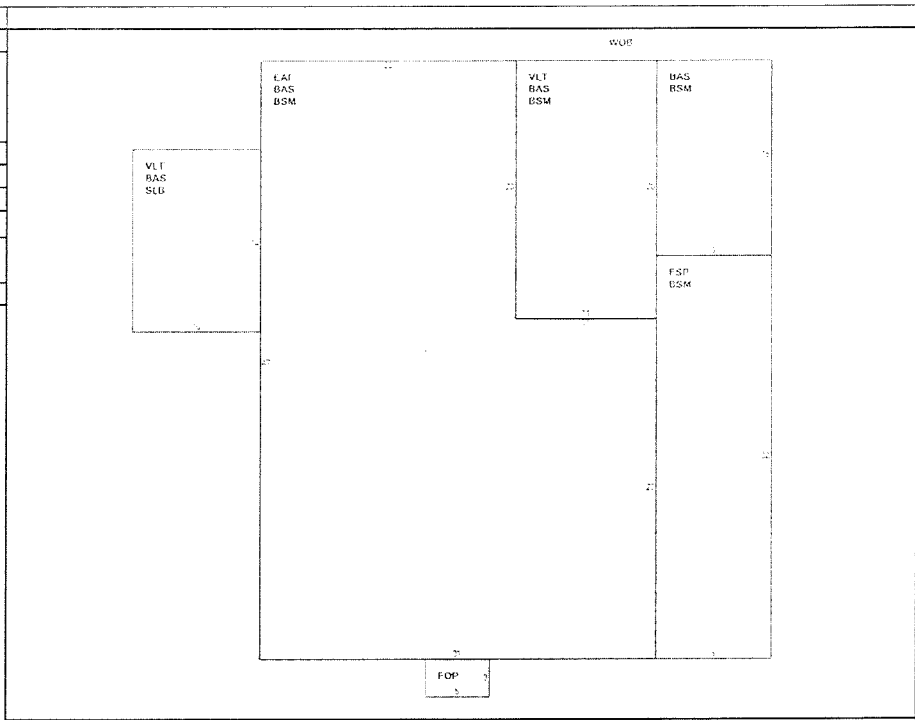
I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT: *Monica Meno Coastal Luxury Homes LLC* DATE: *9/19/22*

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

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

| 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:              | 10   | B-             | Elevator                        |      |             |
| Stories:            | 1.25 | 1 1/4 Stories  | <b>CONDO DATA</b>               |      |             |
| Occupancy           | 1    |                | Parcel Id                       |      | C           |
| Exterior Wall 1     | 14   | Wood Shingle   |                                 |      | B           |
| Exterior Wall 2     |      |                |                                 |      | S           |
| Roof Structure:     | 03   | Gable          | Adjust Type                     | Code | Description |
| Roof Cover          | 03   | Asphalt Shingl | Condo Flr                       |      |             |
| Interior Wall 1     | 05   | Drywall        | Condo Unit                      |      |             |
| Interior Wall 2     |      |                | <b>COST / MARKET VALUATION</b>  |      |             |
| Interior Flr 1      | 12   | Hardwood       | Building Value New              |      | 413,858     |
| Interior Flr 2      |      |                | Year Built                      |      | 1920        |
| Heat Fuel           | 02   | Oil            | Effective Year Built            |      |             |
| Heat Type:          | 05   | Hot Water      | Depreciation Code               |      | A           |
| AC Type:            | 01   | None           | Remodel Rating                  |      |             |
| Total Bedrooms      | 04   | 4 Bedrooms     | Year Remodeled                  |      |             |
| Total Bthrms:       | 3    | 3 Full Baths   | Depreciation %                  |      | 46          |
| Total Half Baths    | 0    |                | Functional Obsol                |      |             |
| Total Xtra Fixtrs   |      |                | External Obsol                  |      |             |
| Total Rooms:        | 7    | 7 Rooms        | Trend Factor                    |      | 1           |
| Bath Style:         | 01   | Old Style      | Condition                       |      |             |
| Kitchen Style:      | 01   | Old Style      | Condition %                     |      |             |
| Kitchens            | 1    |                | Percent Good                    |      | 54          |
| Whirlpool Tubs      |      |                | Cns Sect Rcld                   |      | 223,500     |
| Hot Tubs            |      |                | Dep % Ovr                       |      |             |
| Sauna (SF Area      |      |                | Dep Ovr Comment                 |      |             |
| Fin Basement        |      |                | Misc Imp Ovr                    |      |             |
| Fin Bsmt Qual       |      |                | Misc Imp Ovr Comment            |      |             |
| Bsmt. Garages       | 1    |                | Cost to Cure Ovr                |      |             |
| Interior Cond       | A    |                | Cost to Cure Ovr Comment        |      |             |
| 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 |
| GAR2   | Garage   | FR  | Frame  | L   | 480   | 33.25     | 1974   | 5       | 60   | 3     | 1.00    | 9,100   |

| BUILDING SUB-AREA SUMMARY SECTION |                            |             |            |          |           |                |
|-----------------------------------|----------------------------|-------------|------------|----------|-----------|----------------|
| Code                              | Description                | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS                               | First Floor                | 1,732       | 1,732      |          | 138.70    | 240,230        |
| BSM                               | Basement Area              | 0           | 1,880      |          | 27.74     | 52,152         |
| EAF                               | Attic, Expansion, Finished | 557         | 1,237      |          | 62.45     | 77,257         |
| FOP                               | Porch, Open                | 0           | 15         |          | 27.74     | 416            |
| FSP                               | Porch, Screen              | 0           | 288        |          | 34.68     | 9,986          |
| SLB                               | Slab                       | 0           | 140        |          | 0.00      | 0              |
| VLT                               | Vaulted Ceiling            | 0           | 360        |          | 6.94      | 2,497          |
| Ttl Gross Liv / Lease Area        |                            | 2,289       | 5,652      |          |           | 382,538        |



Property Location 64 ROSEVILLE RD  
 Vision ID 464 Account # 4470

Map ID F09/ / 114/000 /  
 Bldg # 1

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

State Use 101  
 Print Date 8/30/2022 12:04:08 P

| CURRENT OWNER            |  | TOPO  | UTILITIES      | STRT / ROAD | LOCATION | CURRENT ASSESSMENT |       |           |          |                      |
|--------------------------|--|---|----------------|-------------|----------|--------------------|-------|-----------|----------|----------------------|
| COASTAL LUXURY HOMES LLC |  |   | 6 Septic       | 1 Public    |          | Description        | Code  | Appraised | Assessed | 6158<br>WESTPORT, CT |
| 1723 POST ROAD E         |  |   | 2 Public Water |             |          | RES LAND           | 1-1   | 552,600   | 386,800  |                      |
| WESTPORT CT 06880        |  | <b>SUPPLEMENTAL DATA</b>  |                |             |          | DWELLING           | 1-3   | 223,500   | 156,500  |                      |
| 1                        |  | Alt Prcl ID 5318247<br>Historic ID 1150<br>Census 503<br>WestportC E25<br>Survey Ma 6640<br>Survey Ma |                |             |          | RES OUTBL          | 1-4   | 9,100     | 6,400    |                      |
|                          |  | GIS ID F09114000  | Assoc Pid#     |             |          |                    | Total | 785,200   | 549,700  | <b>VISION</b>        |

| 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 |  |  |
| 4256 0279           | 07-08-2022 | Q   | I   | 1,400,000  | 00 |       |                                |          |       |      |            |       |      |          |  |  |
| 4244 0102           | 05-27-2022 | U   | I   | 0          | 29 | 2021  | 1-1                            | 386,800  | 2020  | 1-1  | 386,800    | 2020  | 1-1  | 386,800  |  |  |
| 4139 0311           | 06-16-2021 | U   | I   | 0          | 29 |       | 1-3                            | 156,500  |       | 1-3  | 156,500    |       | 1-3  | 156,500  |  |  |
| 3579 0289           | 01-05-2015 | U   | I   | 0          | 29 |       | 1-4                            | 6,400    |       | 1-4  | 6,400      |       | 1-4  | 6,400    |  |  |
| 0262 0421           | 12-04-1968 | U   | I   | 0          | 29 | Total |                                | 549,700  | Total |      | 549,700    | Total |      | 549,700  |  |  |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |        |        |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|
| Year       | Code | Description | Amount | Code              | Description | Number | Amount |
|            |      |             | 0.00   |                   |             |        |        |

| ASSESSING NEIGHBORHOOD |     |           |   | NOTES   |       |                   |  |
|------------------------|-----|-----------|---|---------|-------|-------------------|--|
| Nbhd                   | Sub | Nbhd Name | B | Tracing | Batch |                   |  |
| 0003                   | R   | 0003      |   |         |       | M/ 6640<br>18' RD |  |

| 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             |
|                        |            |      |             |        |           |        |           |          |  | 07-02-2020             | SR |      |    | 19 | Field Review               |
|                        |            |      |             |        |           |        |           |          |  | 10-31-2015             | VA |      |    | 80 | Data Mailer No Change      |
|                        |            |      |             |        |           |        |           |          |  | 08-07-2015             | AG |      |    | 00 | Measur+Listed              |
|                        |            |      |             |        |           |        |           |          |  | 06-17-2015             | VA |      |    | 10 | Measu/LtrSnt - Letter Sent |

| LAND LINE VALUATION SECTION |          |                  |      |      |            |            |          |            |       |       |           |       |                     |            |            |
|-----------------------------|----------|------------------|------|------|------------|------------|----------|------------|-------|-------|-----------|-------|---------------------|------------|------------|
| B                           | Use Code | Description      | Zone | Land | 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_A |      | 2.650 AC   | 360,000.00 | 0.39947  | 5          | 1.00  | 145   | 1.450     |       | 1.0000              |            | 552,600    |

|                       |  |  |  |  |          |                        |  |  |  |  |   |                  |  |  |  |         |
|-----------------------|--|--|--|--|----------|------------------------|--|--|--|--|---|------------------|--|--|--|---------|
| Total Card Land Units |  |  |  |  | 2.650 AC | Parcel Total Land Area |  |  |  |  | 3 | Total Land Value |  |  |  | 552,600 |
|-----------------------|--|--|--|--|----------|------------------------|--|--|--|--|---|------------------|--|--|--|---------|



+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880  
203-247-3439 denean@coastal-lux.com

September 22, 2022

Dear Neighbor,

Please be advised Coastal Luxury Homes, LLC has filed an application with the Westport Building Department to demolish the residence located at 64 Roseville Road, Westport, Connecticut. I have enclosed a copy of the legal notice that was published in The Hour on September 20, 2022 and a copy of the demolition sign that is posted on the house.

Thank you.

Sincerely,

Denean Pomarico







Name and Address of Sender

Coastal Luxury Homes LLC  
1723 Post Rd East  
Westport CT 06880

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
(If issued as a certificate of mailing, or for additional copies of this bill)  
Postmark and Date of Receipt

| Article Number | Addressee (Name, Street, City, State, & ZIP Code)                   | Postage | Fee | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD | DC Fee | SC Fee | SH Fee | RD Fee | RR Fee |
|----------------|---|---------|-----|-----------------|----------------------------|---------------|-------------------|--------|--------|--------|--------|--------|
| 1.             | Kimber Brachet + Jeffrey Payne<br>4 Colony Rd.<br>Westport CT 06880 | 60      | 50  |                 |                            |               |                   |        |        |        |        |        |
| 2.             | Howard + Gloria Bruck<br>2 Colony Rd.<br>Westport CT 06880          | (       |     |                 |                            |               |                   |        |        |        |        |        |
| 3.             |   |         |     |                 |                            |               |                   |        |        |        |        |        |
| 4.             |   |         |     |                 |                            |               |                   |        |        |        |        |        |
| 5.             |   |         |     |                 |                            |               |                   |        |        |        |        |        |
| 6.             |   |         |     |                 |                            |               |                   |        |        |        |        |        |
| 7.             |   |         |     |                 |                            |               |                   |        |        |        |        |        |
| 8.             |   |         |     |                 |                            |               |                   |        |        |        |        |        |



Total Number of Pieces Listed by Sender 2

Total Number of Pieces Received at Post Office 2

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

|                                      |  |
|--------------------------------------|--|
| <u>Ad Order Number</u><br>0002730568 | <u>Customer Account</u><br>348122  |
| <u>Sales Rep.</u><br>mhutchings      | <u>Customer Information</u><br>COASTAL LUXURY HOMES<br>1723 Post Road East<br>WESTPORT CT 06880<br>USA |
| <u>Order Taker</u><br>mhutchings     |  |
| <u>Ordered By</u><br>DeNEAN POMARICO | <u>Phone:</u> 2032473439   |
| <u>Order Source</u><br>Phone         | <u>Fax:</u><br><u>E-mail:</u>  |

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**LEGAL NOTICE OF INTENT TO DEMOLISH**

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the buildings or structures at 64 Rosville Road, Westport CT 06880 has been filed in the Office of the Town Building Official on September 19, 2022.

Name and address of the owners: Coastal Luxury Homes, LLC, 1723 Post Road East, Westport CT 06880 Age of the building or structure: 102 years old. Square footage of the building or structure: 2289 sq.ft. The application is currently pending and available for public inspection in the Office of the Town Building Official.

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

Blind Box      Materials

Order Notes

|                                   |                             |                                     |
|-----------------------------------|-----------------------------|-------------------------------------|
| <u>Ad Number</u><br>0002730568-01 | <u>External Ad #</u>        | <u>Pick Up Number</u><br>0002729566 |
| <u>Ad Type</u><br>BR Legal Liner  | <u>Ad Size</u><br>2 X 11 li | <u>PO Number</u>                    |
| <u>Color</u><br>\$0.00            | <u>Color Requests</u>       |                                     |

|  |                       |                                |
|--|-----------------------|--------------------------------|
| <u>Product and Zone</u><br>Westport News | <u># Inserts</u><br>1 | <u>Placement</u><br>BR Wetland |
|--|-----------------------|--------------------------------|

Note: Retail Display Ads May Not End in Identified Placement

Run Dates  
9/30/2022



# The Norwalk Hour

# CLASSIFIED

MARKETPLACE

203-333-4151 | classifieds@hearstmediact.com | Hours: 8:30 a.m.-4:30 p.m., M-F | Major Credit Cards Accepted

### GENERAL HELP WANTED

**GROUNDSPERSONS** for Local Time Service. PT and FT available. Must be able to drive trucks (not CMV). Call 203-930-5393.

### MERCHANDISE FOR SALE

**MOVING SALE**- Glass Cocktail table, 4pc. Wall unit, 2 pedestal oak desk, antique lamp, 200-696-8326

### APARTMENTS FOR RENT

**3 BEDROOM**, Apartment for Rent, including Washer/Dryer, 2 off street parking. Asking \$2900, call 451-6174

### COMPUTER SERVICES

**HOME/SMALL OFFICE** Set up, Troubleshooting, network internet, virus protection, repairs/backup. Call Tom: 203-948-5836

### LET CLASSIFIED WORK FOR YOU

**GREAT RATES  
GREAT RESULTS**  
203-333-4151  
\*\*\*\*\*

### PUBLIC NOTICES

**NOTICE OF PUBLIC SALE:** The following self-storage Cubo contents containing household and other goods will be sold for cash by CuboSmart, 162 Boston Street, Norwalk, CT, 06854 to satisfy a lien on October 4th, 2022 at approx. 1:00 PM at [www.storageofthesouth.com](http://www.storageofthesouth.com)

- Cubo # 2002 Wayne Alexander
- Cubo # 2623 Harold Kenneth
- Cubo # 2309 Oscar Cook
- Cubo # 3528 Paula Lewis
- Cubo # 3E81 Gino Esambardis

### LEGAL NOTICE

Notice is hereby given that at a regular meeting of the Weston Planning & Zoning Commission, held on Monday, September 12, 2022, via Zoom, the Commission approved the following application: Approval of New Sign pursuant to Section 50-3 of the Zoning Regulations, Weston Historical Society, 104 Weston Road (Leigh Macey, President, Weston Historical Society). The Commission file is available on the Town website: <https://www.westonct.gov/government/boards-commissions>. **Consent/objection deadline: 4:00pm on September 19, 2022 in Weston, CT by Sally Kornf, Chair.** To be published in the Norwalk Hour on September 20, 2022

### LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (c) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the buildings or structures at 64 Roseville Road, Westport CT 06880 has been filed in the Office of the Town Building Official on September 19, 2022.  
Name and address of the owners: Coastal Luxury Homes, LLC, 1723 Post Road East, Westport CT 06880 Age of the building or structure: 162 years old. Square footage of the building or structure: 2289 sqft. The application is currently pending and available for public inspection in the Office of the Town Building Official.

### PROBATE NOTICES

**NOTICE TO CREDITORS**  
ESTATE OF Lloyd C. Cook  
(22-00772)

The Hon. Douglas Stem, Judge of the Court of Probate, District of Norwalk - Wilton Probate Court, by decree dated September 14, 2022, ordered that all claims must be presented to the fiduciary at the address below. Failure to promptly present any such claim may result in the loss of rights to recover on such claim.

Stephano Bergamo,  
Deputy Chief Clerk

The fiduciary is:  
Nancy O'Connell, aka Nancy Cook-O'Connell, 93 Newtown Avenue, Norwalk, CT 06851

### PROBATE NOTICES

**NOTICE TO CREDITORS**  
ESTATE OF Huan Lin  
(22-00528)

The Hon. Douglas Stem, Judge of the Court of Probate, District of Norwalk - Wilton Probate Court, by decree dated September 14, 2022, ordered that all claims must be presented to the fiduciary at the address below. Failure to promptly present any such claim may result in the loss of rights to recover on such claim.

Diana Ely,  
Chief Clerk

The fiduciary is:  
Yufeng Dang  
c/o SARLON E DONOWAN  
LAW OFFICES OF SARLON  
E DONOWAN, 111 EAST AVE,  
SUITE 218, NORWALK, CT 06854

### PROBATE NOTICES

**NOTICE TO CREDITORS**  
ESTATE OF Saul Pollack  
(22-00763)

The Hon. Douglas Stem, Judge of the Court of Probate, District of Norwalk - Wilton Probate Court, by decree dated September 14, 2022, ordered that all claims must be presented to the fiduciary at the address below. Failure to promptly present any such claim may result in the loss of rights to recover on such claim.

Diana Ely,  
Chief Clerk

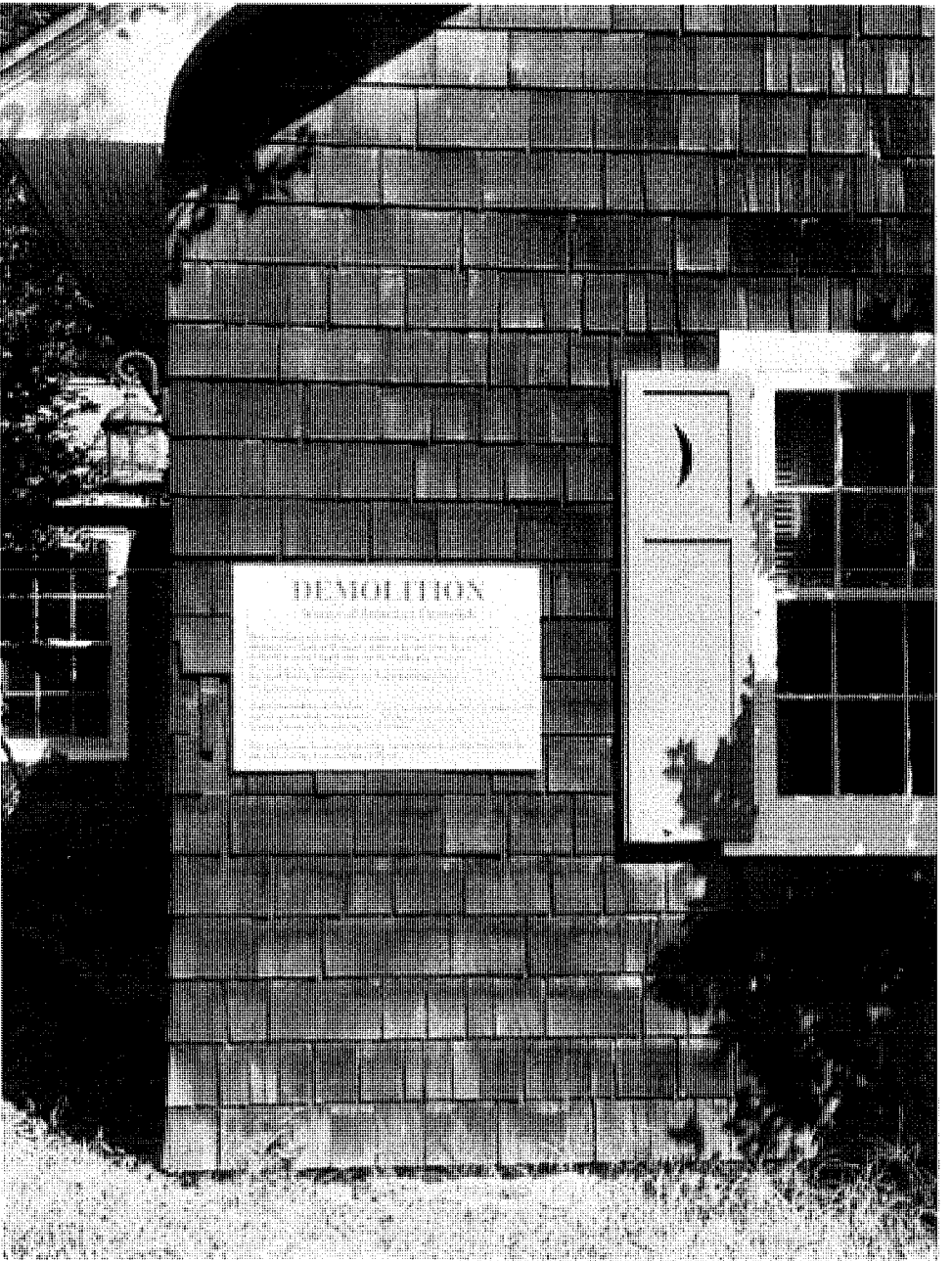
The fiduciary is:  
Anne G. Pollack,  
25 Powder Horn Hill Road,  
Wilton, CT 06897

Fighting Big Tobacco, Bad Air and the Asthma Epidemic



[www.lungusa.org](http://www.lungusa.org) | 1-800-LUNG-USA







# 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 64 Pennell Rd Westport CT 06880 has been filed in the Office of the Town Building Official on September 19, 2012

Name and address of the owner: Coastal Heavy Homes LLC 1123 Post Rd East Westport CT 06880  
Age of the building or structure: 102 years old  
Square footage of the building or structure: 2,294 SF

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**  
**AND/OR PROPERTIES 50 YEARS OR OLDER**

RECEIVED

OCT 12 2022

1. 146 North Ave | 1957  
**ADDRESS OF WORK (Please Print)** | **DATE (From Assessor's Card)**

2. TOKATLIAN MATTHEW C & SALPI | (203-216-2515)  
**NAME OF CURRENT PROPERTY OWNER (Please Print)** | **TELEPHONE**

3. 1568 Post Road E | brettlieberm@yahoo.com  
**ADDRESS OF CURRENT PROPERTY OWNER (Please Print)** | **EMAIL**

4. Martin Piekarski, Pieka Construction LLC 67 Carlynn Drive, Fairfield, CT 06824  
**NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)**  
 Attach copy of letter of authorization from owner.

5. 1536 sf  
**SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)**

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

\_\_\_\_\_  
**EMAIL**

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

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

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

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

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

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

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

**FOR HISTORIC DISTRICT COMMISSION DECISION:**

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

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

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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION - (203) 696-4780 [robin.schilb@alticeusa.com](mailto:robin.schilb@alticeusa.com)
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- 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
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- 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: 10/07/22

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

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

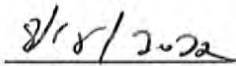
**Pieka Construction**  
**Tel: 203-981-5610**

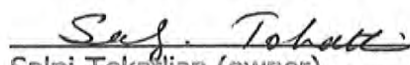
August 14, 2022

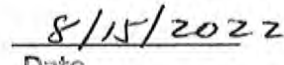
Re: 146 North Avenue  
Westport, CT 06880

The property owners, Matthew and Salpi Tokatlian, hereby grants authority and permission to Andy Piekarski and his agents to apply for a demolition permit, and if necessary represent the owner in connection with all hearings and meetings regarding same relating to the above property.

  
\_\_\_\_\_  
Matthew Tokatlian (owner)

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Salpi Tokatlian (owner)

  
\_\_\_\_\_  
Date

  
  
\_\_\_\_\_  
Andy Piekarski (Pieka Construction)

08/14/22  
\_\_\_\_\_  
Date



**Order Confirmation**

|                                      |   |
|--------------------------------------|---|
| <b>Ad Order Number</b><br>0002732844 | <b>Customer Account</b><br>342152   |
| <b>Sales Rep.</b><br>slink           | <b>Customer Information</b><br>MARTIN PIEKARSKI PIEKA CONSTRUCTION<br>633 ROWLAND ROAD<br>FAIRFIELD CT 06824<br>USA |
| <b>Order Taker</b><br>slink          |   |
| <b>Ordered By</b><br>Martin, Email   | <b>Phone:</b> 2035229297  |
| <b>Order Source</b><br>Phone         | <b>Fax:</b><br><b>Email:</b>  |

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**LEGAL NOTICE OF INTENT TO DEMOLISH**  
 In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 146 North Ave as been filed in the Office of the Town Building Official on October 4th, 2022.  
 Name and contractor doing work: Pieka Construction Inc.  
 67 Carlynn Dr  
 Fairfield, CT 06824  
 Age of the building or structure: 65 Years  
 Square footage of the building or structure: 1536  
 The application is currently pending and available for public inspection in the Office of the Town Building Official.

|                |                    |                   |
|----------------|--------------------|-------------------|
| <b>Ad Cost</b> | <b>Payment Amt</b> | <b>Amount Due</b> |
| \$27.28        | \$0.00             | \$27.28           |

**Blind Box**      **Materials**

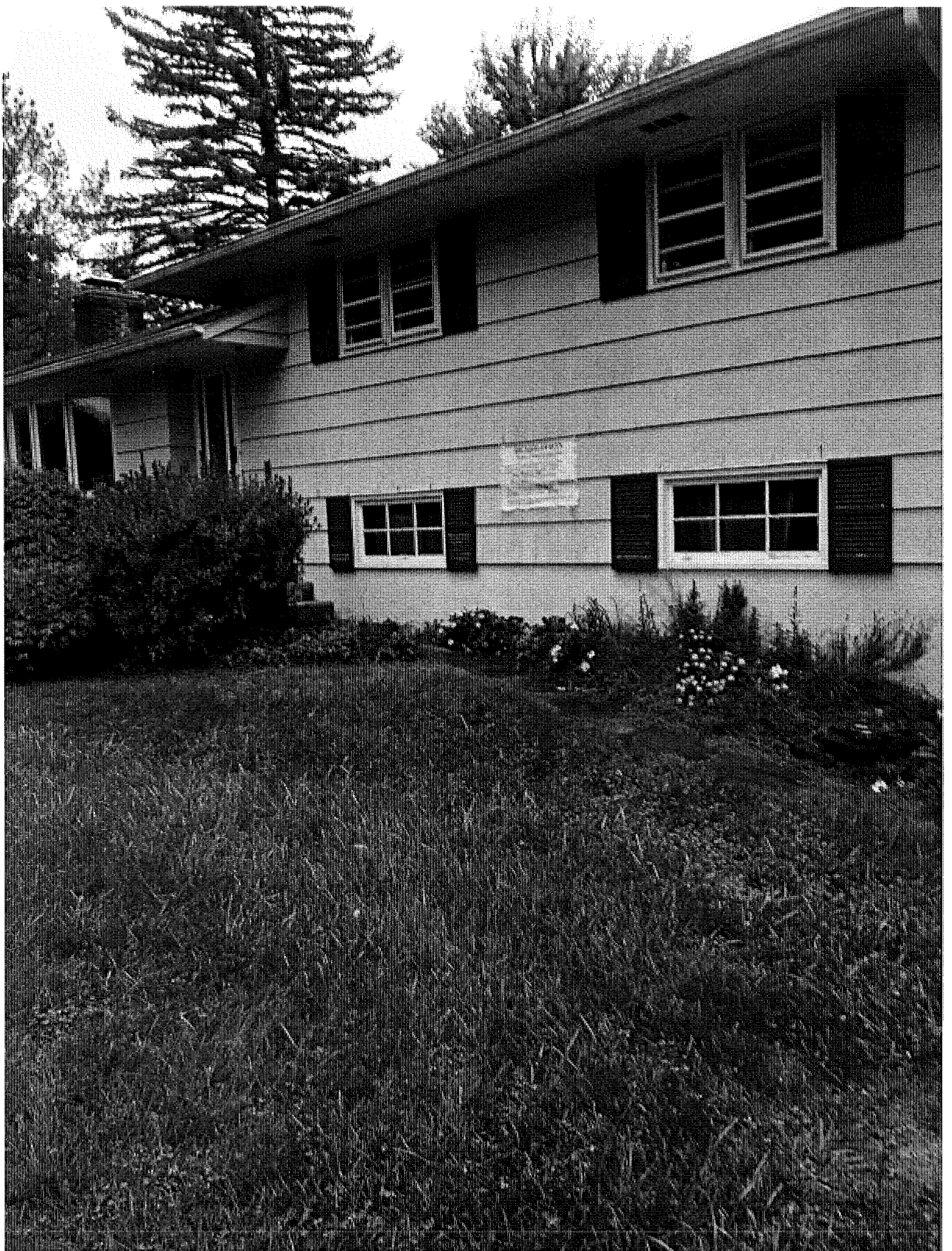
**Order Notes**

|                                   |                             |                       |
|-----------------------------------|-----------------------------|-----------------------|
| <b>Ad Number</b><br>0002732844-01 | <b>External Ad #</b>        | <b>Pick Up Number</b> |
| <b>Ad Type</b><br>BR Legal Liner  | <b>Ad Size</b><br>2 X 11 li | <b>PO Number</b>      |
| <b>Color</b><br>\$0.00            | <b>Color Requests</b>       |                       |

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

Note: Retail Display Ads May Not End In Identified Placement

**Run Dates**  
10/14/2022





Name and Address of Sender  
 Pietra Construction Inc.  
 67 Carlym Drive  
 Fairfield, CT 06824

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery



0000

U.S. POSTAGE PAID  
 FAIRFIELD, CT  
 06824  
 OCT 07, 22  
 AMOUNT  
**\$3.50**  
 R2305K134798-06

ntable Mail

| USPS Tracking/Article Number | Addressee (Name, Street, City, State, & ZIP Code™)                   | Postage | (Extra Service) Fee | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee |
|------------------------------|--|---------|---------------------|-----------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
| 1.                           | BROOKLIER MATTHEW S & IRI<br>3 BLUE RIBBON DR<br>WESTPORT, CT 6880   |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 2.                           | ELIZONDO PEDRO PABLO & CA<br>1 BLUE RIBBON DR<br>WESTPORT, CT 6880   |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 3.                           | GREEN PIPER LLC<br>148 NORTH AVE<br>WESTPORT, CT 6880                |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 4.                           | LEVY NETTA AND BEEBE MICH<br>11 BLUE RIBBON DR<br>WESTPORT, CT 06880 |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 5.                           | MEYERS VIVIAN TR & COHEN<br>13 BLUE RIBBON DR<br>WESTPORT, CT 06880  |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 6.                           | RADA ELI TR & LAURIE TR<br>145 NORTH AVE<br>WESTPORT, CT 06880       |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 7.                           | RENO THOMAS J & WENDY C<br>147 NORTH AVE<br>WESTPORT, CT 06880       |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 8.                           |  |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)



BROOKLIER MATTHEW S & IRI  
3 BLUE RIBBON DR  
WESTPORT, CT 6880

ELIZONDO PEDRO PABLO & CA  
1 BLUE RIBBON DR  
WESTPORT, CT 6880

GREEN PIPER LLC  
148 NORTH AVE  
WESTPORT, CT 6880

LEVY NETTA AND BEEBE MICH  
11 BLUE RIBBON DR  
WESTPORT, CT 6880

MEYERS VIVIAN TR & COHEN  
13 BLUE RIBBON DR  
WESTPORT, CT 6880

RADA ELI TR & LAURIE TR  
145 NORTH AVE  
WESTPORT, CT 6880

RENO THOMAS J & WENDY C  
147 NORTH AVE  
WESTPORT, CT 6880

**October 7, 2022**

To:

BROOKLIER MATTHEW S & IRI  
3 BLUE RIBBON DR  
WESTPORT, CT 06880

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Martin Piekarski  
Pieka Construction Inc.

**October 7, 2022**

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October 7, 2022

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Martin Piekarski  
Pieka Construction Inc.



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

RECEIVED

OCT 19 2022

1. 4 ROCKY RIDGE RD | 1948  
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. STELIAN & CLAUDIA EPURE | 2034513165  
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 11 SKYTOP DR. NORWALK, CT 06855 | STELIAN.EPURE@GMAIL.COM  
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

RECEIVED

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

OCT 20 2022

5. BUILD NEW CONSTRUCTION (1178 SQ FT) | WESTPORT BUILDING DEPARTMENT  
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  
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SIGNATURE OF HDC OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

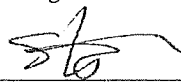
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SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 10/18/2022

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

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



Property Location 4 ROCKY RDG RD  
 Vision ID 9293

Account # 13437

Map ID D071 / 102/000 /  
 Bldg # 1

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

State Use 101  
 Print Date 10/3/2022 2:44:26 PM

| CURRENT OWNER           |  | TOPO                     | UTILITIES      | STRT / ROAD        | LOCATION | CURRENT ASSESSMENT |      |           |          |                      |         |         |
|-------------------------|--|--------------------------|----------------|--------------------|----------|--------------------|------|-----------|----------|----------------------|---------|---------|
| EPURE STELIAN & CLAUDIA |  |                          | 3 Public Sewer | 2 Private          |          | Description        | Code | Appraised | Assessed | 6158<br>WESTPORT, CT |         |         |
|                         |  |                          | 2 Public Water |                    |          | RES LAND           | 1-1  | 372,200   | 260,500  |                      |         |         |
| 4 ROCKY RDG RD          |  | <b>SUPPLEMENTAL DATA</b> |                |                    |          | DWELLING           | 1-3  | 74,900    | 52,400   | <b>VISION</b>        |         |         |
| WESTPORT CT 06880       |  | Alt Prcl ID 5317173      |                | Lift Hse Asking \$ |          |                    |      |           |          |                      |         |         |
| 1                       |  | Historic ID              |                |                    |          |                    |      |           |          |                      |         |         |
|                         |  | Census 505               |                |                    |          |                    |      |           |          | Total                | 447,100 | 312,900 |
|                         |  | WestportC H12            |                |                    |          |                    |      |           |          |                      |         |         |
|                         |  | Survey Ma 4290           |                |                    |          |                    |      |           |          |                      |         |         |
|                         |  | Survey Ma                |                |                    |          |                    |      |           |          |                      |         |         |
|                         |  | GIS ID D07102000         |                | Assoc Pid#         |          |                    |      |           |          |                      |         |         |

| RECORD OF OWNERSHIP          |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |      |          |       |      |          |       |      |          |
|------------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| EPURE STELIAN & CLAUDIA      |  | 4129 0318   | 05-25-2021 | Q   | I   | 490,000    | 00 | Year                           | Code | Assessed | Year  | Code | Assessed | Year  | Code | Assessed |
| LUCCI SALVATORE D & MARTHA E |  | 1125 0222   | 11-04-1991 | Q   | I   | 150,000    | 00 | 2021                           | 1-1  | 260,500  | 2020  | 1-1  | 260,500  | 2020  | 1-1  | 260,500  |
|                              |  |             |            |     |     |            |    |                                | 1-3  | 52,400   |       | 1-3  | 52,400   |       | 1-3  | 52,400   |
|                              |  |             |            |     |     |            |    | Total                          |      | 312,900  | Total |      | 312,900  | Total |      | 312,900  |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |        |        | This signature acknowledges a visit by a Data Collector or Assessor |  |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|---|--|
| Year       | Code | Description | Amount | Code              | Description | Number | Amount | Comm Int  |  |
|            |      |             |        |                   |             |        |        |   |  |
| Total      |      |             | 0.00   |                   |             |        |        |   |  |

| ASSESSING NEIGHBORHOOD |     |           |   | APPRAISED VALUE SUMMARY |  |       |  |                               |         |
|------------------------|-----|-----------|---|-------------------------|--|-------|--|-------------------------------|---------|
| Nbhd                   | Sub | Nbhd Name | B | Tracing                 |  | Batch |  | Appraised Bldg. Value (Card)  | 74,900  |
| 0002                   | R   | 0002      |   |                         |  |       |  | Appraised Xf (B) Value (Bldg) | 0       |
|                        |     |           |   |                         |  |       |  | Appraised Ob (B) Value (Bldg) | 0       |
|                        |     |           |   |                         |  |       |  | Appraised Land Value (Bldg)   | 372,200 |

| NOTES                                    |                         | VISIT / CHANGE HISTORY |                |
|--|-------------------------|------------------------|----------------|
| M/ 4133(5 thru 8), 4290(B-1, rt of way t | 2015 LOT HAS ROCK LEDGE | Date                   | Purpost/Result |
| o Rocky Ri                               |                         | 03-23-2021             | REVIEWED N/C   |
| WALK THROUGH BDRM TO BDRM                |                         | 05-19-2020             | Field Review   |
| AC NON FUNC PER OWNER                    |                         | 03-10-2016             | BAA Change     |
| (1)FPL NON FUNC PER OWNER                |                         | 03-07-2016             | NOAH - Visual  |
| VACANT 2015                              |                         |                        |                |
| Total Appraised Parcel Value             |                         | 447,100                |                |

| BUILDING PERMIT RECORD |            |      |        |           |        |           |          | VISIT / CHANGE HISTORY |     |      |    |    |                |  |  |
|------------------------|------------|------|--------|-----------|--------|-----------|----------|------------------------|-----|------|----|----|----------------|--|--|
| Permit Id              | Issue Date | Type | Amount | Insp Date | % Comp | Date Comp | Comments | Date                   | Id  | Type | Is | Cd | Purpost/Result |  |  |
|                        |            |      |        |           |        |           |          | 03-23-2021             | PG  | 3    | 5  | 75 | REVIEWED N/C   |  |  |
|                        |            |      |        |           |        |           |          | 05-19-2020             | SR  |      |    | 19 | Field Review   |  |  |
|                        |            |      |        |           |        |           |          | 03-10-2016             | BAA |      |    | 50 | BAA Change     |  |  |
|                        |            |      |        |           |        |           |          | 03-07-2016             | TM  | 6    |    | 55 | NOAH - Visual  |  |  |

| LAND LINE VALUATION SECTION |          |
|-----------------------------|----------|
| Permit Id                   | Comments |
|                             |          |

| B                     | Use Code | Description      | Zone | Land | 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    |      | 0.640 AC   | 360,000.00             | 1.44236  | 5          | 0.80  | 140   | 1.400     | TOPO/LEDGE       |                     | 1.0000     | 372,200    |
| Total Card Land Units |          |                  |      |      | 0.640 AC   | Parcel Total Land Area |          |            |       |       | 1         | Total Land Value |                     |            | 372,200    |

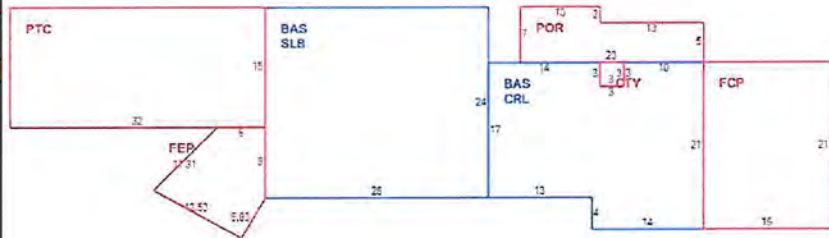


| CONSTRUCTION DETAIL |      |                | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element             | Cd   | Description    | Element                         | Cd   | Description |
| Style:              | 01   | Ranch          | Fireplaces                      | 2    |             |
| Model:              | 01   | Residential    | Ceiling Height                  | 8.00 |             |
| Grade:              | 07   | C-             | Elevator                        |      |             |
| Stories:            | 1    | 1 Story        |                                 |      |             |
| Occupancy           | 1    |                |                                 |      |             |
| Exterior Wall 1     | 07   | Asbest Shingle |                                 |      |             |
| Exterior Wall 2     | 15   | Concr/CinderBk |                                 |      |             |
| Roof Structure:     | 01   | Flat           |                                 |      |             |
| Roof Cover          | 04   | T&G/Rubber     |                                 |      |             |
| Interior Wall 1     | 05   | Drywall        |                                 |      |             |
| Interior Wall 2     |      |                |                                 |      |             |
| Interior Flr 1      | 14   | Carpet         |                                 |      |             |
| Interior Flr 2      |      |                |                                 |      |             |
| Heat Fuel           | 02   | Oil            |                                 |      |             |
| Heat Type:          | 04   | Forced Air     |                                 |      |             |
| AC Type:            | 03   | Central        |                                 |      |             |
| Total Bedrooms      | 02   | 2 Bedrooms     |                                 |      |             |
| Total Bthrms:       | 2    | 2 Full Baths   |                                 |      |             |
| Total Half Baths    | 0    |                |                                 |      |             |
| Total Xtra Fixtrs   | 0    |                |                                 |      |             |
| Total Rooms:        | 5    | 5 Rooms        |                                 |      |             |
| Bath Style:         | 02   | Average        |                                 |      |             |
| Kitchen Style:      | 01   | Old Style      |                                 |      |             |
| Kitchens            | 1    |                |                                 |      |             |
| Whirlpool Tubs      |      |                |                                 |      |             |
| Hot Tubs            |      |                |                                 |      |             |
| Sauna (SF Area      |      |                |                                 |      |             |
| Fin Basement        |      |                |                                 |      |             |
| Fin Bsmt Qual       |      |                |                                 |      |             |
| Bsmt. Garages       | 0    |                |                                 |      |             |
| Interior Cond       | A    |                |                                 |      |             |
| Fireplaces          | 2    |                |                                 |      |             |
| Ceiling Height      | 8.00 |                |                                 |      |             |

| CONDO DATA  |      |             |         |
|-------------|------|-------------|---------|
| Parcel Id   | Cd   | Owne        |         |
|             | C    |             |         |
|             |      | B           | S       |
| Adjust Type | Code | Description | Factor% |
| Condo Flr   |      |             |         |
| Condo Unit  |      |             |         |

| COST / MARKET VALUATION  |         |
|--------------------------|---------|
| Building Value New       | 129,190 |
| Year Built               | 1948    |
| Effective Year Built     |         |
| Depreciation Code        | A       |
| Remodel Rating           |         |
| Year Remodeled           | 42      |
| Depreciation %           |         |
| Functional Obsol         |         |
| External Obsol           |         |
| Trend Factor             | 1       |
| Condition                |         |
| Condition %              |         |
| Percent Good             | 58      |
| Cns Sect Rcld            | 74,900  |
| Dep % Ovr                |         |
| Dep Ovr Comment          |         |
| Misc Imp Ovr             |         |
| Misc Imp Ovr Comment     |         |
| Cost to Cure Ovr         |         |
| Cost to Cure Ovr Comment |         |



| 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      | 1,178       | 1,178      |          | 76.76     | 90,427         |  |
| CRL                               | Crawl Space      | 0           | 506        |          | 0.00      | 0              |  |
| CTY                               | Court Yard       | 0           | 9          |          | 0.00      | 0              |  |
| FCP                               | Carport          | 0           | 336        |          | 15.31     | 5,143          |  |
| FEP                               | Porch, Enclosed  | 0           | 124        |          | 50.14     | 6,218          |  |
| POR                               | Pergola          | 0           | 135        |          | 7.96      | 1,075          |  |
| PTC                               | Patio - Concrete | 0           | 480        |          | 7.68      | 3,685          |  |
| SLB                               | Slab             | 0           | 672        |          | 0.00      | 0              |  |
| Ttl Gross Liv / Lease Area        |                  | 1,178       | 3,440      |          |           | 106,548        |  |



# 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:

48 VALLEY RD - ARBISMAN JULIYA

10 ROCKY RIDGE RD - LANDIS RONALD

6 ROCKY RIDGE RD - PAPAIOPOULOS PANAGIOTIS

2 ROCKY RIDGE RD - MEYERS DAVID

62 VALLEY RD - SULLIVAN MICHAEL



Signature of owner or authorized agent

10/18/2022

Date

STELIAN EPURE

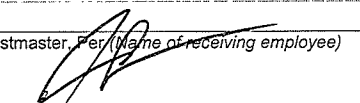
Print Name

Name and Address of Sender

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

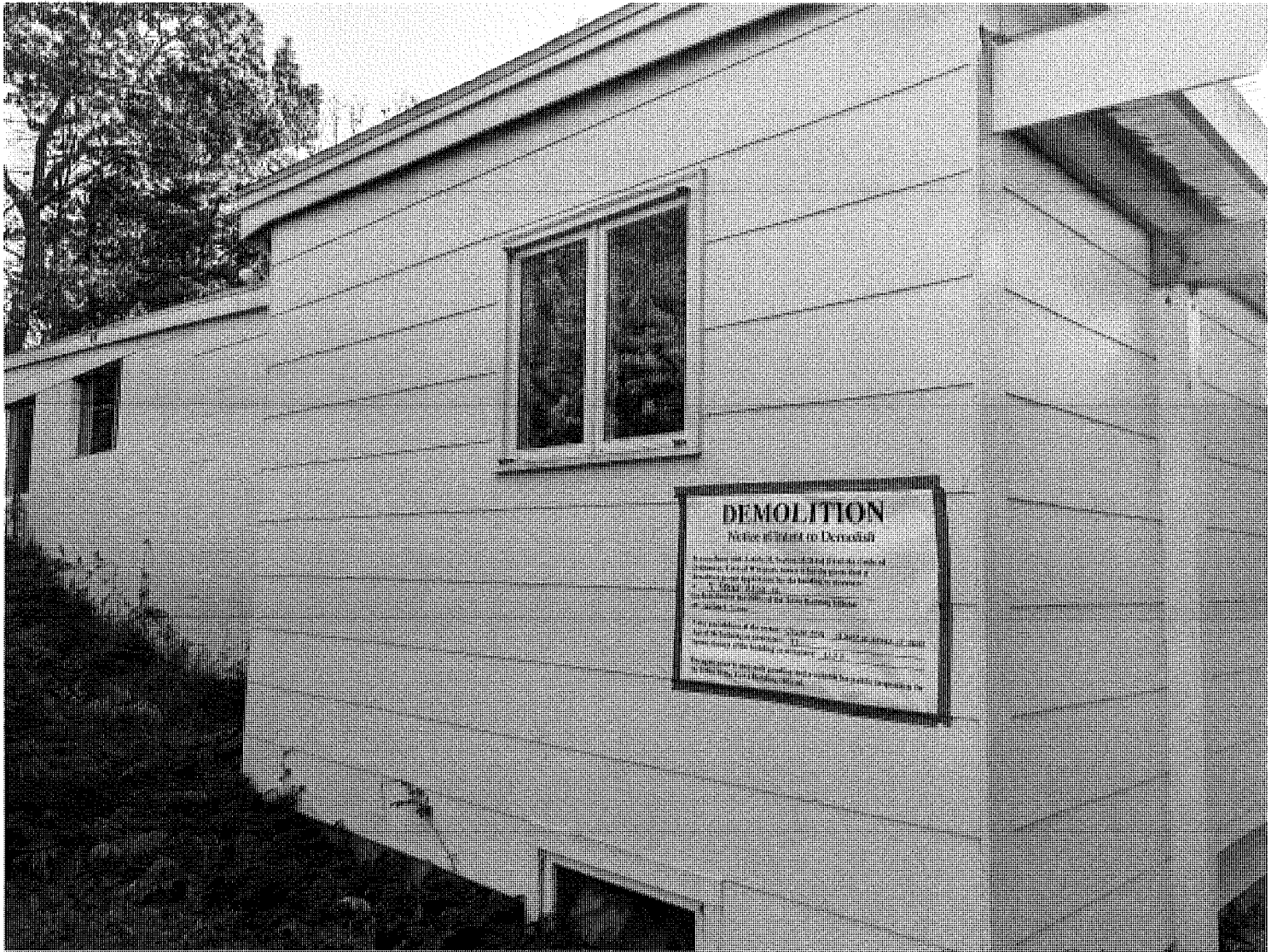
Affix Stamp Here  
 (If issued as a  
 certificate of mailing,  
 or for additional  
 copies of this bill)  
 Postmark and  
 Date of Receipt

| Article Number  | Addressee (Name, Street, City, State, & ZIP Code)                 | Postage   | Fee | Handling Charge                      | Actual Value if Registered | Insured Value | Due Sender if COD | DC Fee | SC Fee | SH Fee | RD Fee | RR Fee |
|---|---|---|-----|--------------------------------------|----------------------------|---------------|-------------------|--------|--------|--------|--------|--------|
| 1.  | ARBISMAN JULIYA<br>48 VALLEY RD<br>WESTPORT, CT 06880             |   |     |                                      |                            |               |                   |        |        |        |        |        |
| 2.  | LANDIS ROMAN<br>10 ROCKY RIDGE RD<br>WESTPORT, CT 06880           |   |     |                                      |                            |               |                   |        |        |        |        |        |
| 3.  | PAPADOPOULOS PANAGIOTIS<br>6 ROCKY RIDGE RD<br>WESTPORT, CT 06880 |   |     |                                      |                            |               |                   |        |        |        |        |        |
| 4.  | MEYERS DAVID<br>2 ROCKY RIDGE RD<br>WESTPORT, CT 06880            |   |     |                                      |                            |               |                   |        |        |        |        |        |
| 5.  | SULLIVAN MICHAEL<br>62 VALLEY RD<br>WESTPORT CT, 06880            |   |     |                                      |                            |               |                   |        |        |        |        |        |
| 6.  |   |   |     |                                      |                            |               |                   |        |        |        |        |        |
| 7.  |   |   |     |                                      |                            |               |                   |        |        |        |        |        |
| 8.  |   |   |     |                                      |                            |               |                   |        |        |        |        |        |
| Total Number of Pieces Listed by Sender: <b>5</b><br>Total Number of Pieces Received at Post Office: <b>5</b> |   | Postmaster, Per (Name of receiving employee)<br> |     | See Privacy Act Statement on Reverse |                            |               |                   |        |        |        |        |        |



0000

U.S. POSTAGE PAID  
 WESTPORT, CT  
 06880  
 OCT 20, 22  
 AMOUNT  
**\$2.50**  
 R2303S104213-03





# Order Confirmation

|                                      |  |
|--------------------------------------|--|
| <b>Ad Order Number</b><br>0002735932 | <b>Customer Account</b><br>357248            |
| <b>Sales Rep.</b><br>mhutchings      | <b>Customer Information</b><br>STELIAN EPURE |
| <b>Order Taker</b><br>mhutchings     | 11 SKYTOP DR<br>NORWALK CT 06855<br>USA      |
| <b>Ordered By</b><br>STELIAN         | <b>Phone:</b> 2034513165                     |
| <b>Order Source</b><br>Phone         | <b>Fax:</b><br><b>Email:</b>                 |

### Ad Content Proof

Note: Ad size does not reflect actual ad

**Legal Notice of Intent to Demolish**  
 In Accordance with Article II, Section 14-24(a)(2) of the Code of Ordinances, Town Of Westport, notice is hereby given that a demolition permit application for the building or structure at 4 Rocky Ridge has been filed with in the Office of the Town Building Official on October 19, 2022

Name and address of the owner:  
 Stelian Epure  
 4 Rocky Ridge Rd  
 Westport, CT 06880

Age of the building or structure: 74

Square footage of the building or structure 1178

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

|                           |                              |                              |
|---------------------------|------------------------------|------------------------------|
| <b>Ad Cost</b><br>\$78.75 | <b>Payment Amt</b><br>\$0.00 | <b>Amount Due</b><br>\$78.75 |
|---------------------------|------------------------------|------------------------------|

**Blind Box**      **Materials**

**Order Notes**

|                                   |                             |                       |
|-----------------------------------|-----------------------------|-----------------------|
| <b>Ad Number</b><br>0002735932-01 | <b>External Ad #</b>        | <b>Pick Up Number</b> |
| <b>Ad Type</b><br>BR Legal Liner  | <b>Ad Size</b><br>2 X 14 li | <b>PO Number</b>      |
| <b>Color</b><br>\$0.00            | <b>Color Requests</b>       |                       |

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

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
10/21/2022

# Payment Receipt

Thursday, October 20, 2022

Transaction Type: Payment  
Order Number: 0002735932  
Payment Method: Credit Card Pymt  
Bad Debt: -  
Credit Card Number: \*\*\*\*\*2010  
Credit Card Expire Date: 8/28/2024  
Payment Amount: 78.75  
Reference Number: 204576  
Charge to Company: Connecticut Post  
Category: Classified  
Credit to Transaction Number: P919465  
Invoice Text:  
Invoice Notes:

Customer Type: Trans Prtv Party  
Customer Category: 7099 Other  
Customer Status: Active  
Customer Group: Classified  
Customer Trade:  
Account Number: 367248  
Phone Number: 2034513185  
Company / Individual: Individual  
Customer Name: EPURE  
STELIAN  
Customer Address: 11 SKYTOP DR  
  
NORWALK CT 06855 USA  
Check Number:  
Routing Number:



RECEIVED

TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT NOV 16 2022
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER

WESTPORT BUILDING DEPARTMENT

1. 39 Maple Avenue South 1025
ADDRESS OF WORK (Please Print) DATE BUILT ( From Assessor's Card)
2. Eleanor Tsurdinis 203 981-0311
NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE
3. 39 Maple Avenue South RCMONTANARO@ADL.COM
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL
4. CHRIS MONTANARO
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.
5. Removal of building and guest cottage
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)
6. John Butsche Excavating 203 7675323 DMCR. 001128
DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER
JBURTSCHE.GUTDIRT@GMAIL.COM
EMAIL

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

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

The TOWN OF WESTPORT has a demolition delay ordinance, Sec.14-21 that provides a 180 day waiting period following the filing of a demolition permit application for buildings 500 sq. ft. or larger and 50 years or older. The 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.

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

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

SIGNATURE OF HDC OFFICIAL DATE

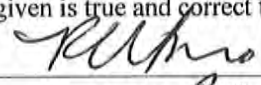


**CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:**  
**No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no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

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION Carl Jenkins (203)696-4726 [carl.jenkins@alticetechservicesusa.com](mailto:carl.jenkins@alticetechservicesusa.com)
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY (800) 989-0900
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793  
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 11/16/22

SIGNATURE OF DEMOLITION CONTRACTOR: 

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



Schedule C

**LETTER OF AUTHORIZATION**

**TO:** Town of Westport

**RE:** 39 South Maple Avenue, Westport, CT 06880

Please be advised that R. Christopher Montanaro d/b/a Redcoat Homes, is hereby authorized to act on behalf of the undersigned owner of record in matters related to obtaining all necessary demolition, zoning and building permits for the construction of a new single family dwelling, to be performed at the sole cost and expense of R. Christopher Montanaro.



Eleanor Tsurdinis

Date: 10/27/22

Abutting and Across the Street Property Owners who have been notified for the pre-demo at 39 Maple Ave South:

1) Peter and Erica Bryniczka  
44 Maple Ave South  
Westport, CT 06880

2) Ruth Jennings  
36 Maple Ave South  
Westport, CT 06880

3) George Rivers Wilbanks  
35 Maple Ave South  
Westport, CT 06880

4) Nancy Marino  
18 High Gate Rd  
Westport, CT 06880

5) Laurie Polifroni  
43 Maple Ave South  
Westport, CT 06880

6) Joan and Richard Firestone  
51 Maple Ave South  
Westport, CT

Mailing Address: 27 West 86<sup>th</sup> St  
New York, NY 10024

Dear Homeowner,

**I would like to inform you of the following activity in your neighborhood.**

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 at 39 Maple Ave South has been filed in the Office of the Town Building Official on November 16, 2022.

Name and address of the owner: Eleanor Tsurdinis

Age of the building or structure: 1825

Square footage of the building or structure: 2858

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

I look forward to building a new home in your neighborhood. Any questions can be directed to [rcmontanaro@aol.com](mailto:rcmontanaro@aol.com) or to my direct line at 203-981-0311.

Best,

Chris Montanaro  
Redcoat Homes

### 39 MAPLE AVE S

**Location** 39 MAPLE AVE S

**Mblu** H08 / / 060/000 /

**Acct#** 12166

**Owner** TSURDINIS ELEANOR

**Assessment** \$819,600

**Appraisal** \$1,170,700

**PID** 8035

**Building Count** 2

**Current Value**

| Appraisal      |              |           |             |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land      | Total       |
| 2020           | \$409,900    | \$760,800 | \$1,170,700 |

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2020           | \$287,000    | \$532,600 | \$819,600 |

**Owner of Record**

**Owner** TSURDINIS ELEANOR  
**Co-Owner**  
**Address** 39 MAPLE AVE S  
 WESTPORT, CT 06880

**Sale Price** \$0  
**Certificate**  
**Book & Page** 3189/0330  
**Sale Date** 05/02/2011  
**Instrument** 29

**Ownership History**

| Ownership History            |            |             |             |            |            |
|------------------------------|------------|-------------|-------------|------------|------------|
| Owner                        | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| TSURDINIS ELEANOR            | \$0        |             | 3189/0330   | 29         | 05/02/2011 |
| TSURDINIS EVANGELO & ELEANOR | \$275,000  | 1           | 1085/0347   | 00         | 01/16/1991 |

**Building Information**

**Building 1 : Section 1**



**Year Built:** 1825  
**Living Area:** 2,858  
**Replacement Cost:** \$637,216  
**Building Percent Good:** 50  
**Replacement Cost Less Depreciation:** \$318,600

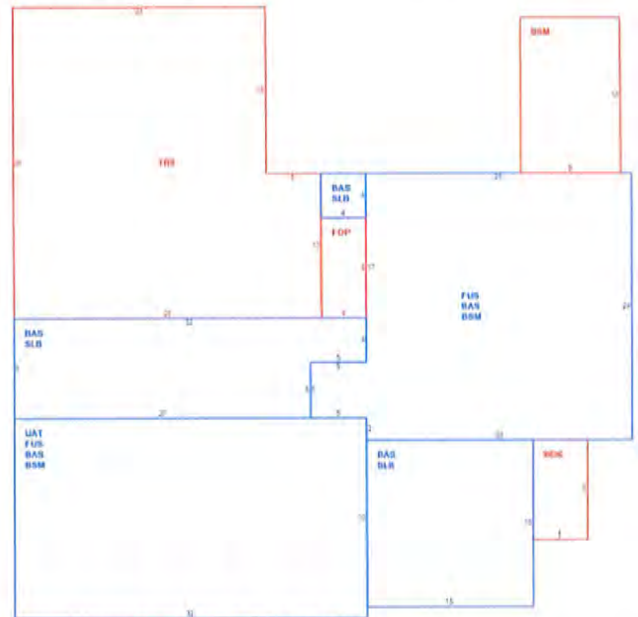
| Building Attributes |                |
|---------------------|----------------|
| Field               | Description    |
| Style:              | Colonial       |
| Model               | Residential    |
| Grade:              | A-             |
| Stories:            | 2 Stories      |
| Occupancy           | 1              |
| Exterior Wall 1     | Clapboard      |
| Exterior Wall 2     | Stone Veneer   |
| Roof Structure:     | Gable          |
| Roof Cover          | Asphalt Shingl |
| Interior Wall 1     | Drywall        |
| Interior Wall 2     |                |
| Interior Flr 1      | Hardwood       |
| Interior Flr 2      |                |
| Heat Fuel           | Oil            |
| Heat Type:          | Steam          |
| AC Type:            | Central        |
| 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:      | Modern         |
| Kitchens            | 1              |
| Whirlpool Tubs      |                |
| Hot Tubs            |                |
| Sauna (SF Area)     |                |
| Fin Basement        |                |
| Fin Bsmt Qual       |                |
| Bsmt. Garages       |                |
| Interior Cond       | G              |

**Building Photo**



(<https://images.vgsi.com/photos2/WestportCTPhotos/\A00\02\79\51.jpg>)

**Building Layout**



(ParcelSketch.ashx?pid=8035&bid=8035)

| Building Sub-Areas (sq ft) |                       |            | Legend      |
|----------------------------|-----------------------|------------|-------------|
| Code                       | Description           | Gross Area | Living Area |
| BAS                        | First Floor           | 1,681      | 1,681       |
| FUS                        | Upper Story, Finished | 1,177      | 1,177       |
| BSM                        | Basement Area         | 1,303      | 0           |
| FOP                        | Porch, Open           | 36         | 0           |
| SLB                        | Slab                  | 504        | 0           |
| TRS                        | Terrace - Stone       | 709        | 0           |
| UAT                        | Attic, Unfinished     | 576        | 0           |
| WDK                        | Deck, Wood            | 45         | 0           |

|                |      |
|----------------|------|
| Fireplaces     | 3    |
| Ceiling Height | 8.00 |
| Elevator       |      |
| Sprinklers     | No   |
| Acc Apts       |      |
| Fndtn Cndtn    |      |
| Basement       |      |

|  |       |       |
|--|-------|-------|
|  | 6,031 | 2,858 |
|--|-------|-------|

**Building 2 : Section 1**

**Year Built:** 1900  
**Living Area:** 412  
**Replacement Cost:** \$113,199  
**Building Percent Good:** 74  
**Replacement Cost Less Depreciation:** \$83,800

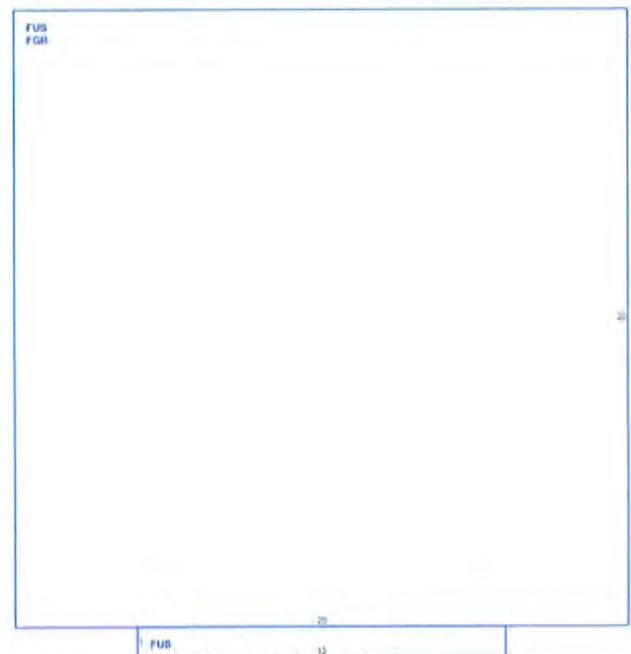
| Building Attributes : Bldg 2 of 2 |                |
|-----------------------------------|----------------|
| Field                             | Description    |
| Style:                            | Studio         |
| Model                             | Residential    |
| Grade:                            | C              |
| Stories:                          | 2 Stories      |
| Occupancy                         | 1              |
| Exterior Wall 1                   | Wood Shingle   |
| Exterior Wall 2                   |                |
| Roof Structure:                   | Gable          |
| Roof Cover                        | Asphalt Shingl |
| Interior Wall 1                   | Drywall        |
| Interior Wall 2                   |                |
| Interior Fir 1                    | Carpet         |
| Interior Fir 2                    |                |
| Heat Fuel                         | Electric       |
| Heat Type:                        | Radiant        |
| AC Type:                          | None           |
| Total Bedrooms:                   | 00             |
| Total Bthrms:                     | 0              |
| Total Half Baths:                 | 0              |
| Total Xtra Fixtrs:                | 0              |
| Total Rooms:                      | 1 Room         |
| Bath Style:                       |                |

**Building Photo**



(<https://images.vgsi.com/photos2/WestportCTPhotos/A00\02\79\52.jpg>)

**Building Layout**



(ParcelSketch.ashx?pid=8035&bid=20539)

|                                   |               |
|-----------------------------------|---------------|
| <b>Building Sub-Areas (sq ft)</b> | <b>Legend</b> |
|-----------------------------------|---------------|

|                 |      |
|-----------------|------|
| Kitchen Style:  |      |
| Kitchens        |      |
| Whirlpool Tubs  |      |
| Hot Tubs        |      |
| Sauna (SF Area) |      |
| Fin Basement    |      |
| Fin Bsmt Qual   |      |
| Bsmt. Garages   |      |
| Interior Cond   | G    |
| Fireplaces      |      |
| Ceiling Height  | 8.00 |
| Elevator        |      |
| Sprinklers      | No   |
| Acc Apts        |      |
| Fndtn Cndtn     |      |
| Basement        |      |

| Code | Description           | Gross Area | Living Area |
|------|-----------------------|------------|-------------|
| FUS  | Upper Story, Finished | 412        | 412         |
| FGR  | Garage                | 400        | 0           |
|      |                       | 812        | 412         |

**Extra Features**

| Extra Features             | Legend |
|----------------------------|--------|
| No Data for Extra Features |        |

**Land**

**Land Use**

**Use Code** 101  
**Description** Single Family Res  
**Zone** AAA  
**Neighborhood** 210  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 1.19  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$532,600  
**Appraised Value** \$760,800

**Outbuildings**

| Outbuildings |             |          |                 |             |         | Legend |
|--------------|-------------|----------|-----------------|-------------|---------|--------|
| Code         | Description | Sub Code | Sub Description | Size        | Value   | Bldg # |
| GAR1         | Garage      | FR       | Frame           | 324.00 S.F. | \$6,400 | 1      |
| SHD1         | Shed        | FR       | Frame           | 161.00 S.F. | \$1,100 | 1      |

**Valuation History**

| <b>Appraisal</b>      |                     |             |              |
|-----------------------|---------------------|-------------|--------------|
| <b>Valuation Year</b> | <b>Improvements</b> | <b>Land</b> | <b>Total</b> |
| 2021                  | \$409,900           | \$760,800   | \$1,170,700  |
| 2020                  | \$409,900           | \$760,800   | \$1,170,700  |
| 2019                  | \$581,300           | \$800,000   | \$1,381,300  |

| <b>Assessment</b>     |                     |             |              |
|-----------------------|---------------------|-------------|--------------|
| <b>Valuation Year</b> | <b>Improvements</b> | <b>Land</b> | <b>Total</b> |
| 2021                  | \$287,000           | \$532,600   | \$819,600    |
| 2020                  | \$287,000           | \$532,600   | \$819,600    |
| 2019                  | \$407,000           | \$560,000   | \$967,000    |

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**DEMOLITION**  
Notice of Intent to Demolish

The following information is provided to the public in accordance with the provisions of the Massachusetts Demolition Act, Chapter 90A, Section 2. The information is provided to the public for informational purposes only and does not constitute an offer of demolition services. The information is provided to the public for informational purposes only and does not constitute an offer of demolition services.





**DEMOLITION**  
Notice of Intent to Demolish

In accordance with Article 16, Section 141.001 of the Texas Building Code, the City of Houston, Texas, hereby gives notice of its intent to demolish the building or structure located at 12345 Main Street, Houston, Texas 77001. The demolition is scheduled to begin on 10/15/2023 and will be completed by 10/31/2023. The demolition will be conducted by the City of Houston, Department of Public Works, Bureau of Demolition.

Notice and address of the owner: \_\_\_\_\_  
Age of the building or structure: \_\_\_\_\_  
Historic designation of the building or structure: \_\_\_\_\_

This application is approved, pending and on condition that the applicant obtain all necessary permits from the Office of the Texas Building Official.

**Order Confirmation**

|                                      |   |
|--------------------------------------|---|
| <b>Ad Order Number</b><br>0002741024 | <b>Customer Account</b><br>104135   |
| <b>Sales Rep.</b><br>slink           | <b>Customer Information</b><br>CHRIS MONTANARO<br>REDCOAT DEVELOPMENT<br>WESTPORT CT 06880<br>USA |
| <b>Order Taker</b><br>slink          |   |
| <b>Ordered By</b><br>Chris, email    | <b>Phone:</b> 2039810311  |
| <b>Order Source</b><br>Phone         | <b>Fax:</b><br><b>EEmail:</b> cleahy@westportct.gov   |

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**PUBLIC NOTICE**  
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 at 39 Maple Ave South has been filed in the Office of the Town Building Official on November 16, 2022.  
  
Name and address of the owner: Eleanor Tsurdinis  
Age of the building or structure: 1825  
Square footage of the building or structure: 2858  
  
The application is currently pending and available for public inspection in the Office of the Town Building Official.

|                |                    |                   |
|----------------|--------------------|-------------------|
| <b>Ad Cost</b> | <b>Payment Amt</b> | <b>Amount Due</b> |
| \$26.04        | \$0.00             | \$26.04           |

**Blind Box**      **Materials**

**Order Notes**

|                                   |                             |                       |
|-----------------------------------|-----------------------------|-----------------------|
| <b>Ad Number</b><br>0002741024-01 | <b>External Ad #</b>        | <b>Pick Up Number</b> |
| <b>Ad Type</b><br>BR Legal Liner  | <b>Ad Size</b><br>2 X 10 li | <b>PO Number</b>      |
| <b>Color</b><br>\$0.00            | <b>Color Requests</b>       |                       |

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

Note: Retail Display Ads May Not End In Identified Placement

**Run Dates**  
11/18/2022



**HISTORIC RESOURCES INVENTORY  
BUILDING AND STRUCTURES**

HIST-6 REV 6 83

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

FOR OFFICE USE ONLY

|  |  |
|--|--|
| Town No.:  | Site No.: <b>233</b>   |
| UTM  |  |
| QUAD:  |  |
| DISTRICT   | IF NR, SPECIFY   |
| <input type="checkbox"/> S <input type="checkbox"/> NR | <input type="checkbox"/> Actual <input type="checkbox"/> Potential |

IDENTIFICATION

|  |  |  |                            |
|--|--|--|----------------------------|
| 1. BUILDING NAME (Common)<br><b>Edwin Taylor House</b>               |  | (Historic)<br><b>Edwin Taylor House</b>  |                            |
| 2. TOWN CITY<br><b>Westport</b>                                      |  | VILLAGE  | COUNTY<br><b>Fairfield</b> |
| 3. STREET AND NUMBER (and/or location)<br><b>39 Maple Ave. South</b> |  | <b>5453-1/52A</b>  |                            |
| 4. OWNER(S)<br><b>Snider, Tim</b>                                    |  | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private                |                            |
| 5. USE (Present)<br><b>Residence</b>                                 |  | (Historic)<br><b>Residence</b>   |                            |
| 6. ACCESSIBILITY TO PUBLIC:  | EXTERIOR VISIBLE FROM PUBLIC ROAD<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | INTERIOR ACCESSIBLE<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | IF YES, EXPLAIN            |

DESCRIPTION

|  |   |  |   |
|--|---|--|---|
| 7. STYLE OF BUILDING<br><b>Federal</b>                     |   | DATE OF CONSTRUCTION<br><b>bet. 1836-41</b>    |   |
| 8. MATERIAL(S) (Indicate use or location when appropriate) |   |  |   |
| <input type="checkbox"/> Clapboard                         | <input type="checkbox"/> Asbestos Siding          | <input type="checkbox"/> Brick                 | <input type="checkbox"/> Other (Specify) _____                                |
| <input type="checkbox"/> Wood Shingle                      | <input type="checkbox"/> Asphalt Siding           | <input 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 type="checkbox"/> Post and beam            | <input type="checkbox"/> balloon               |   |
| <input type="checkbox"/> Load bearing masonry              | <input type="checkbox"/> Structural iron or steel |  |   |
| <input type="checkbox"/> Other (Specify) _____             |   |  |   |
| 10. ROOF (Type)  |   |  |   |
| <input type="checkbox"/> Gable                             | <input type="checkbox"/> Flat                     | <input type="checkbox"/> Mansard               | <input type="checkbox"/> Monitor <input type="checkbox"/> sawtooth            |
| <input type="checkbox"/> Gambrel                           | <input type="checkbox"/> Shed                     | <input type="checkbox"/> Hip                   | <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify) _____ |
| (Material)   |   |  |   |
| <input type="checkbox"/> Wood Shingle                      | <input type="checkbox"/> Roll Asphalt             | <input type="checkbox"/> Tin                   | <input type="checkbox"/> Slate  |
| <input type="checkbox"/> Asphalt shingle                   | <input type="checkbox"/> Built up                 | <input type="checkbox"/> Tile                  | <input type="checkbox"/> Other (Specify) _____                                |
| NUMBER OF STORIES<br><b>2</b>                              | APPROXIMATE DIMENSIONS<br><b>32x25 + ells</b>     |  |   |

|  |                                      |   |  |
|--|--------------------------------------|---|--|
| 11. CONDITION (Structural)                           |                                      | (Exterior)                                      |  |
| <input type="checkbox"/> Excellent                   | <input type="checkbox"/> Good        | <input type="checkbox"/> Fair                   | <input type="checkbox"/> Deteriorated                                    |
| <input type="checkbox"/> Excellent                   | <input type="checkbox"/> Good        | <input type="checkbox"/> Fair                   | <input type="checkbox"/> Deteriorated                                    |
| 12. INTEGRITY (Location)                             |                                      | WHEN?   | (Alterations)  |
| <input checked="" type="checkbox"/> On original site | <input type="checkbox"/> Moved       |   | <input type="checkbox"/> Yes <input type="checkbox"/> No                 |
|  |                                      | IF YES, EXPLAIN<br><b>fenestration on north</b> |  |
| 14. RELATED BUILDINGS OR LANDSCAPE FEATURES          |                                      |   |  |
| <input type="checkbox"/> Barn                        | <input type="checkbox"/> Shed        | <input type="checkbox"/> Garage                 | <input type="checkbox"/> Other landscape features or buildings (Specify) |
| <input type="checkbox"/> Carriage house              | <input type="checkbox"/> Shop        | <input type="checkbox"/> Garden                 |  |
| 15. SURROUNDING ENVIRONMENT                          |                                      |   |  |
| <input type="checkbox"/> Open land                   | <input type="checkbox"/> Wood-land   | <input 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  
House contributes to character of streetscape. One of several important Taylor houses in the area.

(OVER)



DESCRIPTION (Continued)

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

The historic nucleus of the house is a three-bay, two-story, 1838-41 dwelling, but it has been extensively reworked in the Colonial Revival mode. The original location of the chimney (non-extant) is unknown. Six-over-six windows are used throughout, and the second level of the facade has had a handsome Palladian window that is either salvaged or a period reproduction added to it. The bold, pilastered, frontispiece in the Grecian taste appears to be original to the house. The cornice returns on the gable ends. The southeast wing is reportedly a structure moved to the site. Its original location is not known, but there is speculation that it may have been moved from the Beachside Avenue site of Phipps resort hotel, later called the Beachside Inn, (see continuation sheet)

18 ARCHITECT

BUILDER

19 HISTORICAL OR ARCHITECTURAL IMPORTANCE

101 Clapboard Hill

Edwin Taylor 2rd was the son of Jesup Taylor, whose home was ~~63 Maple Avenue South~~, and grandson of Samuel Taylor, who resided in the cape at 81 Clapboard Hill Road, first of the early Westport Taylors to settle in Greens Farms. Edwin Taylor built this house between 1838 and 1841, according to the available Greens Farms Society tax records, on land believed to be Taylor family land. Edwin was a farmer, and he cultivated onions on his 20-acre homestead and 30 additional acres he acquired. As indicated by his inventory, prepared after his untimely death in 1852, he had on hand 581 bushels of onions. In 1854 the guardian of his three children sold the homestead to Capt. Augustus S. Jennings (6:617), also a farmer, but formerly a sea captain (1850, 1860 Federal census). The house remained in the Jennings family for 68 years. Fred Lord purchased it in 1922, George P.F. Smith in 1936, and (see continuation sheet)

SIGNIFICANCE

SOURCES

Westport Land & Probate Records.  
 Fairfield Land & Probate Records.  
 Greens Farms Society Tax Records.  
 Westport Historical Society: House File; Genealogy Files.  
 Malm interview with Lee Snider (Mrs. Roswell).

PHOTO

|                 |                  |
|-----------------|------------------|
| PHOTOGRAPHER    | DATE             |
| Mary E. McCahon | May, 1988        |
| VIEW            | NEGATIVE ON FILE |
| west            | CHC 2:28         |

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 \_\_\_\_\_



STATE OF CONNECTICUT  
CONNECTICUT HISTORICAL COMMISSION  
59 South Prospect Street, Hartford, Connecticut 06106  
HISTORIC RESOURCES INVENTORY FORM  
For Buildings and Structures

|                             |           |     |                     |
|-----------------------------|-----------|-----|---------------------|
| FOR OFFICE USE ONLY         |           |     |                     |
| TOWN NO.:                   | SITE NO.: |     |                     |
| UTM: 18 / - / - / - / - / - |           |     |                     |
| QUAD:                       |           |     |                     |
| DISTRICT:                   | S         | NR: | ACTUAL<br>POTENTIAL |

CONTINUATION SHEET

Item number: \_\_\_\_\_ Date: \_\_\_\_\_

Item 17 39 Maple Ave. South

about 1916 when some of its buildings were moved or torn down. The ell is, however, typical of houses of the period, and it is in the traditional location. Internal access to the wing was not added until after 1944.

Item 19

Lee Snider, mother of the present owner, in 1944 (41:306, 65:305, 78:382). Roswell Snider, Lee's husband, was the head of a New York concern making fine furniture, and he made a number of improvements to the interior detailing of the house, including an access door to the southeast wing. He may also have added the Palladian window on the facade.

Research by Dorothea Malm

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:** 39 Maple Avenue South

**Name:** Edwin Taylor/ Roswell & Lee  
Snider House

**NR District:**

**Local District:**

**Neg No.:** 4:23

**HRS ID No.:** 0537







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

**RECEIVED**

NOV 16 2022

1. 59 WHITNEY ST, WESTPORT-CT 06880 | WESTPORT BUILDING DEPARTMENT  
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. DAWN I LEARSY | 203 216 4138  
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 26 RIVER LN, WESTPORT - CT 06880 | DAWN.LEARSY@gmail.com  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. House + Barn ≈ 2,100 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](mailto:demolitions@aquarionwater.com)
- CABLEVISION Carl Jenkins (203)696-4726 [carl.jenkins@alticetechservicesusa.com](mailto:carl.jenkins@alticetechservicesusa.com)
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY (800) 989-0900
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793  
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT: Devin Novak DATE: Oct. 17, 2022

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

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

Name and Address of Sender

DAWN LEARSY  
26 RIVER LN  
WESTPORT CT 06880

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation



0000

U.S. POSTAGE PAID

WESTPORT, CT  
06880  
NOV 04, 22  
AMOUNT

**\$4.00**

R2303S103411-10

RR  
Fee

| Article Number | Addressee (Name, Street, City, State, & ZIP Code)                         | Postage |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|---|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 1.             | 51 WHITNEY ST<br>WESTPORT CT 06880<br>ERDHEIN MARTIN S / JOAN B. TRUSTEES |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2.             | 1 LEDGEMOOR LN<br>WESTPORT CT 06880<br>ADELMANN LISA S                    |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3.             | 2 LEDGEMOOR LANE LLC<br>2 LEDGEMOOR LN<br>WESTPORT CT 06880               |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 4.             | FOEGL NANCY A<br>3 CEDARFATE LN<br>WESTPORT CT 06880                      |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 5.             | REBELLO JENNIFER<br>50 WHITNEY ST<br>WESTPORT CT 06880                    |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 6.             | CHODASH CRAIG / KAREN RICHARDS<br>6 FERNWOOD RD<br>WESTPORT CT 06880      |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 7.             | COADY KEMPTON J III / ROSITA C M<br>4 FERNWOOD RD<br>WESTPORT CT 06880    |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 8.             | CRANE BAKER BEATRICE<br>3 PUMPTREE LN<br>WESTPORT CT 06880                |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



Total Number of Pieces Listed by Sender

8

Total Number of Pieces Received at Post Office

8

Postmaster, Per (Name of receiving employee)

C. A. [Signature]

See Privacy Act Statement on Reverse

Name and Address of Sender

DAWN LEARSY  
26 RIVER LN  
WESTPORT CT 06880

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affirmation  
(If it is certified or collect postage)



0000

U.S. POSTAGE PAID  
WESTPORT, CT  
06880  
NOV 04 22  
AMOUNT

**\$1.50**

R2303S103411-10

| Article Number | Addressee (Name, Street, City, State, & ZIP Code)            | Postage |
|----------------|--|---------|
| 1.             | TISHIE MICHAEL TRUST<br>4 PLUMTREE LN<br>WESTPORT CT 06880   |         |
| 2.             | ALLEN DAVID / ELIZABETH<br>6 PAMELA PL<br>WESTPORT CT 06880  |         |
| 3.             | SIEGNER ARISSA / KEITH<br>65 WHITNEY ST<br>WESTPORT CT 06880 |         |
| 4.             |  |         |
| 5.             |  |         |
| 6.             |  |         |
| 7.             |  |         |
| 8.             |  |         |



Total Number of Pieces Listed by Sender

3

Total Number of Pieces Received at Post Office

3

Postmaster, Per (Name of receiving employee)

C. J. [Signature]

See Privacy Act Statement on Reverse

To Whom it may concern,

59 Whitney St. is petitioning to demolish the standing structure.

For any further information please contact Westport Building Department ( 203-341-1000 )

Best Regards.



# 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:

CHODASH CRAIG / KAREN RICHARDS 6 FERNWOOD RD WESTPORT CT  
06880

COADY KEMPTON J III / ROSITA CM 4 FERNWOOD RD WESTPORT CT  
06880

CRANE BAKER, BEATRICE 3 PLUMTREE LN WESTPORT CT 06880

TIGHE MICHAEL TRUST 4 PLUMTREE LN WESTPORT CT 06880

ALLEN DAVID / ELIZABETH 6 PAMELA PL WESTPORT CT 06880

Dawn Jansky  
Signature of owner or authorized agent

Nov 3, 2022  
Date

Dawn Jansky  
Print Name

---

# 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:

ERDHEIM MARTIN B / JOAN BALOGH TRUSTEES 51 WHITNEY ST WESTPORT CT 06880

ADELMANN LISA S 1 LEDGEMOOR LANE WESTPORT CT 06880

2 LEDGEMOOR LANE LLC 2 LEDGEMOOR LN WESTPORT CT 06880

FOGEL NANCY A 3 CEDAR GATE LN WESTPORT CT 06880

REBELLO JENNIFER 50 WHITNEY ST WESTPORT CT 06880

Dawn Nooney  
Signature of owner or authorized agent

Nov. 3, 2022  
Date

DAWN NOONEY  
Print Name

---

# 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:

SIEGNER CARISSA / KEITH 65 WHITNEY ST WESTPORT CT  
06880

Dawn Barsey  
Signature of owner or authorized agent

Nov 3, 2022  
Date

Dawn Barsey  
Print Name



# 250 foot Abutters List Report

Westport, CT  
October 21, 2022

## Subject Property:

Parcel Number: E10031000  
CAMA Number: E10031000  
Property Address: 59 WHITNEY ST

Mailing Address: 59 WHITNEY STREET LLC  
26 RIVER LANE  
WESTPORT, CT 6880

## Abutters:

Parcel Number: E10030000  
CAMA Number: E10030000  
Property Address: 51 WHITNEY ST

Mailing Address: ERDHEIM MARTIN B & JOAN BALOGH  
TRUSTEES  
51 WHITNEY ST  
WESTPORT, CT 6880

Parcel Number: E10076000  
CAMA Number: E10076000  
Property Address: 1 LEDGEMOOR LN

Mailing Address: ADELMANN LISA S  
1 LEDGEMOOR LN  
WESTPORT, CT 6880

Parcel Number: E10085000  
CAMA Number: E10085000  
Property Address: 2 LEDGEMOOR LN

Mailing Address: 2 LEDGEMOOR LANE LLC  
2 LEDGEMOOR LN  
WESTPORT, CT 6880

Parcel Number: E10086000  
CAMA Number: E10086000  
Property Address: 3 CEDARGATE LN

Mailing Address: FOGEL NANCY A  
3 CEDARGATE LN  
WESTPORT, CT 6880

Parcel Number: E10092000  
CAMA Number: E10092000  
Property Address: 50 WHITNEY ST

Mailing Address: REBELLO JENNIFER  
50 WHITNEY ST  
WESTPORT, CT 6880

Parcel Number: E11008000  
CAMA Number: E11008000  
Property Address: 6 FERNWOOD RD

Mailing Address: CHODASH CRAIG & KAREN RICHARDS  
6 FERNWOOD RD  
WESTPORT, CT 6880

Parcel Number: E11009000  
CAMA Number: E11009000  
Property Address: 4 FERNWOOD RD

Mailing Address: COADY KEMPTON J III & ROSITA C M  
4 FERNWOOD RD  
WESTPORT, CT 6880

Parcel Number: E11010000  
CAMA Number: E11010000  
Property Address: 3 PLUMTREE LN

Mailing Address: CRANE BAKER BEATRICE  
3 PLUMTREE LN  
WESTPORT, CT 6880

Parcel Number: E11013000  
CAMA Number: E11013000  
Property Address: 4 PLUMTREE LN

Mailing Address: TIGHE MICHAEL TRUST  
4 PLUMTREE LN  
WESTPORT, CT 6880

Parcel Number: E11018000  
CAMA Number: E11018000  
Property Address: 6 PAMELA PL

Mailing Address: ALLEN DAVID & ELIZABETH  
6 PAMELA PL  
WESTPORT, CT 6880



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

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

10/21/2022

Page 1 of 2





# 250 foot Abutters List Report

Westport, CT  
October 21, 2022

Parcel Number: E11019000  
CAMA Number: E11019000  
Property Address: 65 WHITNEY ST

Mailing Address: SIEGNER CARISSA & KEITH  
65 WHITNEY ST  
WESTPORT, CT 6880

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

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10/21/2022

Page 2 of 2



### Order Confirmation

|                                      |   |
|--------------------------------------|---|
| <b>Ad Order Number</b><br>0002739693 | <b>Customer Account</b><br>357530   |
| <b>Sales Rep.</b><br>slink           | <b>Customer Information</b><br>DAWN LEARSY<br>26 River Ln<br>WESTPORT CT 06880<br>USA |
| <b>Order Taker</b><br>slink          |   |
| <b>Ordered By</b><br>Email           | <b>Phone:</b> 2032164083  |
| <b>Order Source</b><br>Phone         | <b>Fax:</b><br><b>EMail:</b>  |

**Ad Content Proof**

Note: Ad size does not reflect actual ad

|   |
|---|
| <p><b>LEGAL NOTICE OF INTENT TO DEMOLISH</b></p> <p>Legal Notice of intent to demolish is hereby given that 59 Whitney St has filed an application with Westport Town Hall - Building Department for approval to demolish the standing structure at 59 Whitney St. Westport CT 06880</p> <p>Year built: 1870<br/>Address: 59 Whitney St. Westport CT 06880<br/>Type of Building: 2,100 Sqft, Single Family House and Barn<br/>Owner's Name: 59 Whitney St</p> |
|---|

|                |                    |                   |
|----------------|--------------------|-------------------|
| <b>Ad Cost</b> | <b>Payment Amt</b> | <b>Amount Due</b> |
| \$22.32        | \$0.00             | \$22.32           |

**Blind Box**      **Materials**

**Order Notes**

|                                   |                            |                       |
|-----------------------------------|----------------------------|-----------------------|
| <b>Ad Number</b><br>0002739693-01 | <b>External Ad #</b>       | <b>Pick Up Number</b> |
| <b>Ad Type</b><br>BR Legal Liner  | <b>Ad Size</b><br>2 X 9 li | <b>PO Number</b>      |
| <b>Color</b><br>\$0.00            | <b>Color Requests</b>      |                       |

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

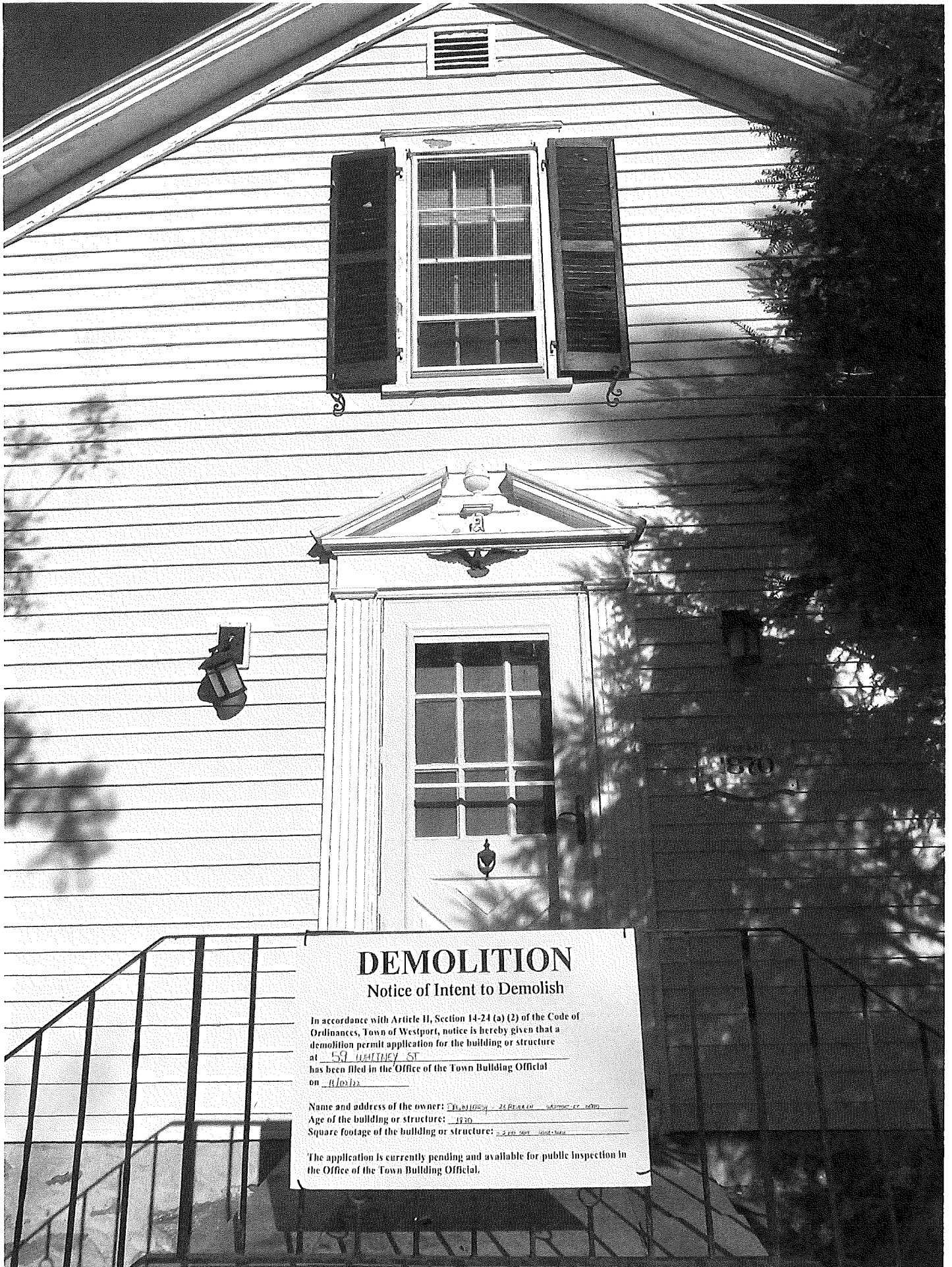
Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
11/11/2022









## 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 59 WHITNEY ST has been filed in the Office of the Town Building Official on 11/03/22

Name and address of the owner: THE BURNHAM - 24 BURNHAM - WESTPORT CT 06890

Age of the building or structure: 1930

Square footage of the building or structure: 2,200 SQ FT

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



**Historic Resources Inventory  
Buildings and Structures**

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

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

|   |  |  |   |
|---|--|--|---|
| I<br>D<br>E   | 1. Building Name (Common)  |  | (Historic)  |
| N<br>T<br>I   | 2. Town/City<br>Westport   | Village  | County<br>Fairfield   |
| F<br>I<br>C   | 3. Street and Number (and /or location)<br>59 Whitney Street   |  |   |
| A<br>T  | 4. Owner(s)<br>Timothy P. Cahill & Dawn Learsy   |  | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private   |
| I<br>O  | 5. Use (Present) Residence   |  | (Historic) Residence  |
| N   | 6. Accessibility To Public:  | Exterior Visible from Public Road<br><input checked="" type="radio"/> Yes <input type="radio"/> No | Interior Accessible<br><input type="radio"/> Yes <input checked="" type="radio"/> No<br>If yes, explain   |
|   | 7. Style of Building Vernacular  |  | Date of Construction ca. 1870   |
| D<br>E<br>S<br>C<br>R<br>I<br>P<br>T<br>I<br>O<br>N | 8. Material(s) (Indicate use or location when appropriate)   |  |   |
|   | <input checked="" type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos siding <input type="checkbox"/> Brick <input type="checkbox"/> Other<br><input type="checkbox"/> Wood shingle <input type="checkbox"/> Asphalt siding <input type="checkbox"/> Fieldstone    (Specify)<br><input type="checkbox"/> Board & batten <input type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone<br><input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Concrete Type: _____<br><input type="checkbox"/> Cut stone Type: _____   |  |   |
|   | 9. Structural System   |  |   |
|   | <input checked="" type="checkbox"/> Wood frame <input type="checkbox"/> Post and beam <input type="checkbox"/> Balloon<br><input type="checkbox"/> Load-bearing masonry <input type="checkbox"/> Structural iron or steel<br><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<br><input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other<br>Material (Specify) _____<br><input type="checkbox"/> Wood shingle <input type="checkbox"/> Roll asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input type="checkbox"/> Other<br><input checked="" type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile    (Specify) _____ |  |   |
|   | 11. Number of Stories<br>1-1/2   | Approximate Dimensions<br>50' X 28'  |   |
|   | 12. Condition (Structural)   |  | Exterior  |
|   | <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated  |  | <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated |
|   | 13. Integrity (Location)   | When?  | Alterations   |
|   | <input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved  |  | <input checked="" type="radio"/> Yes <input type="radio"/> No<br>If yes, explain<br>additions   |
|   | 14. Related Outbuildings or landscape features   |  |   |
|   | <input checked="" type="checkbox"/> Barn <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Other Landscape features or buildings (specify)<br><input type="checkbox"/> Carriage House <input type="checkbox"/> Shop <input type="checkbox"/> Garden   |  |   |
|   | 15. Surrounding Environment  |  |   |
|   | <input type="checkbox"/> Open Land <input type="checkbox"/> Woodland <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site<br><input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Rural <input type="checkbox"/> High building density   |  |   |
|   | 16. Interrelationship of building and surroundings<br>Suburban residential neighborhood  |  |   |



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

18. Architect Builder

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19. Historical or Architectural Importance

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|--|--|------------------|--------------------------------------|
| <b>P<br/>H<br/>O<br/>T<br/>O<br/>G<br/>R<br/>A<br/>P<br/>H<br/>E<br/>R<br/>Y</b> | Photographer                                     | Date             | <b>Place<br/>Photograph<br/>Here</b> |
|  | Phillip Esser                                    | March 2008       |                                      |
|  | View   | Negative on File |                                      |
|  | North; northwest                                 |                  |                                      |
|  | Name   | Date             |                                      |
| Phillip Esser & Paul Graziano  | March 2008                                       |                  |                                      |
| Organization   | Associated Cultural Resource Consultants         |                  |                                      |
| Address  | 54 Danbury Road, Suite 227, Ridgefield, CT 06877 |                  |                                      |

20. Subsequent Field Evaluations

21. Threats to building or site

|                                     |                                   |  |                                     |                                      |
|-------------------------------------|-----------------------------------|--|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> None Known | <input type="checkbox"/> Highways | <input type="checkbox"/> Vandalism     | <input type="checkbox"/> Developers | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Renewal    | <input type="checkbox"/> Private  | <input type="checkbox"/> Deterioration | <input type="checkbox"/> Zoning     | Explanation _____                    |

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

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

CONTINUATION SHEET

Consultant's Name: ACRC

Property Address: 59 Whitney Street, Westport, CT

|                            |          |                     |
|----------------------------|----------|---------------------|
| <b>FOR OFFICE USE ONLY</b> |          |                     |
| TOWN NO:                   | SITE NO: | UTM:                |
| 18/                        | /        | /                   |
| QUAD:                      |          |                     |
| DISTRICT:                  | NR:      | Actual<br>Potential |





