



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

RECEIVED

NOV 16 2022

1. 17 VINEYARD LANE | 1962 WESTPORT BUILDING DEPARTMENT
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. JAMES + ABIGAIL HOCK | 203-522-1770
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 17 VINEYARD LANE | JAMES.HOCK33@GMAIL.COM
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. SINGLE FAMILY HOUSE WITH FOUNDATION (2130 SQFT)
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

EMAIL _____

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

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

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

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

Meeting Date of Historic District Commission to consider demolition: _____.

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: _____

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____



GREENWICH
29 VALLEY DR
GREENWICH, CT 06831-9998
(800) 275-8777

11/14/2022 04:58 PM

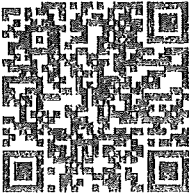
Product	Qty	Unit Price	Price
C10M - Firm - Domestic	8		\$4.00
Grand Total:			\$4.00
Credit Card Remit			\$4.00

Card Name: VISA
Account #: XXXXXXXXXXXXXXX4168
Approval #: 02604C
Transaction #: 240
AID: A000000031010 Contactless
AL: VISA CREDIT
CHASE VISA

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how. Preview your Mail. Track your Packages. Sign up for FREE @usps.com. <https://informedelivery.usps.com>

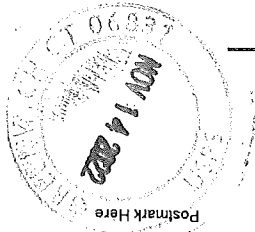
All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: <https://postalexperience.com/Pos> or scan this code with your mobile device.



or call 1-800-410-7420.

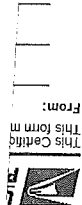
UFN: 083060-0832
Receipt #: 840-50600314-2-6520956-2
Clerk: 17



PS Form 3817, April 2007 PSN 7530-02-000-9065

To: _____

U.S. POSTAGE PAID
06831
GREENWICH, CT
NOV 14 22
AMOUNT
\$4.00
R2305M143885-17



From: _____
This Center
This form m

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:

POLLACK ADAM & SAMANTHA
22 HALF MILE CMN
WESTPORT, CT 6880

REILLY BARBARA L & STEPHEN W EST
19 VINEYARD LN
WESTPORT, CT 6880

LUBARSKY JESSICA
20 HALF MILE CMN
WESTPORT, CT 6880

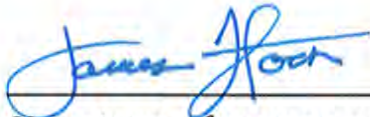
GREENBLATT PHILIP & BARBARA
20 VINEYARD LN
WESTPORT, CT 6880

FIELD LIVING TRUST THE
12 HALF MILE CMN
WESTPORT, CT 6880

MESSINA JOSEPH A & ERICA
16 VINEYARD LN
WESTPORT, CT 6880

WOOD FRANK T & PRISCILLA
10 HALF MILE CMN
WESTPORT, CT 6880

ELDRIDGE PHYLLIS M
15 VINEYARD LN
WESTPORT, CT 6880



Signature of owner or authorized agent

Date

JAMES HOCK

Print Name



100 foot Abutters List Report

Westport, CT
November 14, 2022

Subject Property:

Parcel Number: F14062000
CAMA Number: F14062000
Property Address: 17 VINEYARD LN

Mailing Address: FOOTE BEVERLY G
17 VINEYARD LN
WESTPORT, CT 6880

Abutters:

Parcel Number: F14045000
CAMA Number: F14045000
Property Address: 22 HALF MILE CMN

Mailing Address: POLLACK ADAM & SAMANTHA
22 HALF MILE CMN
WESTPORT, CT 6880

Parcel Number: F14046000
CAMA Number: F14046000
Property Address: 20 HALF MILE CMN

Mailing Address: LUBARSKY JESSICA
20 HALF MILE CMN
WESTPORT, CT 6880

Parcel Number: F14048000
CAMA Number: F14048000
Property Address: 12 HALF MILE CMN

Mailing Address: FIELD LIVING TRUST THE
12 HALF MILE CMN
WESTPORT, CT 6880

Parcel Number: F14049000
CAMA Number: F14049000
Property Address: 10 HALF MILE CMN

Mailing Address: WOOD FRANK T & PRISCILLA
10 HALF MILE CMN
WESTPORT, CT 6880

Parcel Number: F14061000
CAMA Number: F14061000
Property Address: 15 VINEYARD LN

Mailing Address: ELDRIDGE PHYLLIS M
15 VINEYARD LN
WESTPORT, CT 6880

Parcel Number: F14063000
CAMA Number: F14063000
Property Address: 19 VINEYARD LN

Mailing Address: REILLY BARBARA L & STEPHEN W EST
19 VINEYARD LN
WESTPORT, CT 6880

Parcel Number: F14066000
CAMA Number: F14066000
Property Address: 20 VINEYARD LN

Mailing Address: GREENBLATT PHILIP & BARBARA
20 VINEYARD LN
WESTPORT, CT 6880

Parcel Number: F14067000
CAMA Number: F14067000
Property Address: 16 VINEYARD LN

Mailing Address: MESSINA JOSEPH A & ERICA
16 VINEYARD LN
WESTPORT, CT 6880



www.cai-tech.com

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

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Samantha & Adam Pollack
22 Half Mile CMN
Westport, CT 06880

RE: Intent to Demolish

Dear Neighbor,

We are considering building a new house on the property in place of our current home at 17 Vineyard Lane. If we go forward with our plans, it will require demolishing the existing structure and the town requires that we send you this notification of our intent to demolish. We have filed an application for a demolition permit with the town building department.

We have yet to determine the specific timing of this project but will keep you informed as required.

Thank you very much for your consideration.

All the best,

James & Abigail Hock

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Jessica Lubarsky
20 Half Mile CMN
Westport, CT 06880

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James & Abigail Hock

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

The Field Living Trust
12 Half Mile CMN
Westport, CT 06880

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All the best,

James & Abigail Hock

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Frank T & Priscilla Wood
10 Half Mile CMN
Westport, CT 06880

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James & Abigail Hock

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Phyllis M Eldridge
15 Vineyard Ln
Westport, CT 06880

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All the best,

James & Abigail Hock

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Reilly Barbara L & Stephen West
19 Vineyard Ln
Westport, CT 06880

RE: Intent to Demolish

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Thank you very much for your consideration.

All the best,

James & Abigail Hock

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Philip & Barbara Greenblatt
20 Vineyard Ln
Westport, CT 06880

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James & Abigail Hock

The Hock's
17 Vineyard Road
Westport, Connecticut, 06880

11/15/2022

Joseph & Erica Messina
16 Vineyard Ln
Westport, CT 06880

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James & Abigail Hock



CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH TIME
 Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002740743	Customer Account 357632
Sales Rep. slink	Customer Information JAMES HOCK 116 Birch Lane GREENWICH CT 06830 USA
Order Taker slink	
Ordered By James, Email	Phone: 2035221770
Order Source Phone	Fax: EMail:

Ad Content Proof

Note: Ad size does not reflect actual ad

NOTICE OF INTENT TO DEMOLISH
 An application for a permit to demolish the house at Westport's 17 Vineyard Lane is in process. Built in 1962 the 2-story colonial has 2,130 SQFT, is situated on a 1.22 acre property and, according to accessor records, last changed ownership in October 2022. Because the house was built more than 50 years ago, the application will be reviewed by the Westport Historic District Commission.

Ad Cost	Payment Amt	Amount Due
\$16.12	\$0.00	\$16.12

Blind Box **Materials**

Order Notes

Ad Number 0002740743-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 6 li	PO Number
Color \$0.00	Color Requests	

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

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
11/18/2022

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 17 VINEYARD LANE

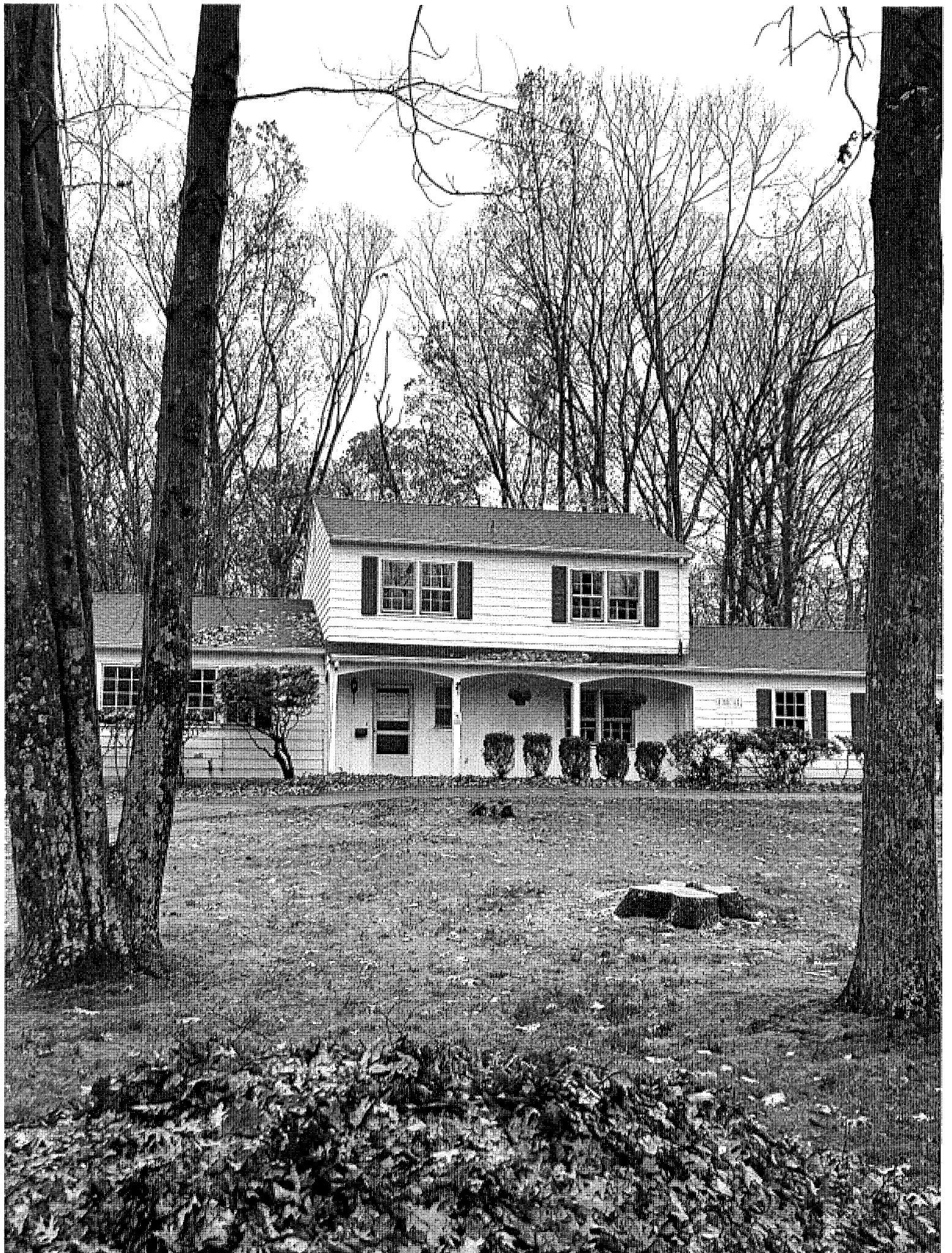
has been filed in the Office of the Town Building Official on 11/15/22

Name and address of the owner: JAMES HOCK 17 VINEYARD LANE

Age of the building or structure: 60 YEARS

Square footage of the building or structure: 2130 SQFT

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



HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

*** Note:** Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) _____
 Building Name (Historic) _____
 Street Address or Location _____
 Town/City _____ Village _____ County _____
 Owner(s) _____ Public Private

PROPERTY INFORMATION

Present Use: _____
 Historic Use: _____

Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building _____ Date of Construction _____

Material(s) (Indicate use or location when appropriate):

- | | | | | |
|--|---|--------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick | <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 _____) | <input type="checkbox"/> Other _____ | | |

Structural System

- Wood Frame
 Post & Beam
 Balloon
 Load bearing masonry
 Structural iron or steel
 Other _____

Roof (Type)

- Gable
 Flat
 Mansard
 Monitor
 Sawtooth
 Gambrel
 Shed
 Hip
 Round
 Other _____

(Material)

- Wood Shingle
 Roll Asphalt
 Tin
 Slate
 Asphalt Shingle
 Built up
 Tile
 Other _____

Number of Stories: _____ **Approximate Dimensions** _____

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: _____

FOR OFFICE USE: Town # _____ Site # _____ UTM _____
 District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

- Barn Shed Garage Carriage House Shop Garden
- Other landscape features or buildings: _____

Surrounding Environment:

- Open land Woodland Residential Commercial Industrial Rural
- High building density Scattered buildings visible from site

- Interrelationship of building and surroundings:

- Other notable features of building or site (*Interior and/or Exterior*)

Architect _____ Builder _____

- Historical or Architectural importance:

- Sources:

Photographer _____ Date _____

View _____ Negative on File _____

Name _____ Date _____

Organization _____

Address _____

- Subsequent field evaluations:

Threats to the building or site:

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

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

17 Vineyard Lane, Westport, CT



Architectural Description

The house at 17 Vineyard Lane is a Colonial Revival-style house built in 1962. The façade of this house faces east and the wide gabled roof covers a two-story, central portion of the house which is arranged with the ridge parallel to the street. There are narrow overhangs of the roof at the eaves and rake. A n exterior brick chimney is found on the southern side of the house. The southern extension from the main section features a shed-roofed dormer along the second story of the façade. Two square, three-over-three double-hung sash windows provide light to the second story which features a tripartite picture window. This window is shielded by a shed-roofed overhang. Paired windows light the second story of the central section which includes an off-center entrance on the first story. This is shielded by a slight overhang supported by slender posts. A single-story wing extends from the northern elevation and features one pair of narrow, sox-light windows. The house is clad in a combination of wood shingle and board-and-batten siding and rests on the low, poured concrete foundation.

Historical or Architectural Importance

Before 1960, the approximately 42.25 acres stretching northwest from the corner of Bayberry Lane and Cross Highway were owned by the Masiello family. In 1954, Christine Masiello, James Masiello, Mary Masiello, Celestia Masiello and Jennie Lanzetta subdivided the property into 35 lots ranging in size from one acre to

2.011 acres. They arranged two streets through the land – James Lane and Masiello Farm Road (now called Vineyard Lane).

James Masiello emigrated to the United States from Italy in 1894. His wife, Teresa, and at least three of their eleven children – Jennie, Celestia, and Rose – arrived three years later. By 1910, the family had settled in Westport on Cross Highway where James maintained a relatively large farm. By this time, Celestia and Rose had found employment in a corset factory, Jennie worked the farm with her father and the three youngest Masiello children - Mary, Christina and James Jr. – seem to have been in school. Within the decade, Mary, Christine and James were the only kids still at home, although a cousin named Daniel moved in with the family to help tend to the farm.

By the time the 1950 census was compiled, James and Teresa had both died. James, Mary and her husband Daniel, and Christine and her husband Anthony (both Mary and Christine married their cousins), had found occupations that were slightly tangential to tending a traditional farm. James and Daniel were wholesalers of produce while Christine managed a grocery store that also had a gas pump. This little store was situated on Cross Highway and was called “Christie’s.” The store still exists and is occupied by current restaurant “The Porch at Christie’s” alongside a small garage. Christine and Mary Masiello lived with their families near the store: their houses were likely those listed as Lot 1 and Lot 34 on Town Clerk Map 3878. Although not verified by title searches Lot 1 is likely the present 147 Cross Highway and 163 Cross Highway. James lived on Bayberry Lane, on the lot now occupied by 167 Bayberry Lane (Lot 24 on Town Clerk Map 3878).

After the subdivision in 1954, the land remained in Masiello hands for another seven years. It was not until 1961, that the Masiellos transferred interests in their property to Pace Builders, Inc. (WLR 189:107), a Westport-based company headquartered on State Street East and run by Adolf Bialek (Westport City Directory, 1963). By the mid-1960s, Adolf was president of multiple construction companies including Carol Construction Co. Inc., Rivergate Park Inc., Hockanum Woods Inc. and Pace Builders, Inc. (Westport City Directory, 1966).

The Masiellos quit their claims on the property listed as Lot 8 on Town Clerk Map 3878 in 1962 (WLR 197:328) and the next year, Pace Builders transferred ownership to Joan Rosen (WLR 198:545). Joan’s husband, Ronald worked at Seaboard Life Insurance Company whose headquarters were at 5 Village Square (Westport City Directory 1966). The Rosens owned 17 Vineyard Lane until 1973 (WLR 342:121) when Eric and Beverly Foote purchased the home. Eric worked as a materials manager for the Dictaphone Corporation in Bridgeport (Westport City Directory 1972).