



James H <jameshock33@gmail.com>

17 Vineyard Lane, Westport - demolition & new construction

1 message

messinajoe@aol.com <messinajoe@aol.com>

Thu, Dec 29, 2022 at 2:22 PM

To: "JamesHock33@gmail.com" <JamesHock33@gmail.com>

Hi James:

As we discussed a few days ago, my wife Erica and I don't have any objection to the demolition of the existing house at 17 Vineyard Lane that you & your wife Abigail bought from Beverly Foote, and the construction of a new house on the property (provided all applicable Town of Westport & State of Connecticut zoning, conservation, health and building codes, laws and rules are complied with for the new structure).

I had walked through the house when it was for sale and, clearly, it needed a gut renovation at a minimum. I'm sorry you were surprised to find the actual condition of the structure necessitated a demolition and new construction.

I understand this email may be presented to the Town of Westport to support your demolition & building permits.

Joseph A. Messina
[16 Vineyard Lane](#)
[Westport CT 06880](#)
203-454-3844

L.F. GARCIA ARCHITECTS, LLC, AIA
REGISTERED ARCHITECT
15 Bond Street
East Norwalk, CT 06855
(203)981-5800 LFGarcia.RA@gmail.com

December 27, 2022

Town of Westport
Planning & Zoning Department
Historic District
Westport, CT 06880

RE: Demolition of Existing House and Construction of New Home at 17 Vineyard Lane, Westport, CT

To Whom it May Concern:

At the request of the owners, James, and Abigail Hock, I have visited the above property and reviewed the existing conditions along with the proposed new home plans.

The existing home needs to be demolished as soon as possible due the poor structural conditions from being abandoned.

Half of the existing house is built on a cold, concrete slab which will not meet current energy efficiency requirements. The existing structure is under-sized (2" x 6" rafters) with little or no insulation, the existing perimeter exterior wall sills are compromised and sit on a concrete slab, the home also has areas of past water damage.

Therefore, in view of all of these problems, it is my recommendation to take down the existing house in order to build a new home that will be esthetically pleasing to the neighborhood, meets todays living standards, meets all current structural Building code, energy requirements shown on (IRC – International Residential Code 2021).

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

Sincerely,

Luis Garcia

Luis F. Garcia, AIA
Registered Architect
Principal

Town of Westport

I understand that 17 Vineyard Lane is to be demolished and a new home built on the site.

We have lived at 20 Vineyard Lane for 45 years and support any improvement to be done on the street.

Thank you for your attention to this matter.

Philip and Barbara Greenblatt



James H <jameshock33@gmail.com>

New construction at your address

1 message

Robert Schroeder <rjschroederct@gmail.com>

Tue, Dec 27, 2022 at 11:58 AM

To: "jameshock33@gmail.com" <jameshock33@gmail.com>

Good Morning James,

Sorry for the delay getting back to you. It was great to meet you on Monday and Janet and I have no problem with the demolition of the house on your property. I would hope they let you start work early as possible, to get it over with and good luck with everything. If you need anything from us please let me know.
Best to your wife.

Warm regards,
Bob and Janet Schroeder
[21 Vineyard Lane](#)
[Westport, CT 06880](#)



James H <jameshock33@gmail.com>

17 Vineyard Lane demolition

1 message

Dave DeVoll <ddevoll37@gmail.com>
To: JamesHock33@gmail.com

Tue, Dec 27, 2022 at 11:32 AM

12-26-22

Town of Westport,

I am writing in support of the immediate demolition of the house located at 17 Vineyard Lane. I have lived at 22 Vineyard for the last 18 years and have seen the neighborhood improve over the years. This house is in terrible shape and has been for many years. I think delaying the demolition for 180 days would be a mistake.

The Hocks have already cleared all the dead trees in front that threatened and have damaged the electric lines in the past and they are working hard to build a nice house for their young family to move into. A new house would be a welcome improvement to the neighborhood.

I support the quick approval of a demolition/building permit for 17 Vineyard Lane.

David DeVoll
22 Vineyard Lane
203 856-7428



James H <jameshock33@gmail.com>

Sorry for the delay and have a Merry Christmas

1 message

Paul Harris <lakehomenh@yahoo.com>
To: "James H." <jameshock33@gmail.com>

Sat, Dec 24, 2022 at 8:33 PM

12/24/2022

To whom it may concern,

I am a 40+ year resident of Vineyard Lane and I am writing to express my full support of the demolition and new construction at 17 Vineyard Lane.

My name is Paul Harris, at 13 Vineyard Lane. The Hock family notified us of their intent to demo in a letter dated 11/15/22. I understand that some have expressed concerns over the potential change in the neighborhood. After meeting James, his wife Abigail, and their newborn son Wyatt, I fully support their plan to build a new house.

The Hocks are a young, hardworking family and have already been an excellent addition to the neighborhood. They've already solved one problem on the street by removing many dying trees in their front yard. These trees caused numerous power outages each year. James even gave a BUNCH of the firewood! I urge you to move forward with the decision to waive their 180-day delay and allow this family to start construction as soon as possible.

The new addition to the Westport tax roll will be good and it will probably also inspire other neighbors to update or replace their 1960's pattern houses!

One other thing is that if demolition and construction can start in winter, when folks are away and windows are closed, it's less of an inconvenience for everyone!

Yours sincerely,

Paul Harris

[13 Vineyard Lane](#)[Westport, CT 06880](#)

203-434-3678



James H <jameshock33@gmail.com>

17 Vineyard Lane

1 message

Barbara Reilly <barbara.reilly0@gmail.com>
To: jameshock33@gmail.com

Mon, Dec 26, 2022 at 2:02 PM

Hello James,

It was very nice to meet you this morning and I will look forward to meeting the rest of your family. I would urge the town of Westport to fast track the permits you have requested for demolition and building a new house. It will certainly add value to the property and to the neighborhood, but more importantly give you and your family a home.

Good luck and let me know if I can be of assistance along the way.

Sincerely,
Barbara Reilly
19 Vineyard Lane, Westport, CT 06880