

**WESTPORT HISTORIC DISTRICT COMMISSION**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (CoA)**

*Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Westport, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97A, Section 7-147d and 147s, as amended, of the General Statutes of Connecticut.*

**RECEIVED**  
NOV 27 2023

**SECTION 1 (To be completed by the Applicant):**

Address of proposed work: 1 Nutmeg Lane

Owner: Rhodie Lorenz

Phone: 203-940-1753 Email: rhodielorenz@me.com

Agent/Contractor: n/a

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Anticipated date of completion: Already completed

<u>Rhodie A. Lorenz</u>	<u>11.27.23</u>
-------------------------	-----------------

Owner's Signature (Application must be signed) \_\_\_\_\_ Date \_\_\_\_\_

Brief description of project: replaced windows on first floor front of house with larger panels and better insulation.

\_\_\_\_\_

\_\_\_\_\_

HISTORIC DISTRICT  
COMMISSION

**SECTION 2 (To be completed by the Zoning Enforcement Officer)**

Appears to comply with regulations  
 Appears not to comply with regulations  
 More information needed

Signature of Zoning Enforcement Officer indicating preliminary review of compliance with zoning regulations. \_\_\_\_\_ Date \_\_\_\_\_

**SECTION 3 (To be completed by the Historic District Commission)**

Date of Public Hearing: 12/12/23

**Certificate of Appropriateness APPROVED**  
List any conditions or modifications:  
\_\_\_\_\_  
\_\_\_\_\_

**Certificate of Appropriateness DENIED**  
List reasons for denial:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature/Chair, WHDC

\_\_\_\_\_  
Date

*After approval has been obtained from the Historic District Commission, work cannot commence until proper zoning and building permits have been obtained from the Planning and Zoning and Building Departments.*

**SECTION 4 (To be completed by the Historic District Commission)**

**FINAL APPROVAL**  
Signature/WHDC: \_\_\_\_\_ Date of Site Inspection: \_\_\_\_\_



## Historic District Commission

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

### WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 844 4317 1913  
Passcode: 844027  
Dial by your location  
• +1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/84443171913?pwd=K1Q2Qks3TXcwc0I5WENmdEY3TWNLQT09>

The Westport Historic District Commission will hold an electronic public meeting at **7:00 p.m.** on **Tuesday, December 12, 2023**, for the following purposes:

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated November 22, 2023, for proposed moving of one second floor window, replace sidelight and transom glass, add exterior trim, and half metal window screens and full wood door screen at **35 Wright Street** (PID # C09//042/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated November 27, 2023, for installed windows at **1 Nutmeg Lane** (PID # C09//023/000) which is located within the Kings Highway North Local Historic District: Kings Highway North National Historic District.

Grayson Braun, Chair  
Historic District Commission  
November 30, 2023

#### Special Notice Regarding This Electronic Meeting:

Pursuant to State law, there will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Historic District Commission agenda for the meeting is available on-line at [www.westportct.gov](http://www.westportct.gov) and on the Town Calendar web page under December 12, 2023.

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Below is a recap of the window history at 1 Nutmeg Lane. We installed them in stages - and again were unaware until the zoning meeting in the spring that we needed approval through zoning to do this. Further, when we consulted with Pella, who replaced the windows, they said they no longer made the style/ version we used to have.

All the windows in the house have been replaced in 4 separate stages over a 10 year period.

The first 3 were done through a Westport Contractor as part of bigger projects. He was aware we were in the historic district and told us everything was fine to proceed.

Feb 2013 >> As part of kitchen and family room remodel, 9 windows replaced.

Jan 2014 >> Upstairs bathroom remodel, two windows replaced.

Feb 2015 >> Pipe burst, upstairs bathroom, bedroom, living room and sun room remodel. 10 windows replaced.

March 2023 >> 18 windows replaced.

Pella

### Lifestyle, Double Hung, Without HGP, White

1: SizeNon-Standard Size Double Hung, Equal

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP

Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)









# Contract - Detailed

Phone:

Fax:

**Sales Rep Name:** Howard, Max  
**Sales Rep Phone:** 860-209-1487  
**Sales Rep Fax:** 860-257-3227  
**Sales Rep E-Mail:** MHoward@pellactny.com

Customer Information	Project/Delivery Address	Order Information
<b>David Lorenz</b> 1 Nutmeg Ln  Westport, CT 06880-3033 <b>Primary Phone:</b> (203) 6151439 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> david.lorenz@alumni.duke.edu <b>Great Plains #:</b> 1006403526 <b>Customer Number:</b> 1010228684 <b>Customer Account:</b> 1006403526	<b>David Lorenz - 1 NUTMEG LN, WESTPORT, CT, US 06880</b> 1 NUTMEG LN  <b>Lot #</b> WESTPORT, CT 06880 <b>County:</b>	<b>Quote Name:</b> David Lorenz - 1 NUTMEG LN, WESTPORT,  <b>Order Number:</b> 716 <b>Quote Number:</b> TBD <b>Order Type:</b> Installed Sales <b>Payment Terms:</b> <b>Tax Code:</b> CT <b>Quoted Date:</b> 8/25/2021

Line #	Location:	Attributes	Qty
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10 DINING ROOM

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)



Line #	Location:	Attributes	Qty
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15 DINING ROOM

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

Line #	Location:	Attributes	Qty
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20 DINING ROOM

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

Line #	Location:	Attributes	Qty
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25 DINING ROOM

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

Line #	Location:	Attributes	Qty
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30 BATH

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00427-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W2H / 2W2H)



Line #	Location:	Attributes	Qty
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35 BATH

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



Viewed From Exterior

PK #  
2091

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00427-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W2H / 2W2H)

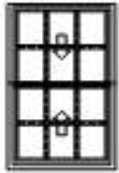
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40 BEDROOM 1

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



Viewed From Exterior

PK #  
2091

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

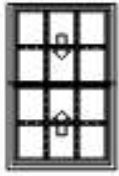
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45 BEDROOM 1

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

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**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

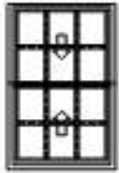
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50 BEDROOM 1

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

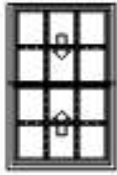
Line #	Location:	Attributes	
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55 BEDROOM 1

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

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**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

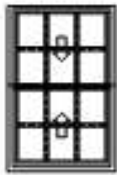
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60 BEDROOM 2

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

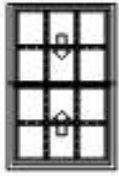
Line #	Location:	Attributes	Qty
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65 BEDROOM 2

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

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**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

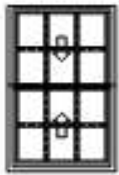
Line #	Location:	Attributes	Qty
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70 ROOM 3

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

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**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)



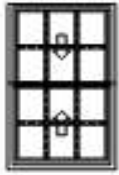
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75 ROOM 3

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

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**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

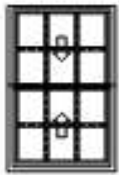
Line #	Location:	Attributes	Qty
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80 ROOM 4

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

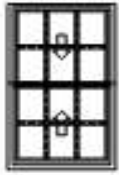
Line #	Location:	Attributes	Qty
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85 ROOM 4

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

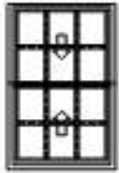
Line #	Location:	Attributes	Qty
--------	-----------	------------	-----

90 STAIRS

**Lifestyle, Double Hung, Without HGP, White**

Qty

1



PK #  
2091

Viewed From Exterior

**1: SizeNon-Standard Size Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

Line #	Location:	Attributes	Qty
95	None Assigned	<b>DEXTPOCKET - Lifestyle-Arch Wood Frame</b>	<u>17</u>

Line #	Location:	Attributes	Qty
100	None Assigned	<b>DELRETAIL - Delivery Retail</b>	<u>1</u>

Line #	Location:	Attributes	Qty
105	None Assigned	<b>DIS9UNITS - Disposal 9 -15 Units</b>	<u>1</u>

Line #	Location:	Attributes	Qty
110	None Assigned	<b>OV-1 - Order Verification</b>	<u>1</u>

Line #	Location:	Attributes	Qty
115	None Assigned	<b>KIT10POCKIT.142 - 10 Pocket Window Install Kit</b>	<u>2</u>

Line #	Location:	Attributes	Qty
120	None Assigned	<b>6CAP11 - Cap 11 to 12 Windows</b>	<u>1</u>

Thank You For Purchasing Pella® Products



**PELLA WARRANTY:**

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

**INSYNCTIVE PRODUCTS:** In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

**Notice of Collection of Personal Information:** We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

**ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")**

**YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit [www.pella.com/arbitration](https://www.pella.com/arbitration) or e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

**Product Performance Information:**

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](https://www.pella.com)

fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to [www.pella.com/performance](http://www.pella.com/performance).

#### 1. GENERAL

- a) This Proposal / Contract is between the Customer, as indicated herein, (referred to as the "Buyer") and the DHD Windows & Doors LLC. (referred to as the "Seller").
- b) This Proposal / Contract shall remain open for 30 days, after which it shall be void at Seller's option. A Proposal shall become a Contract when it is executed by the Buyer and accepted by the Seller.
- c) The Buyer agrees that the product(s) and the conditions set forth herein supersede over all previous representations, specifications, terms or other documents issued by the Seller or its' employees, either written or oral and any purchase order, or other documents issued by the Buyer either before or after this contract.
- d) The Buyer agrees not to hold the Seller responsible for incidental damages that may result from the breach on the sale of product(s) pursuant to this Proposal/Contract, & consequential damages will be limited to One Hundred Dollars.
- e) This Proposal /Contract will be construed in accordance with the laws of the State of Connecticut. In the case of litigation the Buyer agrees to waive the right to venue and agrees that any such case shall be tried in the appropriate court having jurisdiction in the County of New Haven, State of Connecticut, or the U.S. Federal District Court for the District of Connecticut. The prevailing party in such litigation shall be entitled to recover reasonable attorneys fees including those on appeal.

#### 1. PAYMENT

- a) The Buyer agrees that the need date is a realistic estimate of when the product(s) is/are to be delivered. On this date the Seller may invoice the Buyer for any outstanding balance, and payment will be due according to the payment terms of this contract.
- b) The Buyer agrees not to withhold payment for any item that is backordered or damaged in shipment, provided the Seller acknowledges such deficiency and provides the Buyer with assurances of its' undertaking to remedy the same.
- c) All unpaid balances are subject to interest on the outstanding amount due of 1 ½ % per month, plus attorney's fees if the outstanding balance is forwarded to our attorneys for collection.
- d) The buyer agrees that payment discounts do not apply when paying with a credit card.
- e) The buyer agrees that if paying by credit card that authorization is granted to the seller to debit the buyers credit card by signing this contract.
- f) No C.O.D. Deliveries.

#### 1. CHANGES

- a) The Buyer agrees that the product(s) listed herein are correct and final
- b) The Buyer agrees that the product cannot be changed, returned, or canceled.

#### 1. DELIVERY

- a) The Buyer agrees to accept delivery in such installments as the Seller may make and not to hold the Seller liable for any claims resulting from delays in delivery.
- b) The Buyer agrees that the product can be delivered without the Buyer being present and agrees to accept the Seller's shipping documents as proof of delivery.
- c) The Seller agrees to deliver the product(s) to a single location on the ground floor at the Ship-To address listed above, provided that the delivery site is accessible by the Seller's delivery vehicle.
- d) The Buyer agrees not to hold the Seller responsible for any damage to driveways, sidewalks, trees, and overhead wires caused by the Seller's delivery vehicles.
- e) The Buyer agrees to examine the product(s) upon delivery, and within 7-days after delivery, provide the Seller notice in writing of any discrepancy between the product(s) ordered and the product(s) delivered. If the Buyer does not provide notice within the 7-day period, the Buyer waves any rights of rejection and accepts the product(s) as is.

#### 1. INSTALLATION

- a) The Buyer understands that installation is not included unless specifically stated herein.
- b) The Buyer agrees to install the product in accordance with applicable building codes and good construction practices. Detailed installation instructions are available from the Seller upon written

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

request.

- c) In the event that Pella has been contracted to reuse existing trim, Pella is not responsible for damage to trim or the cost of replacement.
- d) In the event Pella has been contracted to reuse existing hardware Pella is not responsible if the existing hardware incompatible with Pella's product.
- e) In the event that Pella has been contracted to install customer provided hardware, it is the customer's responsibility to have the hardware present on the day of install and to follow the guidelines for hardware compatible with our product.

1. FINISHING

- a) "In home" touch-ups of the finishing are not available.
- b) Pella offers no warranty on the paint finish; only paint manufacturer warranties apply to finish.

1. WARRANTY

- a) The Buyer understands that the Product Warranty, if any, is provided by the Product Manufacturer and that a copy of the warranty, if any, will be provided upon written request.
- b) The Buyer understands that the Laminated Glass Warranty, if any, is provided by the Laminated Glass Manufacturer and that a copy, if any, will be provided upon written request.

There are NO Warranties which extend beyond the description on the face hereof. This Exclusion includes, but is not limited to, implied warranties of merchantability or fitness for a particular purpose.

**Project Checklist has been reviewed**

\_\_\_\_\_  
Customer Name (Please print)

\_\_\_\_\_  
Pella Sales Rep Name (Please print)

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Pella Sales Rep Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Credit Card Approval Signature

<b>Order Totals</b>	
Taxable Subtotal	\$29,707.98
Sales Tax @ 6.35%	\$1,886.46
Non-taxable Subtotal	\$6,853.00
<b>Total</b>	<b>\$38,447.44</b>
<b>Deposit Received</b>	
<b>Amount Due</b>	<b>\$38,447.44</b>



## HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator,  
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) F.E. Bailey House  
 Street Address or Location 1 Nutmeg Lane  
 Town/City Westport Village \_\_\_\_\_ County Fairfield  
 Owner(s) Rhodie A. Lorenz  Public  Private

### PROPERTY INFORMATION

Present Use: Residential  
 Historic Use: Residential  
 Accessibility to public: Exterior visible from public road?  Yes  No  
 Interior accessible?  Yes  No If yes, explain \_\_\_\_\_  
 Style of building Colonial Revival Date of Construction 1932

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

Clapboard  Asbestos Siding  Brick  Wood Shingle  Asphalt Siding  
 Fieldstone  Board & Batten  Stucco  Cobblestone  Aluminum Siding  
 Concrete (Type Poured)  Cut Stone (Type \_\_\_\_\_)  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: 2 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: Rear addition, attached garage

**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:

See Continuation Sheet

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

See Continuation Sheet

Architect \_\_\_\_\_ Builder \_\_\_\_\_

• Historical or Architectural importance:

See Continuation Sheet

• Sources:

See Continuation Sheet

Photographer PAL \_\_\_\_\_ Date \_\_\_\_\_

View \_\_\_\_\_ Negative on File \_\_\_\_\_

Name \_\_\_\_\_ Date 10/4/2011

Organization PAL \_\_\_\_\_

Address 210 Lonsdale Avenue, Pawtucket, RI 02860

• Subsequent field evaluations:

**Threats to the building or site:**

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

# STATE OF CONNECTICUT

COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE  
One Constitution Plaza, Second Floor, Hartford, CT 06103

## HISTORIC RESOURCE INVENTORY FORM For Buildings and Structures

FOR OFFICE USE ONLY	
TOWN NO.:	SITE NO.:
UTM: 18/___/___/___/___/___	
QUAD:	
DISTRICT:	NR: Actual Potential

### CONTINUATION SHEET

Item Number: \_\_\_\_\_ Date: October 2011  
PAL, Pawtucket, RI 02860

1 Nutmeg Lane, Westport, CT

#### **Interrelationship of building and surroundings:**

The building is sited on a level lot at the southwest corner of Nutmeg Lane and Kings Highway North. It is set back from the road and faces north toward Nutmeg Lane. The east boundary of the property is lined with box hedges and deciduous trees. Vegetation consists of evergreens and deciduous trees along the northwest boundary with bushes and low plants along the foundation. A paved driveway north of the house leads to an attached garage.

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

The building is a two-story, four-bay-by-four-bay, Colonial Revival style residence. The asphalt shingle-clad, front-gable roof has a gable dormer on the west slope and a brick chimney on the east slope. The two-story, side-gable ell on the east elevation incorporates a lean-to on the south elevation creating a salt-box form and is original to the plan. The walls are clad in wood shingle and rest on a stone and concrete foundation. A small one-story, gable-roof addition is located on the south end of the west elevation. The primary entrance is located off-center on the facade and contains a fifteen-light wood door flanked by pilasters. The entry porch has rubble stone stairs covered by a pedimented roof and supported by turned posts. Windows consist of twelve-over-twelve and six-over-twelve, double-hung sash with lintels. A one-story, one-bay by two-bay garage was constructed in the 1930s and is attached to the west elevation of the one-story addition. It is accessed by a screen porch addition and has a shed addition on the south elevation. The building appears to be mostly original with minimal alterations to the plan consisting of the one-story addition on the west elevation and the attached screen porch.

#### **Historical or Architectural importance:**

The house was constructed in 1932 to replace an earlier Italianate style residence on the property depicted on the 1878 map of Westport. Nutmeg Lane, originally called "Ferra" in 1931 and later "Wright Street Extension", was laid out in the early 1930s. The house footprint is shown on the 1931 Sanborn map labeled "from plans" indicating it was not built yet, but is shown on the 1940 Sanborn as finished. The address appears in the 1933 as the home of F.E. Bailey. By 1941, the property had been sold to Delano J. Hitch. A few years later the property was occupied by James B. Owen, who moved by 1950. By 1954, the house was owned by Harry A. Wilcox. Wilcox remained there until the late 1960s, after which the house changed hands several times. In 1980 the property was owned by Peter L. Leepson, who sold the house to William J. Yonan in the late 1980s. In 1991, the property was purchased by Bradford W. and Anita W. Coupe. Eight years later, the Coupes sold the lot to Bruce R. and Meredith M. Johnson. Meredith M. Johnson, who took over ownership of the property, sold it to the current owner, Rhodie A. Lorenz, in 2005.

#### **Sources:**

Cunningham, Jan. Kings Highway North HD NR. Hartford: CT Historical Commission, 1997; Sanborn Fire Insurance Maps, 1891-1940; Westport Directory (W.D.). Loveland, CO: US West Marketing Resources, 1991; W.D. Chicago, IL: Johnson Publishing Co., 1985; W.D. Providence, RI: C. DeWitt White Co., 1917-1918; W.D. New Haven: The Price & Lee Co., 1923-1974; Westport Assessor's Online Database, 2011.



**STATE OF CONNECTICUT**

**COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE**

One Constitution Plaza, Second Floor, Hartford, CT 06103

**HISTORIC RESOURCE INVENTORY FORM**

For Buildings and Structures

**CONTINUATION SHEET**

Item Number: \_\_\_\_\_ Date: October 2011

PAL, Pawtucket, RI 02860

**1 Nutmeg Lane, Westport, CT**

**PHOTOGRAPHS**



View of the north elevation.



View of the west elevation of the attached garage and screened-in porch.

*FOR OFFICE USE ONLY*

TOWN NO.: \_\_\_\_\_ SITE NO.: \_\_\_\_\_

UTM: 18/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_

QUAD: \_\_\_\_\_

DISTRICT: \_\_\_\_\_

NR: Actual  
Potential

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:** 1 Nutmeg Lane

**Name:** William Meeker/Alfred Violet House

**NR District:** Kings Highway North Historic District

**Local District:** Kings Highway North Historic District

**Neg No.:** 17:11

**HRS ID No.:** 0629





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

FOR OFFICE USE ONLY	
Town No.:	Site No.:
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) _____ (Historic) _____	
	2. TOWN/CITY _____	VILLAGE _____ COUNTY _____
	3. STREET AND NUMBER (and/or location) 1 NUTMEG LANE (71 KINGS HWY)	
	4. OWNER(S) LEEPSON, PETER & ANNE (new owners?) <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	
	5. USE (Present) _____ (Historic) _____	
	6. ACCESSIBILITY TO PUBLIC:	EXTERIOR VISIBLE FROM PUBLIC ROAD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		INTERIOR ACCESSIBLE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No IF YES, EXPLAIN _____
	7. STYLE OF BUILDING _____ DATE OF CONSTRUCTION _____	
	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) 12 x 12 WINDOWS
	<input checked="" type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Fieldstone
	<input type="checkbox"/> Board & Batten	<input type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone
	<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Concrete Type: _____ <input type="checkbox"/> Cut stone Type: _____
	9. STRUCTURAL SYSTEM	
	<input checked="" type="checkbox"/> Wood frame	<input type="checkbox"/> Post and beam <input checked="" type="checkbox"/> balloon
	<input type="checkbox"/> Load bearing masonry	<input type="checkbox"/> Structural iron or steel
<input type="checkbox"/> Other (Specify) _____		
10. ROOF (Type)		
<input checked="" type="checkbox"/> Gable/CROSS	<input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> sawtooth	
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify) _____	
(Material)		
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate	
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up <input type="checkbox"/> Tile <input type="checkbox"/> Other (Specify) _____	
11. NUMBER OF STORIES	APPROXIMATE DIMENSIONS	
3		
12. CONDITION (Structural) _____ (Exterior) _____		
<input checked="" 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	
13. INTEGRITY (Location)	WHEN ? (Alterations) IF YES, EXPLAIN	
<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved	<input type="checkbox"/> Yes <input type="checkbox"/> No	
14. RELATED OUTBUILDINGS 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		



DESCRIPTION (Continued)

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

SIGNIFICANCE

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

SOURCES

COMPILED BY PHOTO

PHOTOGRAPHER

LMC

DATE

19 OCT 86

VIEW

#32 NW

NEGATIVE ON FILE

NAME

DATE

ORGANIZATION

ADDRESS

Place  
Photograph  
Here

20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

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





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

RECEIVED

NOV - 2 2023

1. 8 Franklin Ave | DATE BUILT 1927 (From Assessor's Card)

2. Ellen McQue | TELEPHONE

3. 41 Shag Bark Rd Stamford CT | EMAIL ellen@coastal-lux.com

4. Coastal luxury Homes LLC | NOV - 1 2023

5. 1290 sf - Single Family Home | WESTPORT BUILDING DEPARTMENT

6. Chaster Oak | TELEPHONE 203-243-9094 | LICENSE NUMBER DMCR-003252

EMAIL Brian@coastal-lux.com

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: Joseph Feinleib DATE: 10/31/23  
Coastal Luxury Homes, LLC

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

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

October 30, 2023

Town of Westport  
Land Use Department  
Westport CT

Re: Letter of Authorization

Dear Building Official:

I am the record owner of certain real property located at and known as 8 Franklin Avenue, Westport CT 06880 I hereby authorize Coastal Luxury Homes, LLC to act on my behalf in connection with any permits required to demolish the existing property and any necessary permits needs for the construction of a new single- family dwelling on the premises located at 8 Franklin Ave., Westport CT 06680

Sincerely,



Ellen McCue  
41 Shag Bark Rd.  
Stamford, CT 06903

Property Location 8 FRANKLIN AVE  
 Vision ID 3797

Account # 7860

Map ID C07 / 163/000 /  
 Bldg # 1

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

State Use 101  
 Print Date 9/27/2023 11:37:08 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WHITTON LYNN S			6 Septic	2 Private		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
			2 Public Water			RES LAND	1-1	532,000	372,400	
						DWELLING	1-3	142,200	99,500	
8 FRANKLIN AVE WESTPORT CT 06880		SUPPLEMENTAL DATA				RES OUTBL	1-4	6,200	4,400	<b>VISION</b>
		Alt Prcl ID	5303043		Lift Hse					
		Historic ID	1314		Asking \$					
		Census	505							
		WestportC	G12							
		Survey Ma	140							
		Survey Ma								
		GIS ID	C07163000		Assoc Pid#					
						Total		680,400	476,300	

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WHITTON LYNN S		2638 0103	01-03-2006	Q	I	677,500	00	Year	Code	Assessed	Year	Assessed V	Year	Assessed
SHATTUCK RICHARD W & LAURA R		1798 0225	09-06-2000	Q	I	435,000	00	2022	1-1	372,400	2021	372,400	2020	372,400
DESELIN MASSIMILIANO & MARGO A		1545 0001	09-30-1997	Q	I	357,500	00		1-3	99,500		99,500		99,500
									1-4	4,400		4,400		4,400
										476,300	Total	476,300	Total	476,300

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0002	0002		

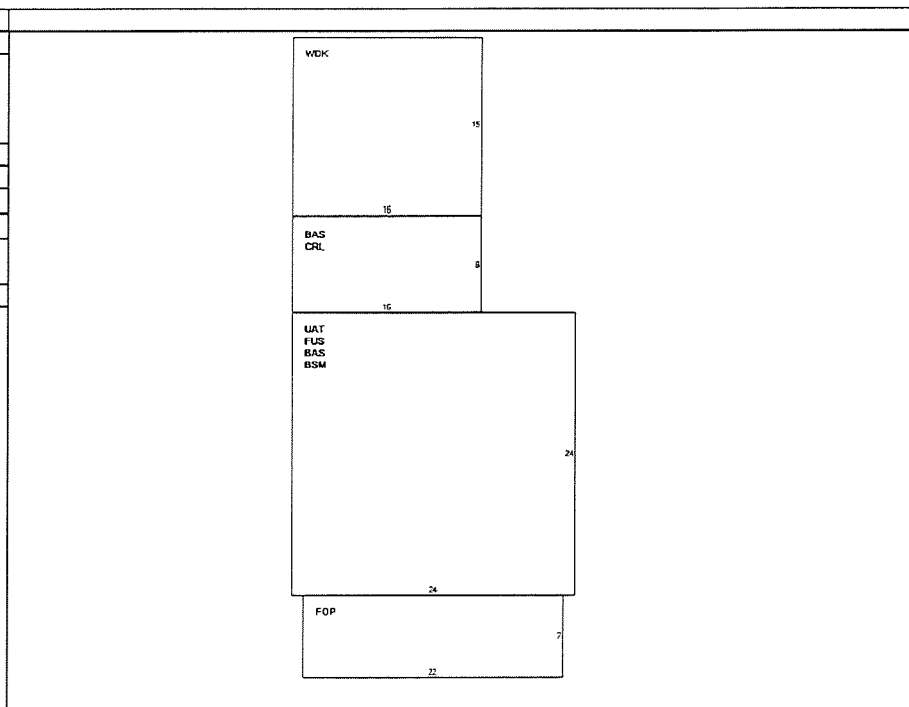
NOTES			

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	
								05-29-2020	SR			19	Field Review	
								03-02-2020	VA			60	Mailer Sent	
								04-02-2015	MJF			00	Measur+Listed	
								03-10-2015	BG			01	Measured/No Interior Insp	
								02-04-2015	VA			66	INSPECTION NOTICE SE	

Permit Id	Comments

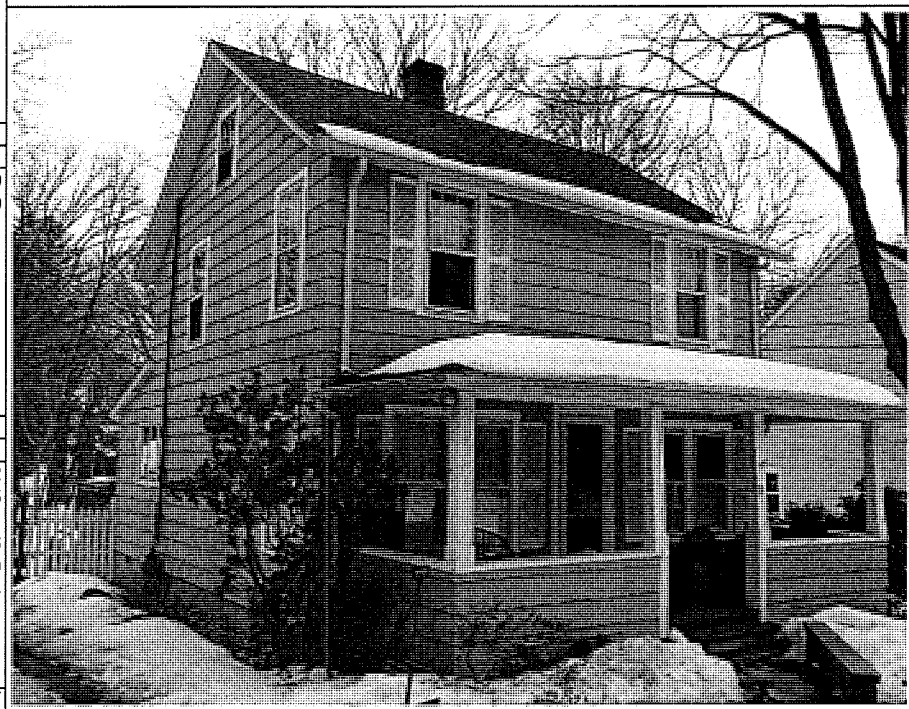
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	A		0.290 AC	360,000.00	2.68199	5	1.00	190	1.900		1.0000		532,000
Total Card Land Units					0.290 AC	Parcel Total Land Area					0.290	Total Land Value			532,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional	Fireplaces	0	
Model	01	Residential	Ceiling Height	8.00	
Grade:	10	B-	Elevator		
Stories:	2	2 Stories	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id	C	Own
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	03	Plaster	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Building Value New		253,978
Interior Flr 1	12	Hardwood	Year Built		1927
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	04	Forced Air	Remodel Rating		
AC Type:	03	Central	Year Remodeled		
Total Bedrooms	03	3 Bedrooms	Depreciation %		44
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	6	6 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		56
Kitchens	1		Cns Sect Rcnd		142,200
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area			Misc Imp Ovr		
Fin Basement	160		Misc Imp Ovr Comment		
Fin Bsmt Qual	1		Cost to Cure Ovr		
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	0				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
GAR1	Garage	L	288	31.37	1978	5	60	3	1.00	5,800
SHD1	Shed	L	80	11.00	2015	4	40	3	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	704	704		152.13	107,102
BSM	Basement Area	0	576		30.37	17,495
CRL	Crawl Space	0	128		0.00	0
FOP	Porch, Open	0	154		30.62	4,716
FUS	Upper Story, Finished	576	576		152.13	87,629
UAT	Attic, Unfinished	0	576		15.32	8,824
WDK	Deck, Wood	0	240		15.21	3,651
Ttl Gross Liv / Lease Area		1,280	2,954			229,417







+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880  
203-247-3439 [denean@coastal-lux.com](mailto:denean@coastal-lux.com)

October 30, 2023

Dear Neighbor,

We want to inform you Coastal Luxury Homes, LLC was hired to construct a new home at 8 Franklin Avenue, Westport CT.

This is notification that an application to demolish the home is on file with the Westport Building Department. Attached is a copy of the legal notice and a picture of sign on the property. If you have any questions or concerns you can reach the project manager for the project, Jason Leewe by telephone 845-807-7843 or by email at [Jason@coastal-lux.com](mailto:Jason@coastal-lux.com)

Thank you.

Sincerely,

Denean Pomarico

<b>Ad Order Number</b> 0002806170	<b>Customer Account</b> 348122
<b>Sales Rep.</b> mhutchings	<b>Customer Information</b> COASTAL LUXURY HOMES 1723 Post Road East WESTPORT CT 06880 USA
<b>Order Taker</b> mhutchings	<b>Phone:</b> 2032473439
<b>Ordered By</b> EMAIL	<b>Fax:</b>
<b>Order Source</b> Phone	<b>E-Mail:</b>

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**DEMOLITION  
NOTICE OF INTENT TO DEMOLISH**

NOTICE IS HEREBY GIVEN THAT AN APPLICATION FOR A PERMIT TO DEMOLISH HAS BEEN FILED IN THE OFFICE OF THE WESTPORT BUILDING OFFICIAL AND IS CURRENTLY PENDING AND IS AVAILABLE FOR PUBLIC INSPECTION. Name & Address of Structure: Residential Dwelling: 8 Franklin Avenue, Westport CT 06880, Name & Address of Owner: Ellen McCue, 41 Shag Bark Rd Stamford CT 06903 Age of Structure: 96 Years Old, Square Footage: 1,280SF.

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

<b>Blind Box</b>	<b>Materials</b>
------------------	------------------

**Order Notes**

<b>Ad Number</b> 0002806170-01	<b>External Ad #</b>	<b>Pick Up Number</b>
<b>Ad Type</b> BR Legal Liner	<b>Ad Size</b> 2 X 9 li	<b>PO Number</b>
<b>Color</b> \$0.00	<b>Color Requests</b>	

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

Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
10/27/2023



Accountable Mail

Name and Address of Sender  
Coastal luxury Homes LLC  
1723 Post Rd E.  
Westport CT 06880

- 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  
WESTPORT, CT  
06880  
NOV 02, 23  
AMOUNT  
**\$3.42**  
R2305K132412-03



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.	Kathryn Lucas Franklin Ave. Westport CT 06880													
2.	Ruth + Barbara Gruenthal 300 West End Ave Apt. 2A New York NY 10023			Handling Charge - if Registered and over \$50,000 in value										
3.	Judith Sloan 11 Franklin Ave. Westport CT 06880							Adult Signature Required	Adult Signature Restricted Delivery					
4.	Jonathan + Danna Sedwick 12 Franklin Ave. Westport CT 06880									Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5.	Terry + Frank Rende 10 Franklin Ave. Westport CT 06880													
6.	Michael + Leah Kovach 6 Franklin Ave. Westport CT 06880												Signature Confirmation Restricted Delivery	
7.														
8.														

Total Number of Pieces Listed by Sender: 6  
Total Number of Pieces Received at Post Office: 6

Postmaster, Per (Name of receiving employee)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](https://usps.com/privacypolicy).





countable Mail

Coastal luxury Homes LLC  
1723 Post Rd East  
Westport CT 06880

- 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  
WESTPORT, CT  
06880  
NOV 02 23  
AMOUNT  
**\$2.85**  
R2305K132412-03

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	P	Service) Fee	Charge	if Registered	Value	Due Sender if COD	ASK Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1	Alexander Brandon Negin Janati 45 Franklin Ave. Westport CT 06880													
2	Matthew Baiino 3 Keyser Rd. Westport CT 06880													
3	Cynthia + Richard Roznowy 5 Keyser Rd. Westport CT 06880													
4	Ben + Althea Heisler 7 Keyser Rd. Westport CT 06880													
5	Amanda + Eric Magleby 9 Keyser Rd. Westport CT 06880													
6.														
7.														
8.														
Total Number of Pieces Listed by Sender: 5		Total Number of Pieces Received at Post Office: 5		Postmaster, Per (Name of receiving employee)										

*[Handwritten Signature]*

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](https://usps.com/privacypolicy).





# 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 8 Franklin Avenue has been filed in the Office of the Town Building Official on November 1<sup>st</sup> 2023

Name and address of the owner: Ellen McCue - 41 Stag Park Stamford Ct  
 Age of the building or structure: 96 Years  
 Square footage of the building or structure: 1280 SF

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 <input type="checkbox"/> Actual <input type="checkbox"/> Potential

I D E N T I F I C A T I O N	1. Building Name (Common)		(Historic)	
	2. Town/City	Village	County	
	3. Street and Number (and /or location)			
	4. Owner(s)		<input type="checkbox"/> Public <input type="checkbox"/> Private	
	5. Use (Present)		(Historic)	
	6. Accessibility To Public:	Exterior Visible from Public Road <input type="checkbox"/> Yes <input type="checkbox"/> No	Interior Accessible <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, explain
	7. Style of Building		Date of Construction	
	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 <input type="checkbox"/> Wood shingle <input type="checkbox"/> Asphalt siding <input type="checkbox"/> Fieldstone      (Specify) _____ <input type="checkbox"/> Board & batten <input type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Concrete <input type="checkbox"/> Cut stone Type: _____      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 Material (Specify) _____ <input type="checkbox"/> Wood shingle <input type="checkbox"/> Roll asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input type="checkbox"/> Other <input type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile      (Specify) _____			
	11. Number of Stories		Approximate Dimensions	
	12. 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	
13. Integrity (Location)	When?	Alterations	If yes, explain	
<input type="checkbox"/> On original site <input type="checkbox"/> Moved		<input type="checkbox"/> Yes <input type="checkbox"/> No		
14. Related Outbuildings 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"/> Woodland <input type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Rural <input type="checkbox"/> High building density				
16. Interrelationship of building and surroundings				



D  
E  
S  
C  
R  
I  
P  
T  
I  
O  
N

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

18. Architect

Builder

S  
I  
G  
N  
I  
F  
I  
C  
A  
N  
C  
E

19. Historical or Architectural Importance

S  
O  
U  
R  
C  
E  
S

P  
H  
O  
T  
O

Photographer

Date

View

Negative on File

C  
O  
M  
P  
I  
L  
E

Name

Date

Organization

D  
B  
Y

Address

*Place  
Photograph  
Here*

20. Subsequent Field Evaluations

21. Threats to building or site

- None Known       Highways       Vandalism       Developers       Other \_\_\_\_\_
- Renewal       Private       Deterioration       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: 8 Franklin Avenue, Westport, CT

**FOR OFFICE USE ONLY**

TOWN NO:     SITE NO:             UTM:  
18/\_\_\_/\_\_\_/\_\_\_/\_\_\_/\_\_\_

QUAD:  
DISTRICT:   NR:                     Actual  
  Potential







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

**RECEIVED**

**NOV 29 2023**

**WESTPORT BUILDING DEPARTMENT**

1. 4 Lantern Hill Road | 1960  
 ADDRESS OF WORK (Please Print) | DATE BUILT ( From Assessor's Card)

2. Robert + Nicole Paternostro  
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 4 Lantern Hill Road | NLPaternostro@gmail.com  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Bluewater Home Builders, LLC  
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. House 2,304 Sq FT Living Space, Garage 432, Deck + Misc 377  
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. AA Building Wrecking, LLC | (203) 414-6516 |  
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

Demoman198@AOL.com  
 EMAIL

NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office). Letters must be copied to the HDC office prior to the public hearing.

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

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

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

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

**FOR HISTORIC DISTRICT COMMISSION DECISION:**

The Historic District Commission considers the property historically significant and does not waive the balance of delay.

The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective \_\_\_\_\_ (DATE)

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

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

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

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- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY      Beverly Doyle      (203)445-7395    FAX (203)330-4618
- CABLEVISION      [robin.schilb@alticeusa.com](mailto:robin.schilb@alticeusa.com)    (203) 696-4780
- EVERSOURCE ENERGY      -      (888) 544-4826    FAX (877) 285-4448
- FUEL TANK (For underground tanks)      Fire Marshall's Office      (203) 341-5020    FAX (203) 341-5009
- FUEL TANK (For aboveground tanks)      From the oil company or remediation contractor
- PROPANE TANK      From the propane company that installed the tank
- GAS COMPANY      Michael Simoneau      (203) 795-7792    FAX (203) 795-7784
- FRONTIER COMMUNICATIONS      Const. & Eng. Dept.      (203) 383-6727
- CONSERVATION DEPARTMENT      Colin Kelly      (203) 341-1170    FAX (203) 341-1088
- HEALTH DEPARTMENT      Jeff Andrews      (203) 227-9571
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(If on Sewer)
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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: Wade Alvi      DATE: 11/29/23

SIGNATURE OF DEMOLITION CONTRACTOR: [Signature]

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

***Rob & Nicole Paternostro***  
4 LANTERN HILL  
WESTPORT, CT 06880

November 6, 2023

Town of Westport  
110 Myrtle Avenue  
Westport, CT 06880

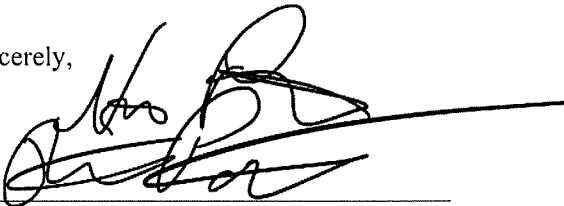
RE: 4 Lantern Hill Road, Westport, CT

To Whom It May Concern:

Please be advised that in our capacity as the owners of 4 Lantern Hill Road, Westport, CT, we hereby authorize Darren Andreoli, Robert Sprouls or Wade Alix of Bluewater Home Builders, LLC to act as our representative to take any and all actions necessary to apply for and obtain a demolition permit, including, without limitation, appearing before the Historical District Commission.

Sincerely,

By

  
Rob & Nicole Paternostro

Property Location 4 LANTERN HILL RD  
 Vision ID 1094 Account # 5115

Map ID D10/ / 112/000 /  
 Bldg # 1

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

State Use 101  
 Print Date 10/23/2023 1:33:33 P

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
PATERNOSTRO ROBERT THOMAS &			6 Septic	2 Private		Description	Code	Appraised	Assessed
			2 Public Water				RES LAND	1-1	725,500
4 LANTERN HILL RD		SUPPLEMENTAL DATA				DWELLING	1-3	266,700	186,700
		Alt Prcl ID 531932-6	Lift Hse Asking \$						
WESTPORT CT 06880		Historic ID							
		Census 502							
		WestportC E15							
		Survey Ma 1943							
		Survey Ma							
		GIS ID D10112000	Assoc Pid#						
							Total	992,200	694,600

6158  
 WESTPORT, CT  
**VISION**

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
								Year	Code	Assessed	Year	Assessed V	Year	Assessed
PATERNOSTRO ROBERT THOMAS & NICOLE LYNN		4278 0034	10-18-2022	U	I	1,485,000	10							
BYRNE ANTHONY W EST		4237 0102	04-28-2022	U	I	0	29	2022	1-1	507,900	2021	507,900	2020	507,900
BYRNE ANTHONY W		3894 0142	12-06-2018	U	I	0	29		1-3	186,700		186,700		186,700
BYRNE E MARY EST		3805 0246	08-14-2017	U	I	0	29							
BYRNE E MARY		1810 0262	11-09-2000	U	I	0	29							
										694,600	Total	694,600	Total	694,600

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00							Appraised Bldg. Value (Card)		266,700

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0003	0003			

NOTES			
M/1943(F) 2 - B = ORIG SCUTTLE ATTIC ACCESS			

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
								10-21-2020	VA			80	Data Mailer No Change
								07-21-2020	SR			19	Field Review
								03-02-2020	VA			60	Mailer Sent
								04-29-2015	MJF			00	Measur+Listed
								02-06-2015	BG			02	Sat or >5PM Attn @ Int In

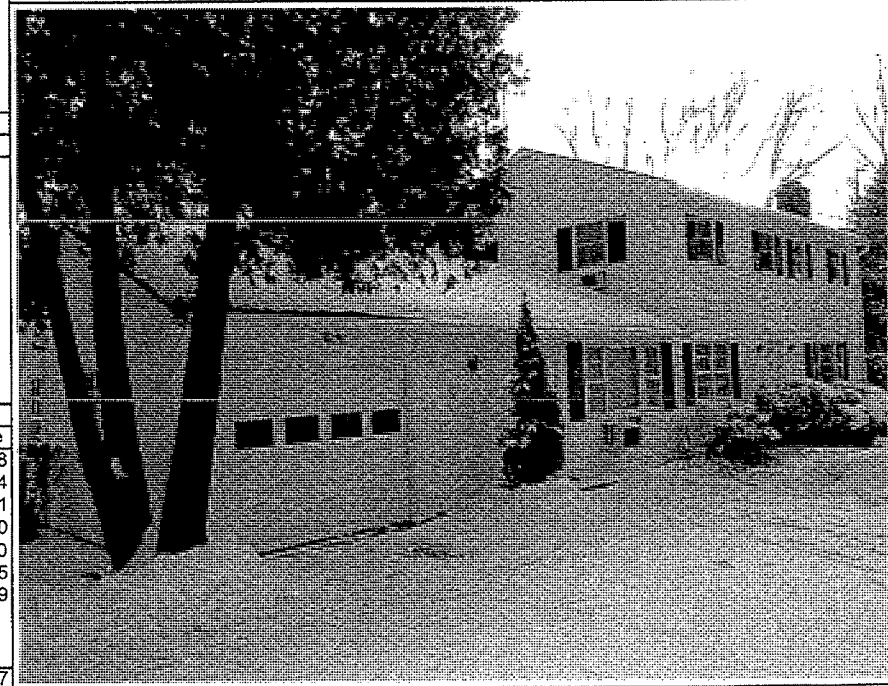
Permit Id	Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	A		1.230 AC	360,000.00	0.81924	5	1.00	200	2.000		1.0000		725,500
Total Card Land Units					1.230 AC	Parcel Total Land Area					1.230	Total Land Value			725,500



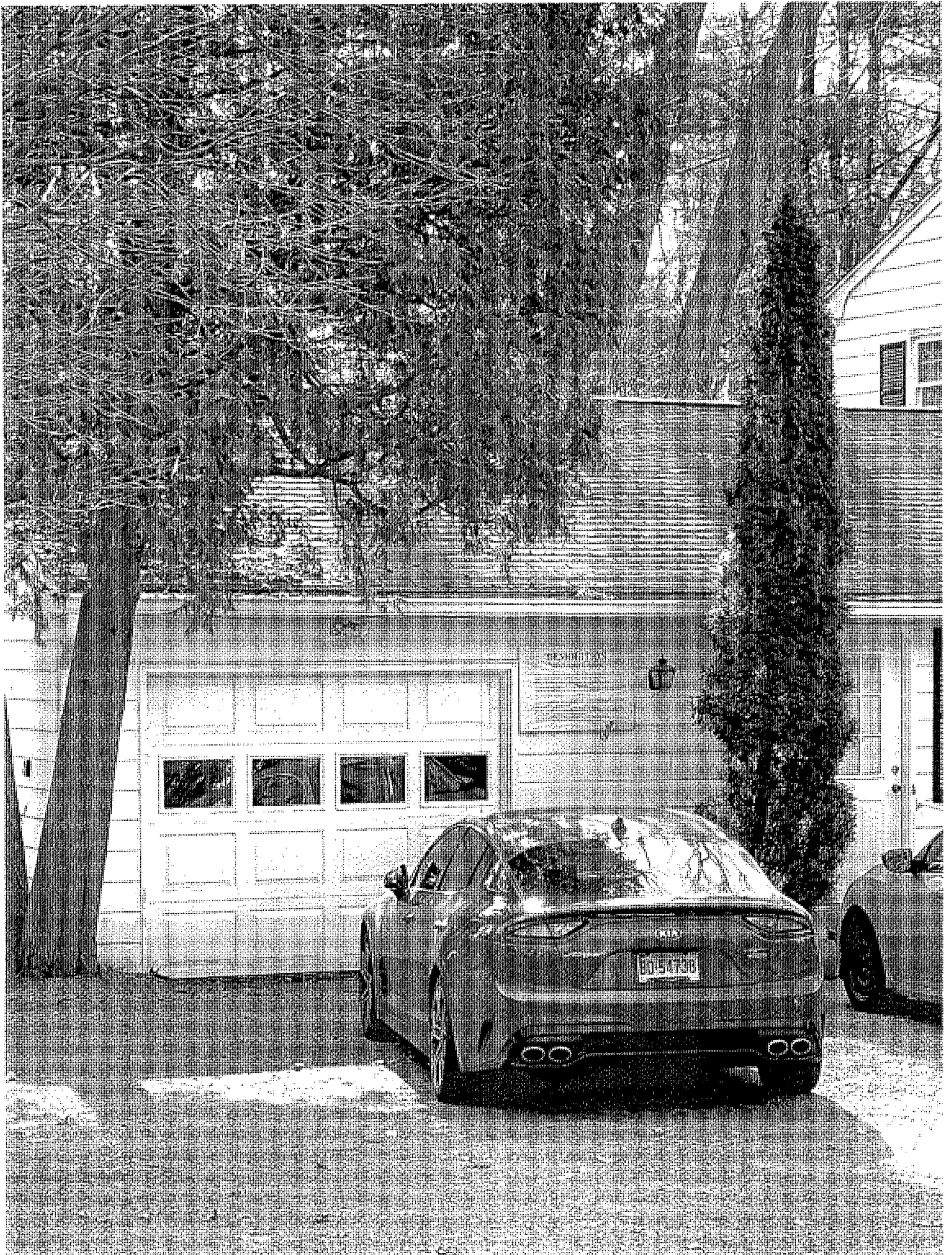
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	2	2 Stories	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Building Value New		444,502
Interior Flr 1	12	Hardwood	Year Built		1960
Interior Flr 2	14	Carpet	Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	01	None	Year Remodeled		
Total Bedrooms	05	5 Bedrooms	Depreciation %		40
Total Bthrms:	3	3 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	9	9 Rooms	Condition		
Bath Style:	01	Old Style	Condition %		
Kitchen Style:	02	Average	Percent Good		60
Kitchens	1		Cns Sect Rcld		266,700
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	1				
Ceiling Height	8.00				

WDR		
UST		
FGR	BAS SLB	FUS BAS BSM



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	U/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,344	1,344		152.26	204,638	
BSM	Basement Area	0	960		30.45	29,234	
FGR	Garage	0	432		60.97	26,341	
FUS	Upper Story, Finished	960	960		152.26	146,170	
SLB	Slab	0	384		0.00	0	
UST	Utility, Storage	0	25		66.99	1,675	
WDK	Deck, Wood	0	352		15.14	5,329	
Ttl Gross Liv / Lease Area		2,304	4,457			413,387	





# 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 41 LANTERS HILL ROAD (ADDRESS) HAS BEEN FILED IN THE OFFICE OF THE BUILDING OFFICIAL ON NOVEMBER 17, 2023 (FILING DATE)

NAME AND ADDRESS OF OWNER ROBERT & NICOLE PATERNOSTRO

AGE OF BUILDING OR STRUCTURE 1960

SQUARE FOOTAGE OF BUILDING OR STRUCTURE 2,304 LIVING SPACE / 1,300

GARAGE, DECK, BASEMENT & STORAGE AREA

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

***BLUEWATER HOME BUILDERS, LLC***

*31 Imperial Avenue*

*Westport, Connecticut 06880*

*TEL: (203) 557-4770*

*FAX: (203) 557-4771*

November 29, 2023

Property Abutter  
WESTPORT, CT 06880

Re: Legal Notice of Intent to Demolish – 4 Lantern Hill Road, Westport, CT

To whom it may concern:

We represent the owners of 4 Lantern Hill Road, and have applied for a permit to demolish the house, garage and deck on the property. The Town of Westport's demolition process requires that a notification of the demolition application be sent to the owners of any property abutting or located across the street from the parcel.

The demolition work is projected to occur in the earlier part of 2024.

By delivery of this letter, we have notified you of the demolition.

Sincerely yours,

Wade Alix  
Project Manager  
BLUEWATER HOME BUILDERS, LLC  
(203) 557-4770  
Wade@bluewaterhomebuilders.com





For Accountable Mail

Name and Address of Sender

Check type of mail or service

Adult Signature Required       Priority Mail Express  
 Adult Signature Restricted Delivery       Registered Mail  
 Certified Mail       Return Receipt for Merchandise  
 Certified Mail Restricted Delivery       Signature Confirmed  
 Collect on Delivery (COD)       Signature Confirmed Restricted Delivery  
 Insured Mail  
 Priority Mail



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U.S. POSTAGE PAID  
 WESTPORT, CT  
 06880  
 NOV 29, 23  
 AMOUNT  
**\$3.99**  
 R2305K132412-03

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.	Paul & Julie Bonington 7 Anchor Lane Westport, CT 06880													
2.	Theodore Diamond EST 44 Compo Road North Westport, CT 06880													
3.	Claire Everhart Trustee 42 Compo Road North Westport, CT 06880													
4.	Hadi & Mahvash Fahimi 2 Lantern Hill Road Westport, CT 06880													
5.	Olav & Kelly Haazen 3 Lantern Hill Road Westport, CT 06880													
6.	John & Kamen Huelster 38 Compo Road North Westport, CT 06880													
7.	Carol Morley & Garg Neera 6 Lantern Hill Road 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)												
7	7													

Complete in Ink

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Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Willton Villager

## Order Confirmation

<b>Ad Order Number</b> 0002811654	<b>Customer Account</b> 217981
<b>Sales Rep.</b> tross	<b>Customer Information</b> BLUEWATER HOME BUILDERS, LLC 31 Imperial Ave WESTPORT CT 06880 USA
<b>Order Taker</b> tross	
<b>Ordered By</b> Wade	<b>Phone:</b> 2035574770
<b>Order Source</b> Phone	<b>Fax:</b> <b>Email:</b> kirsten@bluewaterhomebuilders.com

### 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 Lantern Hill Road, Westport, 06880 has been filed in the Office of the Town Building Official on November 29, 2023.

Name and address of the owner:

Robert & Nicole Paternostro Westport, CT

Age of the building or structure: 63 years old

Square footage of the building or structure: House -2,304 square feet  
ing area, 432 garage & 352 wood dock

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

<b>Ad Cost</b> \$33.48	<b>Payment Amt</b> \$33.48	<b>Amount Due</b> \$0.00
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<b>Blind Box</b>	<b>Materials</b>
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### Order Notes

<b>Ad Number</b> 0002811654-01	<b>External Ad #</b>	<b>Pick Up Number</b>
<b>Ad Type</b> BR Legal Liner	<b>Ad Size</b> 2 X 13 li	<b>PO Number</b>
<b>Color</b> \$0.00	<b>Color Requests</b>	

<b>Product and Zone</b> Westport News	<b># Inserts</b> 1	<b>Placement</b> BR Legal
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Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
12/8/2023

Sent from my iPhone