

# TOWN OF WESTPORT

# APPLICATION FOR DEMOLITION PERMITMAY - 7 2024

## FOR HISTORIC PROPERTIES

AND/OR PROPERTIES 50 YEARS OR OLDERSTPORT BUILDING
DEPARTMENT

RECEIVED

1. 125 Riverside Ave		1756
ADDRESS OF WORK (Please Print)		DATE BUILT ( Tom Assessur's Card)
2COLEY NANCY RICHMOND ESTLucien Vita/PROPERTY OWNER and LEGAL REPRESENTAT		1 203-283-1561 TELEPHONEAY - 7 2024
3350 WEST POND MEADOW ROAD_ ADDRESS OF CURRENT PROPERTY OWNER (PIG	ease Print)	Iv@vdgaitMEGTPORT BUILDING EMAIL DEPARTMENT
4. 1,214sqft single family residental SCOPE OF DEMOLITION (INCLUDING SQUARE F	OOTAGE OF THE STRUCT	URE TO BE DEMOLISHED)
5. TBD		
DEMOLITION CONTRACTOR (Please Print)	TELEPHONE	LICENSE NUMBER
EMAIL		
☐ NOTIFICATION to abutting & across the street pro names and addresses may be obtained from the Assessor's C	perty owner(s) within 7 days for Diffice).	rom the date of demolition application (list of
☐ PUBLICATION OF NOTICE OF INTENT TO D Please submit cut sheet of notice and photograph of sign on		OSTING OF DEMOLITION SIGN ior to public hearing.
property owners to obtain a Certificate of Approp The property owner or legal representative must first obta Commission prior to submitting the demolition permit ap Meeting Date of Historic District Commission to consider	nin a <i>Certificate of Appropria</i> plication.	
The TOWN OF WESTPORT has a demolition delay following the filing of a demolition permit application purpose of the ordinance is to allow interested parties Commission (HDC) acts as an interested party we 50 years or older.	on for buildings 500 sq. ft. es to explore alternatives to	or larger and 50 years or older. The demolition. The Historic District
Meeting Date of Historic District Commission to consider	r waiving the waiting period:	
The HDC meets the second Tuesday of every month. publicly noticed agenda and is expected to attend the proposed plans and other information be submitted at 203-341-1184.	meeting. It is recommended	that supporting engineering reports,
FOR HISTORIC DISTRICT COMMISSION DECISI	ION:	
☐ The Historic District Commission considers the proper	rty historically significant and	does not waive the balance of delay.
☐ The Historic District Commission does not consider th	ne property historically signifi	cant. The Commission waives the
remainder of the waiting period effective (Date)	-	
SIGNATURE OF HDC OFFICIAL		DATE
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## 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 APPROPRIATENES	S (Historic Propert	ies or properties	within a H	listoric District)
COPY OF NEWSPAPER PUBLICATION	N AND PUBLICAT	TION DATE		
COPY OF NOTIFICATION LETTER TO	O ADJOINING PRO	OPERTY OWN	ERS	
AQUARION WATER COMPANY	Natasha Nelson	203-362-3062	demolitie	ons@aquarionwater.com
CABLEVISION	Carl Jenkins	203-696-4726	carl.jenk	ins@alticeusa.com
EVERSOURCE ENERGY		888-	544-4826	FAX 877-285-4448
FUEL TANK (For underground tanks)	From the oil con	npany or remedi	ation contr	ractor
FUEL TANK (For aboveground tanks)	From the oil con	npany or remedi	ation conti	actor
PROPANE TANK	From the propan	e company that	removed t	he tank
GAS COMPANY	scgdemolitions	@avangrid.co	m 800-98	9-0900
FRONTIER COMMUNICATIONS	Const. & Eng. D	ept. 203-3	883-6727	
CONSERVATION DEPARTMENT	Colin Kelly	203-3	341-1170	FAX: 203-341-1088
HEALTH DEPARTMENT (If on Private Septic)	Mark Cooper	203-2	227-9571	
ENVIRONMENTAL SIGN OFF	Mark Cooper	203-2	27-9571	
PUBLIC WORKS DEPARTMENT (If on Public Sewer)	Deborah Barbier	ri 203-3	41-1793	
CERTIFICATE OF INSURANCE (Please A	Attach)			
ling Code, the CT General Statutes Section 7- polition Delay Ordinance of the Town of Westp erty, and I agree to comply with such laws, rul	147 concerning His oort and all other laves es or regulations an	toric Districts, a ws and rules and d satisfy those r	nd Section regulation equiremen	17-2 of the Town Code and the is applicable to the demolition of its in every aspect of that work,
SO CERTIFY that I am the OWNER of the pr the work herein outlined, and that the informa	operty herein descr tion I have given is	ibed, and that I I true and correct	nave the leg	gal right and authority to proceed t of my knowledge.
NATURE OF PROPERTY OWNER:	12	X		DATE:_5/1/2024
NATURE OF DEMOLITION CONTRACT	OR:	0		DATE:
NATURE OF BUILDING OFFICIAL:				DATE:
	COPY OF NOTIFICATION LETTER TO AQUARION WATER COMPANY CABLEVISION  EVERSOURCE ENERGY  FUEL TANK (For underground tanks)  FUEL TANK (For aboveground tanks)  PROPANE TANK  GAS COMPANY  FRONTIER COMMUNICATIONS  CONSERVATION DEPARTMENT  (If on Private Septic)  ENVIRONMENTAL SIGN OFF  PUBLIC WORKS DEPARTMENT  (If on Public Sewer)  CERTIFICATE OF INSURANCE (Please A Burden of the Town of Westperty, and I agree to comply with such laws, rul or give the applicable local and state requirements.  SO CERTIFY that I am the OWNER of the proper of the work herein outlined, and that the information of the result of the property owner:  NATURE OF DEMOLITION CONTRACT	COPY OF NEWSPAPER PUBLICATION AND PUBLICATION COPY OF NOTIFICATION LETTER TO ADJOINING PRODUCT AQUARION WATER COMPANY  AQUARION WATER COMPANY  Natasha Nelson  CABLEVISION  EVERSOURCE ENERGY  FUEL TANK (For underground tanks)  From the oil control of the property from the property and the property of the property herein description of the property of the property herein description of the property of the work herein outlined, and that the information I have given is particular of the property of the work herein outlined, and that the information I have given is particular of the property of the work herein outlined, and that the information I have given is particular of the property of the prop	COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE  COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNING PROPERTY OWNING AQUARION WATER COMPANY  AQUARION WATER COMPANY  Natasha Nelson 203-362-3062  CABLEVISION  Carl Jenkins 203-696-4726  EVERSOURCE ENERGY - 888-3  FUEL TANK (For underground tanks)  From the oil company or remedity property that I am the OWNER of the property herein described, and that I are work berein outlined, and that I her work herein outlined, and that I her work property Nature Of Demonstration Contractors  ATURE OF DEMOLITION CONTRACTOR:  Natasha Nelson 203-362-3062  Carl Jenkins 203-366-4726  EVERSOURCE ENERGY - 888-3  From the oil company or remedity from the propane company that segment of the propane company that segment of the propane company that segment of the property herein described, and that I are segment of the town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rules and struction of the Town of Westport and all other laws and rule	COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS  AQUARION WATER COMPANY  Natasha Nelson 203-362-3062 demolition  CABLEVISION  EVERSOURCE ENERGY  FUEL TANK (For underground tanks)  From the oil company or remediation controls  From the oil company or remediation controls  From the propane company that removed to segmentations.  From the propane company that removed to segmentations.  GAS COMPANY  FRONTIER COMMUNICATIONS  CONST. & Eng. Dept. 203-383-6727  CONSERVATION DEPARTMENT  (If on Private Septic)  ENVIRONMENTAL SIGN OFF  PUBLIC WORKS DEPARTMENT  (If on Public Sewer)  CERTIFICATE OF INSURANCE (Please Attach)  EUNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and pring Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section of play Ordinance of the Town of Westport and all other laws and rules and regulation or try, and I agree to comply with such laws, rules or regulations and satisfy those requirement or give the applicable local and state requirements precedence. Permission is hereby granted or try.  SO CERTIFY that I am the OWNER of the property herein described, and that I have the leg the work herein outlined, and that the information I have given is true and correct to the best stature OF PROPERTY OWNER:  SATURE OF DEMOLITION CONTRACTOR:

Revised 6/1/2023

#### AUTHORIZATION

We, the owners of real property known as 125 Riverside Avenue, Westport, Connecticut (the "Property") hereby authorize Vita Design Group, LLC contract purchasers of the Property, Lucien Vita and/or Dave DeNomme to work with the Town of Westport to speak with Town representatives prior to the closing of title. The contract purchasers shall have the authority to apply for permits and file applications in advance of the closing upon written confirmation that all contingencies have been satisfied.

ESTATE OF NANCY/R. COLEY

By: \_\_\_\_

ANDREW F. COLEY, EXECUTOR

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				d Land Units		AC			al Land Area	10.400	<u></u>								Total	Land Value	796,130

125 RIVERSIDE AVE C08/ / 043/000 / Bldg Name State Use 101R Property Location Map ID Sec # 1 of 1 Card # 1 of 1 Print Date 2/27/2024 6:32:23 PM Vision ID 1508 Account # 5534 Bldg # 1 **CONSTRUCTION DETAIL** CONSTRUCTION DETAIL (CONTINUED) Cd Description Cd Description Element Style: Model Antique 3 Fireplaces 01 Residential 7.00 Ceiling Height Grade: 80 Elevator 1.75 Stories: 1 3/4 Stories CONDO DATA Occupancy Parcel Id Owne Exterior Wall 1 14 Wood Shingle Is Exterior Wall 2 Factor% Roof Structure: Adjust Type Code Description 05 Salt Box Condo Flr Roof Cover 03 Asphalt Shingl Condo Unit Interior Wall 1 02 Wall Board COST/MARKET VALUATION Interior Wall 2 Interior Flr 1 09 Pine/Soft Wood 233,570 **Building Value New** Interior FIr 2 02 Heat Fuel Oil Heat Type: 05 Hot Water 1756 Year Built AC Type: 01 None Effective Year Built Total Bedrooms 03 3 Bedrooms Depreciation Code Total Bthrms: 1 Full Bath Remodel Rating Total Half Baths 1983 Year Remodeled Total Xtra Fixtrs Depreciation % 63 Total Rooms: 6 Rooms Functional Obsol Bath Style: Average External Obsol Kitchen Style: 02 Average Trend Factor Kitchens TQS BAS CRL Condition Whirlpool Tubs Condition % Hot Tubs Percent Good Sauna (SF Area 74,700 Cns Sect Rcnld Fin Basement Dep % Ovr Fin Bsmt Qual Dep Ovr Comment Bsmt. Garages Misc Imp Ovr Interior Cond Misc Imp Ovr Comment Fireplaces Cost to Cure Ovr Ceiling Height 7.00 Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Description L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd Grade Grade Adj. Appr. Value Code GAR1 Garage 9,700 31.37 1982 BUILDING SUB-AREA SUMMARY SECTION Code Description Living Area | Floor Area Eff Area Unit Cost Undeprec Value BAS First Floor 792 792 140.19 111,030 вѕм Basement Area 528 28,14 14,860 CRL Crawl Space 264 0.00 FEP 231 Porch, Enclosed 91.03 21,029 PTS Patio - Stone 378 21.14 7,991 TQS Three Quarter Story 528 59,160 422 112.05 Ttl Gross Liv / Lease Area 1,214 2,721 214,070

## CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH OTIME

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

## Order Confirmation

Ad Order Number

**Customer Account** 

0002846363

354351

Sales Rep.

Customer Information VITA DESIGN GROUP

Order Taker

1 WILTON ROAD

tross

tross

WESTPORT CT 06880

USA

Ordered By

Olivia Ballaro

Phone: 2033801111

Order Source

Fax: EMail:

Phone

Payment Amt S0.00

**Amount Due** 

Blind Box

Ad Cost

\$37.20

Materials

**Order Notes** 

Ad Number 0002846363-01 External Ad #

Pick Up Number

\$37.20

Ad Type

Ad Size

PO Number

BR Legal Liner

2 X 15 li

Color **Color Requests** 

\$0.00

**Product and Zone** 

# Inserts

Placement

Westport News

BR Legal

Note: Refell Display Ada May Not End in Identified Placement

Ad Content Proof

Note: Ad size does not reflect actual ad

PUBLIC NOTICE

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1)the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department

Applicant Filing Notice: Vita Design Group 1 Wilton Road, Wessport

Address of Property to be Demolished: 125 Riverside Ave, Westport

Description and Type of Structure to be Demolished:

Single-family, one and three quarter-story, wood framed structure.

1.214 square foot structure constructed in 1756.

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



# DEMOLITION

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1)the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department.

Address of Property to be Demolished: 125 Riverside Ave.

Applicant Filing Notice:

15

Vita Design Group 1 Wilton Road, Westport

Description and Type of Structure to be Demolished:

Single family 134 story wood framed structure 1,214 square foot structure constructed in 1756

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



Westport, CT 06880 Office: 203.283.1561 Cell: 203.535.8507 lv@vdgarch.com

## DEMOLITION NOTICE TO ADJOINING PROPERTY OWNERS

Date: May 5, 2024

CATHOLIC CHURCH OF ASSUMPTION 98 RIVERSIDE AVE WESTPORT, CT 06880

Dear NEIGHBOR,

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1)the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department.

Applicant Filing Notice:

Vita Design Group

1 Wilton Road, Westport

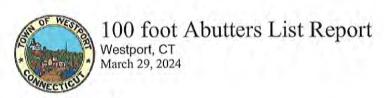
Address of Property to be Demolished:

125 Riverside Ave, Westport

Description and Type of Structure to be Demolished:

Single family one- and three-quarter wood framed structure. 1,214 square foot structure constructed in 1756.

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



#### Subject Property:

Parcel Number: CAMA Number: C08043000 C08043000

Property Address: 125 RIVERSIDE AVE

Mailing Address:

Mailing Address:

Mailing Address:

COLEY NANCY RICHMOND EST

54 LIBERTY ST

CLINTON, CT 6413

WESTPORT TOWN OF

WESTPORT, CT 6880

130 RIVERSIDE AVE

WESTPORT, CT 6880

110 MYRTLE AVE

DRISCOLL ANN R

Abutters:

Parcel Number: CAMA Number:

C08032000 C08032000

Property Address:

170 RIVERSIDE AVE

Parcel Number:

C08034000 C08034000

Property Address:

CAMA Number:

130 RIVERSIDE AVE

Parcel Number:

CAMA Number: C08035000-30011 Property Address: 124 RIVERSIDE AVE

C08035000

Mailing Address:

124 RIVERSIDE AVE CONDOS

CONDO MAIN WESTPORT, CT 0

Parcel Number: CAMA Number: C08035000 C08035000-5745

124 RIVERSIDE AVE Property Address:

Mailing Address:

CONNOLLY JOHN P & MARY ELLEN

5609 TROTTER RD CLARKSVILLE, MD 21029

Parcel Number:

CAMA Number: Property Address:

C08035000 C08035000-6913

124 RIVERSIDE AVE

Mailing Address:

BAZAN CHRISTOPHER AMERICO

55 OLD SIB ROAD RIDGEFIELD, CT 6877

Parcel Number:

C08035000 CAMA Number: C08035000-8509 Property Address: 124 RIVERSIDE AVE

Mailing Address:

THIEMANN HELEN CLARK

124 RIVERSIDE AVE WESTPORT, CT 6880

Parcel Number:

C08035000

CAMA Number: Property Address:

C08035000-9471

124 RIVERSIDE AVE

Mailing Address:

VANZETTA WILLIAM J TR & VALDEMIRA

LTR

123 HOLLINWELL

WILLIAMSBURG, VA 23188

Parcel Number: CAMA Number: C08042000 C08042000

Property Address: 119 RIVERSIDE AVE Mailing Address:

**RUDZIN CHIARA & RONALD E** 

119 RIVERSIDE AVE WESTPORT, CT 6880

Parcel Number:

C08044000 C08044000

CAMA Number: Property Address:

137 RIVERSIDE AVE

Mailing Address:

TIRRENO MARY H

137 RIVERSIDE AVE WESTPORT, CT 6880

Parcel Number:

3/29/2024

C09092000 C09092000

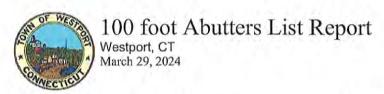
CAMA Number: Property Address: 100 RIVERSIDE AVE Mailing Address:

CORP OF CATHOLIC CHURCH

ASSUMPTN

98 RIVERSIDE AVE WESTPORT, CT 6880





Parcel Number: CAMA Number: C09092000

Property Address: 98 RIVERSIDE AVE

C09092000-100569

Parcel Number:

C09092000

CAMA Number:

C09092000-100570 Property Address: 98 RIVERSIDE AVE

Parcel Number: CAMA Number: C09127000

C09127000

Property Address: 101 RIVERSIDE AVE

Mailing Address:

CATHOLIC CHURCH OF ASSUMPTION

98 RIVERSIDE AVE

WESTPORT, CT 6880

Mailing Address:

CATHOLIC CHURCH OF ASSUMPTION

98 RIVERSIDE AVE

WESTPORT, CT 6880

Mailing Address:

CATHOLIC CHURCH OF ASSUMPTION

98 RIVERSIDE AVE

WESTPORT, CT 6880



Affix Stamp Here TOTAL NO. TOTAL NO. Name and Address of Sender of Pieces Received at Post Office™ of Pieces Listed by Sender Postmark with Date of Receipt. Vita Design Group I Wilton Road Westport, CT U.S. POSTAGE PAID WESTPORT, CT Postmaster, per (name of receiving employee) 06880 USPS® Tracking Number Address Special Handling Parcel Airlift Fee Postage (Name, Street, City, State, and ZIP Code™) Firm-specific Identifier Vanzetta William STR & Valdemira LTR Williamsburg, VA 23188 119 Riverside Ave. Corp of Catholic Church Assumption Westport CT 06880 Catholic (hurch of Assumption 98 River side Ne



Name and Address of Sender Vita Design Group	TOTAL NO. of Pieces Listed by Sender  TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
1 Wilton Road Westport, CT			U.S. POSTAGE PAID WESTPORT, CT
Westport, 01	Postmaster, per (name of poceiving employee)	UNITED STATES. PROTALL SERVICES	WESTPORT, CT 06880 MAY 03, 24 AMOUNT
06880	STORY 3- WIN 3- WIN	0000	\$2.90 R2304E104715-16
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State and ZIP Code™)	Postage Fee	Special Handling Parcel Airlift
1.	Westport Town of 110 MyrHe Ave Westport CT 06880		
2.	Driscoll Ann R 130 Riverside Ave Westport CT 06880		
3.	124 Riverside Ave Condos Condo Main Westport CT 06880		
4.	Connolly John P & Mary Ellen 5609 Trotter Rd Clarksville, MD 21029		
5.	Bazan Christopher America 55 old Sib Road Ridgefield CT 06877		
6.	Tricemann Helen Mark 124 Riverside Ave Westport CT 06880		



Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here		
Vita Design Group I wilton Road Westport, CT 06880	2	2	Postmark with Date of Receipt.	CAIO	
1 Wilton Road				U.S. POSTAGE PAID WESTPORT, CT WESTPORT, CT MAY 03 24 MAY 03 UNT	
Westport, CT	Postmaster, per (name of receiving e	(mployee) G		MAY 03 UNT \$1.74	
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USPS® Tracking Number Firm-specific Identifier	Add (Name, Street, City, S	tate, and ZIP Code™)	Postage Fee	Special Handling	Parcel Airlift
1.	Catholic Church 98 Riversion	n of Assumption de Ave			
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2.	98 Riversid	usch of Assumption	n		
3.	Thiemann H	telen Clark			
	124 Rivers Westport, C	de Ave TOG880			
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IST-6 REV 6.85		Town No.: Site No.: 290
CONNECTICUT HISTORIC	AL COMMISSION	UTM ! !!!!!!!
59 SOUTH PROSPECT STREET, HART (203) 566-30	FORD, CONNECTICUT DAIDA	QUAD:
(203) 300-30	05	DISTRICT IF NR. SPECIFY
1. BUILDING NAME (Common)		S NR Actual Potential
Crossman-Coley House	(Historic)	
2. TOWN. CITY	VILLAGE	an-Coley House
Westport  3. STREET AND NUMBER (and/or location)		Fairfield
	5302/62	
4 OWNER(S)		
Coley, Kathleen Estate		Public X Private
Residence	(Historic) Reside	anco.
ACCESSIBILITY EXTERIOR VIBLE FROM PUBLIC R		EXPLAIN
TO PUBLIC: X Yes No	Yes No	
Colonial		DATE OF CONSTRUCTION
8. MATERIAL(S) (Indicate use or location when appr		ca. 1810
Clapboard Asbestos Siding	Brick Other	rify)
Wood Shingle Asphalt Siding		
C Aspiron Storing	☐ Fieldstone	
☐ Board & Batten ☐ Stucco	Cobblestone	
Aluminum Concrete Siding Type:	Cut stone	
9. STRUCTURAL SYSTEM	Туре:	
Wood frame Post and beam	balloon	
Load bearing masonry	ń	
	Structural iron or steel	
Other (Specify)		K
X cable Flat Man		
A state and a man		
Z Gumbrel Shed Hip	Round Other	
Material)		
Material)  Wood Shingle  Roll Asphalt  Tin	Slate	
	Other	
Asphalt shingle Built up Tile		
$1\frac{1}{2}$		
12. CONDITION (Structural)	(Exterior)	
		ood Fair Deteriorated
On original	(Alterations) IF YES, EXFLAIN  Yes No	
14 RELATED OF LDINGS OR LANDSCAPE FE	Yes No ATURES	
Barn Shed Garage	Other landscape features or building	ngs (Specify)
Carriage C		
15. SURROUNDING ENVIRONMENT		
Open land Wood- Residential	Scattered buildings v	isible from site
Indus-		
Commercial trial Rural 16. INTERRELATIONSHIP OF BUILDING AND SUR	High building density	
The oldest house on the w		Pigturogram
into the bank. To the South is	an open ward and - 1	• Ficturesquely built
into the bank. To the South is	open yard and a lovely	knoll with large oak trees.

- 1	17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)
DESCRIPTION (Continued)	The small, 3-bay, shingled, 1 1/2-story, vernacular house has interior end chimneys, 6-over-6 windows on the main level and smaller sash on the second. The cornice returns on the gable ends, giving the appearance of an 1810-1840 period dwelling. It has been reworked in the Colonial Revival style, which hampers stylistic dating. Set into the hill, the house is oriented to the south and has a leanto rear addition which is on a foundation. The entrance is on the ground level of the addition.
-	18. ARCHITECT BUILDER
	19 HISTORICAL OR ARCHITECTURAL IMPORTANCE
SIGNIFICANCE	Josiah Couch apparently acquired the house set on the west bank of the Saugatuck River before Westport was established, making it the oldest, extant structure directly on the river. In 1849 he sold the property with a dwelling to Charles Burt. Burt lost it to Daniel Crossman in 1855 (5:760, Att 1:12). His son, Walter W. Crossman, acquired it, and his estate sold to Kathleen Edward Coley and her husband, James Edward Coley II in 1929(53:84). Mr. Coley was the sone of Francis Chase Coley, Passenger Traffic Manager of the N.Y., N.H. & H.R.R. He was the grandson of the Rev. James Coley who lived at what is now 6 Edgehill Lane (the street was once privately owned by the Coleys according to Nancv R. Coley-1988). The Rev. Coley wrote the impressive historical narrative on Westport in 1910-1911. James E. Coley II was the great-great grandson of Samuel Huntington(CT) as signer of the Declaration of Independance. Mrs. Kathleen Coley (1902-1985) was the great-great granddaughter of Gov Thomas Fitch (CT). She was an admintantive secretary for the Westport Bd. of Education from 1947-1966. The
SOURCES	Westport Land Records. Westport Historical Society: House File.
	PHOTOGRAPHER
РНОТО	Mary E. McCahon May, 1988
	northwest CHC 3:21
COMPILED BY	Mary E. McCahon, Architectural Historian June, 1988  ORGANIZATION  Westport Historic District Commission  ADDRESS  Town Hall Westport, Conn. 06880  BESQUENT FIELD EVALUATIONS
21. TH	REATS TO BUILDING OR SITE  one known Highways Vandalism Developers Other  onewal Private Deterioration Zoning Explanation

#### 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:

125 Riverside Avenue

Name:

Joshua Couch/ Kathleen &

James Coley, Jr. House

**NR District:** 

**Local District:** 

Neg No.:

18:22

HRS ID No .:

0781



Map Section\_\_\_

5302

# WESTPORT HISTORIC SURVEY FORM

Circle one: House, commercial building, public hother	ouilding, church, site,
Address: 125 Riverside Avenue	
Present Owner: Kathleen & Nanch Coley	
Owner's address 125 Riverside Avenue, Westport	
Original Owner:	
Present or historic name of structure:	
Original date: 1756 (Placque) or circa	
Original location (if moved):	
Architectural style: Colonial - Saltbox	
Roof style (circle appropriate categories): Gabl mansard hip monitor round saw tooth oth	e gambrel flat shed er
Roof covering (circle appropriate categories): wo roll asphalt tile tin slate other	
Exterior materials (circle): clapboard stone b	rick board and a
Type of construction (if known)-circle: wood fram load bearing masonry (brick, stone, concrete structural iron or steel; other	e (balloon, post and beam);
Number of stories: 1½ What portion is original	
	The second secon
List major alterations and dates (if known): Cent	erfront Entrance removed
20th Century	
Original use: 1 Family Dwelling Present use:	
Condition of structure (circle): excellent fair	
Any related outbuildings: None	
Other notable features of building or site: Exterio	

industrial residenti	•
<pre>Significent event - Connect politics, business, content event(s) and give date</pre>	ted with town, state or national government, ultural affairs, or famous personages. Describe es:
	Lagaren inner Spiev
	proclasi, mov. Eblerovi, (21
Stories pertaining to wars, town history:	industry, farming, shipping or other areas of
	235v (210cm c)
Authentication (list record	s private paper
(======================================	s, private papers, maps, town records, deeds, etc
	++n
FIGURE No Inches	
r r to the contract of the con	
Date checked by Review Board:	- <u> </u>
Plaque - date placed on house:	
Wording:	PHOTOGRAPH
Researcher's name:	Black and white (3" X 5" approximately)
Address:	a department of the second of
Date:	

THE TOWN PURCHEROUND



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

MAY 1 3 2024

1. Z Windy Hill Rd ADDRESS OF WORK (Please Print)	1 1963	WESTPORT BUILDING DEPARTMENT
	DATE BUI	LT ( From Assessor's Card)
2. Candy Baker NAME OF CURRENT PROPERTY OWNER (Please Print)		1203-505-3600
		TELEPHONE
3. 2 Windy Hill Rd ADDRESS OF CURRENT PROPERTY OWNER (Please Prin	t)	Cardy fbaka @gon
4. Cypress Enterprises LLC 16 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If Attach copy of letter of authorization from owner.	Vacno Dr S applicable) (Please Print	
5 2,144		When the same of t
5. 61 47 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUIL	DINC OD STRUCTURE	WESTPORT BUILDING
SCOLE OF DEMOCITION (SQUARE FOOTAGE OF THE BUIL	DING OKSTRUCTURE	TO BEDEMOGRAMEN)
6	p to the contract of the contr	Later Company Company
DEMOLITION CONTRACTOR (Please Print)	TELEPHONE	LICENSE NUMBER
EMAIL		
☐ NOTIFICATION to abutting & across the street property own (list of names and addresses may be obtained from the Assessor's Offi	ner(s) within 7 days from thice).	he date of demolition application
☐ PUBLICATION OF NOTICE OF INTENT TO DEMOLIS  Please submit cut sheet of notice and photograph of sign on property		NG OF DEMOLITION SIGN public hearing.
CONTRACTOR CONTRACTOR OF THE STATE OF THE ST		
CT ENABLING LEGISLATION empowers the Historic D		
demolitions within LOCAL HISTORIC DISTRICTS or of PROPERTIES and requires property owners to obtain a		
demolitions.	Certificate of Appropr	ineness for such
The property owner or legal representative must first obtain a Certa	ificate of Appropriatenes	s from the Historic District
Commission prior to obtaining demolition permit application.		**************************************
Meeting Date of Historic District Commission to consider demoliti	ion:	
The TOWN OF WESTPORT has a demolition delay ordinan period following the filing of a demolition permit application older. The purpose of the ordinance is to allow interested pa Historic District Commission (HDC) acts as an interested delay for properties 50 years or older.	n for buildings 500 sq. f rties to explore alternat	ft. or larger and 50 years or ives to demolition. The
Meeting Date of Historic District Commission to consider waiving	the waiting period:	
The HDC meets the second Tuesday of every month. The prop of the publicly noticed agenda and is expected to attend the me reports, proposed plans and other information be submitted at HDC Office at 341-1184.	eting. It is recommende	d that supporting engineering
FOR HISTORIC DISTRICT COMMISSION DECISION:  ☐ The Historic District Commission considers the property histori ☐ The Historic District Commission does not consider the property remainder of the waiting period effective		
SIGNATINDE OF UDG OFFICIAL		1

## **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 Prop	perties or p	properties	within a	Historic District
	COPY OF NEWSPAPER PUBLICATION	AND PUBLICA	TION DA	TE		
	COPY OF NOTIFICATION LETTER TO A	ADJOINING PR	OPERTY	OWNER	RS	
	AQUARION WATER COMPANY	Carol Robles	(203)362	-3062	demolitic	ons@aquarionwater.com
	CABLEVISION	-	(203) 696	5-4780	rob	in.schilb@alticeusa.com
	EVERSOURCE ENERGY	-		(888) 5	44-4826	FAX (877) 285-4448
	FUEL TANK (For underground tanks)	Fire Marshall's	Office	(203) 3	41-5020	FAX (203) 341-5009
	FUEL TANK (For aboveground tanks)	From the oil co	mpany or	remediat	ion contra	actor
	PROPANE TANK	From the propa	ne compar	ny that re	moved th	e tank
	GAS COMPANY	Michael Simon	eau	(203) 7	95-7792	FAX (203) 795-7784
	FRONTIER COMMUNICATIONS	Const. & Eng. 1	Dept.	(203) 3	83-6727	
	CONSERVATION DEPARTMENT	Colin Kelly		(203) 3	4I-1170	FAX (203) 341-1088
	HEALTH DEPARTMENT	Jeff Andrews		(203) 2	27-9571	
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbio	eri	(203) 3	41-1793	
	ERTIFICATE OF INSURANCE (Please Att	tach)				
Connect Town C applicat requirer	UNDERSIGNED, hereby affirm and attest that icut Building Code, the CT General Statutes dode and the Demolition Delay Ordinance of the to the demolition of property, and I agree ments in every aspect of that work, and to give granted for HDC members to inspect the property.	Section 7-147 co the Town of Wes to comply with s e the applicable	oncerning latest stport and a such laws, a	Historic all other rules or r	Districts, laws and egulation	and Section 17-2 of the rules and regulations s and satisfy those
I ALSO proceed knowled	CERTIFY that I am the OWNER of the proposite with the work herein outlined, and that the inlige.	perty herein desc nformation I have	ribed, and e given is t	that I ha	ve the leg correct to	al right and authority to the best of my
SIGNA	TURE OF PROPERTY OWNER/OR AG	ENT:	H 11/2			_date: 5/6/24
SIGNA	TURE OF DEMOLITION CONTRACTO	)R:				
SIGNA	TURE OF BUILDING OFFICIAL:					

I authorize 305 Riggs St LLC to apply for a demo permit on my behalf for 2 Windy Hill Rd, Westport Ct

Candy Baker

4/27/2024

	CURF	RENT OWNER		TOP	0	UTIL	ITIES	STRT	ROAD	LOC	ATION			CURRE	ENTASS	ESSMEN	T				
BAKER	CANDY	FINNIE		15		6 Septic		1 Public					cription	Code	e A	opraised		Asse		6	6158
				200		2 Public	Water					RES LAN		1-1		598,5			419,000		
						SU	PPLEME	NTAL DA	1TA			DWELLI RES OU		1-3		233,5	00		163,500	WEST	PORT, CT
WIND	Y HILL F	RD.		Alt Prol ID	531825			Lift				KES OU	IBL	1-4		0			400		2023474.20
WESTP	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		6880	Historic ID Census WestportC Survey Ma Survey Ma	502 E24 5556			Ask	ing \$											VIS	SION
				GIS ID	E1007	0000		Ass	oc Pid#					To	ital	832,6			582,900		
		RECORD C	F OWNE	RSHIP			VOL/P	AGE S	ALE DATE	Q/U	V/I S	ALE PRIC							ENTS (HI		
		FINNIE							03-18-2014	U	1		0 29	Year	Code	Assessed	_		Assessed \		Assessed
	SHERY								07-13-2007	Q	1.	750,	000 00	2023	1-1	419,00		22	419,000		419,000 163,500
		BORAH DINSD LY M. EST OF	ALE ANL	1					05-14-2007 09-30-2005	U	2.1		0 29		1-4	40			400		400
	LE EMIL								12-22-1980	Ŭ	1		0 29					- 1			
														- 1		582.9	00 T	otal	582,90	0 Total	582,90
	_	EXE	MPTION	S					OTHER.	ASSE	SSMENT	rs				APPF	RAISE	D VAI	LUE SUM	MARY	
Year	Code	De	scription		Amo	unt	Code	Descrip	otion N	umber	Ar	nount	Comm I	nt This	signature a	cknowledge	s a visit	by a D	ata Collecto	r or Assesso	or
							-														
																					172
				Total		0.00								Appr	raised Bld	g. Value (	Card)				233,50
					400500		TOURO	RHOOD		_	1			Appr	raised Xf	B) Value (	(Blda)				
					ASSESS	SING NE	IGHBUR	IIIOOD						, .pp.	alaca XII	0) 1000					
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	Nbhd 0003		Nbhd 00	Vame	ASSESS	В		TOOD .	Tracing			Batc	h	Appr	raised Ob	(B) Value	(Bldg)				
	0003			Vame	ASSESS			l l	Tracing			Batc	h	Appr Appr	raised Ob raised Lar	(B) Value nd Value (E	(Bldg)				
M/ 5556	0003			Vame	ASSESS	В			Tracing			Batc	h	Appr Appr Spec	raised Ob raised Lar cial Land	(B) Value nd Value (B Value	(Bldg) Bldg)				598,50
	0003	/ILLE RD		Vame	ASSESS	В			Tracing			Batc	h	Appr Appr Spec	raised Ob raised Lar cial Land	(B) Value nd Value (E	(Bldg) Bldg)				598,50
KA: 71	0003 (14) ROSEV	/ILLE RD /KS LTR 7/17/07	000	Vame	ASSESS	В			Tracing			Batc	h	Appr Appr Spec Tota	raised Ob raised Lar cial Land	(B) Value ad Value (B Value ed Parcel \	(Bldg) Bldg)				598,50 832,60
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Property Locati	ion 2 WII 061	NDY HILL RD	) Account	# 609	96	Мар	D E10	0/ / 070/00 B	00 / ldg # 1	Bldg Name Sec # 1 of 1	Card # 1 of 1	State Use 101 Print Date 4/30/2024 8:17:45 PM
	CONSTRU	CTION DET	AIL		CONS	RUCTIO	N DETA	IL (CON				
Element	Cd	D	escription	1	Elemen		Cd	Des	cription			AS BAS
Style:	08	Raised Rar			Fireplaces	2					В.	
Model	01	Residential			Ceiling Heig	ht 8.0	00				VLT BAS	WDK
Grade:	10	B-			Elevator	18.0					PRS	4
Stories:	1	1 Story					MOOD	A T A			110	12
Occupancy	1				DIII	CC	ONDO D		10uma			40
Exterior Wall 1	11	Clapboard			Parcel Id		C		Owne		22	10 20
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Roof Structure:		Gable			Adjust Type Condo Flr	Code	DE	escription	Factor%		2	VLT
Roof Cover	03	Asphalt Shi	ingl		Condo Unit							10 FOP 10
Interior Wall 1	05	Drywall				OST/M	DKET	VALUATI	ION			14
Interior Wall 2						USI / IVI	AKKEI	VALUATI	ON		18	10
Interior Flr 1	12	Hardwood			Building Val	io Now		328,8	23		58	
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Heat Fuel	03	Gas								9 RBM		
Heat Type:	05	Hot Water			Year Built			1963		Art Selection		12
AC Type:	03	Central			Effective Ye	ar Ruilt		1303		17		
Total Bedrooms	04	4 Bedrooms				Depreciation Code A				17		26
Total Bthrms:	3	3 Full Baths	S		Remodel Ra			KB		VLT BAS		20
Total Half Baths					Year Remod			2008		RBM	VLT	
Total Xtra Fixtrs		721.3			Depreciation			29			BAS	
Total Rooms:	9	9 Rooms			Functional C			-		17 17	RBM	200
Bath Style:	03	Modern			External Ob						14	14
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					1,508		1 .	25.36 38,244 4.25 5,838				
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											The Assets	
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CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH OTIME Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

#### **Order Confirmation**

Ad Order Number

**Customer Account** 

0002846995 358889

Sales Rep. sreed

**Customer Information** MATTHEW NAPOLITANO

Order Taker sreed

500 Newfield Ave STAMFORD CT 06905

USA

Ordered By

MATTHEW

Phone: 3234286824

Fax:

Order Source Phone

EMail: matt@jmrchomebuyers.com

Ad Cost \$78.75

Payment Amt \$78.75

**Amount Due** \$0.00

**Blind Box** 

**Materials** 

Order Notes

Ad Number 0002846995-01 External Ad #

Pick Up Number

Ad Type

Ad Size

PO Number

BR Legal Liner

2 X 11 li

Color

**Color Requests** 

\$0.00

**Product and Zone** 

# Inserts

Placement

Westport News

**BR** Wetland

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 5/10/2024

#### Ad Content Proof

Note: Ad size does not reflect actual ad

#### **LEGAL NOTICE**

In accordance with Article II. Section 14-24 (a) (2) of the Code of Ordinances. Town of Westport, Notice is hereby given that a demolition permit application for the building or structure at 25 Sniffen Rd has been filed in the Office of the Town Building Official July 21st, 2023.

Name and address of owner: Candy Baker

Age of structure: 61 Years

Square feetage of the building or structure: 2144

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

#### **LEGAL NOTICES**

s meeting will be live-streamed on <u>www.westportcl.gov</u> and shown tirrum Government Access Channel 79 and Frontier Channel 60 eting malerials will 05/John.wwestportcl.gov/government/departments-0-vi/conservati-streamed

anges or Additions to the Agenda: The Commission may amer anda by a 2/3 vote to include items not requiring a Public Hearing.

bile Hearing: 7:00 p.m. The following applications will be "nock the Conservation Commission subject to determination of complet applications are determined to be complete the Commission occeed by opening the hearing. (At this time interested puries may and after being recognized by the Chairman. Written communicary be received for all applications until the public hearing is closed.)

5 Sea Spray Road: Application #MPL-11814-24 by Bryan Nesteriak å Lucion Vča, AM on behaf of Heidi Rot å Joseph Sport to demoist erisking single-lamly dwelling, and construct a new single-lamly elling, dirieway, wakways and deck, Work is within the WPLO area of Saugaluck Pkra

Approval of April 10, 2024 minutes.

icant Filing Notice: Vila Design Group 1 Willon Road, Westport

dress of Property to be Demolished; 125 Riverside Av scription and Type of Structure to be Demolished

ingle-family, one and three quarter-story, wood fran 214 square foot structure constructed in 1756.

#### **LEGAL NOTICES**

SPECIAL MOTICE ABOUT PROCEDURES FOR THIS PUBLIC MEETING This melter will be leds the POST ON MY THE AUDITORIANG OF THE THIS meeting will be booked at Orbanal 75 AUCORN the streamed on the Tonn Wibblin westportclayor for the website, seeks! "Now Led 1° Heading, and select "Winch Tonn Meetings", Meeting naterials will be written to the select "Winch Tonn Meetings", Meeting naterials will be written to the select "Winch Tonn Meetings", Meeting naterials will be written to the Meeting of the Charlot page portion on the Meeting List & Charlot page .

NOTICE OF BOARD OF FINANCE PUBLIC MEETING

The Board of Finance will hold a Public Deeting on <u>Wednesday, May 22,</u> 2024 at 7:30 p.m. in the Auditorium of the Westport Town Hall for the

Board of Education 3rd quarter Financial Report from the BOE Chief Financial Officer, (Discussion Only)

Status Update from the Audit Manager, (Discussion Only)

The Board will set the tax rate for Fiscal Year 2024-2025.

Supon the request of the Parks & Recreation Director, to app appropriation in the amount of \$170,000 along with bond and read-bondation to the Miniscipal Imponential Fund Account 305 503190-1311 for the design, Subnication and delivery of fuel directional delivery of fuel directional pedestals at the Ned Direc Marina.

#### LEGAL NOTICE OF DECISIONS

Colin Kelly Conservation Department

Join Zoom Meeting https://us02web.zoom.us/y84939235491?pwd =cysvSzhFbk/GKzl4Q11QbW0zSVNGQ109

asscode: 942809 kal by your location +1 312 626 6799 US (Chicago) +1 646 876 9923 US (New York) +1 646 931 3860 US

Approval of Minutes: April 3, 2024 and April 11, 2024 Public Comment

#### LEGAL NOTICE OF DECISION

I. WORK SESSION

1. 5 Sea Spray, Road / WPL-11914-24; APPROVED. Application of Bryan Restoriax and Lucien Vita, on behalf of the owners, this Not & Joseph Speri, to update the approard of application WP11848-22 (approved by the F&ECB at the 12062/2022 meeting), domotion an existing single-farmly divelling, and construct a ne-single-family divelling, and construct a posted activity is within the WPL area of the Subgatok River.

Legal Notice of Annual Meeting.

Notice is hereby priest that the Emissood Road Special Taxing District will hold it annual meeting on Truesday, June 11 at 7,30pm, 11 Emissood Road. The propose of the meeting is a purpore the budget for the focal year beginning July 1, 2021, elect officers and discuss other miscetaneous road matters.

Name and address of owner: Candy Baker

uare footage of the building or structure: 2144

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

### LEGAL NOTICES

LEGAL NOTICE OF HEARING

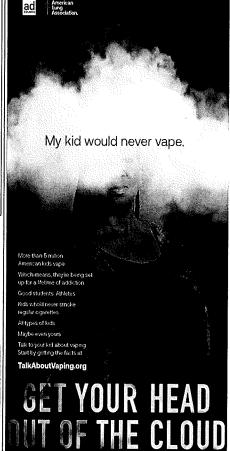
SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING: NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING: NOTICE ABOUT A PROPERTY given that the Mistronic Toxing Board of Appeals will not a remote meeting partial selecting appeals as does not be published on the meeting sperials selecting appeals are an adole one week prior to the meeting on the Town's website mean, methods on the "Meeting List and Calmad" web page.

The Zoning Board of Appeals of Westport will hold a remote meeting on Tuesday, May 14, 2024, at 6:00 P.M. to review the following items:

1. 29 Danbury Road: Application #ZBA-24-00012 by The Heroid Homes, LLC, for property a mind by The Homes, LLC, for variance of the Zoning Regulations: \$6-3.1 (Non-Conforming Setbacks; \$13-4 (Setbacks); \$8 buding and Total Coverage), to construct a new 2 story house oner Budsing and Total Coverage, and with not and 540 Setbacks, located in Residence A distinct, PORID0313000.

.3 Horses hoe Lane: Application #ZEA-24-00137 by Angela and Garry Simpson, (or properly owned by Angela of Garry Simpson, for variance of the Zoning Regulations; §6-3.1 (ben-Cooleaming Settacks), §3-14 Gettacks; of \$13-

Dated at Westport, Connecticut on this 3rd and 10th day of May, Jim Ezzes, Chairman, Zoving Board of App







# **HDC NEIGHBOR NOTIFICATION FORM**

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

1 Windy Hill Rd, 3 Colony Rd, 3	Rocky Acres Ln
3 Windy Hill Rd, 4 Windy Hill	Rd, 82 Roseville R
84 Roseville Rd, 88 Roseville Ro	1,89 Roseville Rd
MAM_	5/6/24
Signature of owner or authorized agent	Date
Matthew Napolitano	
Print Name	



.	Estimated Delivery Date Mon 05/13/2024	!
	Certified Mail® Tracking #:	\$4.40
	9589 0710 5270 1539 2183 Total	38 \$5.08
1	First-Class Mail® 1 Letter	\$0.68
1	Westport, CT 06880 Weight: O 1b 0.30 oz Estimated Delivery Date Mon 05/13/2024 Certified Mail®	\$4,40
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1	Total	\$5.08
	First-Class Mail® 1 Letter	\$0.68
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	First-Class Mail® 1 Letter	\$0.68
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	First-Class Mail® 1	\$0.68
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į	Certified Mail® Tracking #:	\$4.40
1	9589 0710 5270 1539 2183 Total	\$5.08
; }	Grand Total:	\$45.72
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	1 40. NOT HOUSE OU	***********

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail Track your Packages Sign up for FREE @



CAMP AVENUE 24 CAMP AVE STAMFORD, CT 06907-9992

(80)	0) 275-4	3777	
05/10/2024			05:01 PM
Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.68
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\$0.68

First-Class Mail@

89 Roseville Rd

Dear Property Owner:

Please be advised that we will be demolishing the building @ 2 Windy Hill Rd in the future around 7/1/2024

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (<a href="www.westportct.gov">www.westportct.gov</a>) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,

88 Roseville Rd

Dear Property Owner:

Please be advised that we will be demolishing the building @ 2 Windy Hill Rd in the future around 7/1/2024

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (<a href="www.westportct.gov">www.westportct.gov</a>) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,



84 Roseville Rd

Dear Property Owner:

Please be advised that we will be demolishing the building @ 2 Windy Hill Rd in the future around 7/1/2024

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (<a href="www.westportct.gov">www.westportct.gov</a>) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,

82 Roseville Rd

Dear Property Owner:

Please be advised that we will be demolishing the building @ 2 Windy Hill Rd in the future around 7/1/2024

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (<a href="www.westportct.gov">www.westportct.gov</a>) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,

4 Windy Hill Rd

Dear Property Owner:

Please be advised that we will be demolishing the building @ 2 Windy Hill Rd in the future around 7/1/2024

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (<a href="www.westportct.gov">www.westportct.gov</a>) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,

3 Windy Hill Rd

Dear Property Owner:

Please be advised that we will be demolishing the building @ 2 Windy Hill Rd in the future around 7/1/2024

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (<a href="www.westportct.gov">www.westportct.gov</a>) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,

5/6/24

3 Rocky Acres Ln

Dear Property Owner:

Please be advised that we will be demolishing the building @ 2 Windy Hill Rd in the future around 7/1/2024

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (<a href="www.westportct.gov">www.westportct.gov</a>) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,

Matthew Napolitano Cypress Enterprises 5/6/24

3 Colony Rd

Dear Property Owner:

Please be advised that we will be demolishing the building @ 2 Windy Hill Rd in the future around 7/1/2024

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (<a href="www.westportct.gov">www.westportct.gov</a>) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,

Matthew Napolitano Cypress Enterprises 5/6/24

1 Windy Hill Rd

Dear Property Owner:

Please be advised that we will be demolishing the building @ 2 Windy Hill Rd in the future around 7/1/2024

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (<a href="www.westportct.gov">www.westportct.gov</a>) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,

Matthew Napolitano Cypress Enterprises



## TOWN OF WESTPORT

RECEIVED

APPLICATION FOR DEMOLITION PERMIT MAY 1 3 2024 FOR HISTORIC PROPERTIES

AND/OR PROPERTIES 50 YEARS OR OLDERSTPORT BUILDING

1. 10 Bauer Place	KEOFIAED	1944
ADDRESS OF WORK (Please Prin	MAY 1 4 2024	DATE BUILT (From Assessor's Card)
2. Marta Campbell		
2. Marta Campbell NAME OF CURRENT PROPERT	Y OWNER (Please Print)	203-360-2471 TELEPHONE
		TELEFHONE
3. 10 Bauer Place, Wes	stport, CT 06880	miscame 2310 gmail. con
ADDRESS OF CURRENT PROPE	ERTY OWNER (Please Print)	EMAIL
4. SIR-10 Bauer, LLC.	943 Post Rd E, Westport,	CT 06990
NAME AND ADDRESS OF LEGA	AL REPRESENTATIVE (If applicable	c) (Please Print)
Attach copy of letter of authorization	on from owner.	
5. Demo of 1,414 SF H	ouse	
SCOPE OF DEMOLITION (SQUA	RE FOOTAGE OF THE BUILDING OF	STRUCTURE TO BE DEMOLISHED)
6. SIR/Future Owner	203-227-661	6
DEMOLITION CONTRACTOR (		
unh@aiudau aa		
rob@sirdev.com EMAIL		
NOTIFICATION to abutting & names and addresses may be obtained to	across the street property owner(s) within	n 7 days from the date of demolition application (list of
Please submit cut sheet of notice and p	OF INTENT TO DEMOLISH the shotograph of sign on property to the HDO	☐ POSTING OF DEMOLITION SIGN
CT ENABLING LEGISLATION	empowers the Historic District Co	ommission (HDC) to review all demolitions
property owners to obtain a Cer	tificate of Appropriateness for such	HISTORIC PROPERTIES and requires
The property owner or legal represent	tative must first obtain a Certificate of	Appropriateness from the Historic District
Commission prior to obtaining demol	ition permit application.	,, ,
Meeting Date of Historic District Con	nmission to consider demolition:	
The TOWN OF WESTPORT has	a demolition delay ordinance. See 1	4-21 that provides a 180 day waiting period
following the filing of a demolition	n permit application for buildings 50	00 sq. ft. or larger and 50 years or older. The
purpose of the ordinance is to allow	w interested parties to explore altern	atives to demolition. The Historic District
Commission (HDC) acts as an in	nterested party when invoking a r	equest for a demolition delay for properties 50
years or older.		
Meeting Date of Historic District Con	nmission to consider waiving the waitin	g period:
The street of the state of the		S In reserved
The HDC meets the second Tuesday	v of every month. The property owner	er or legal representative will receive a copy of the
publicly noticed agenda and is expe	cted to attend the meeting. It is recor	umended that supporting engineering reports
proposed plans and other informati 341-1184.	on be submitted at the hearing. If yo	ou have questions, please call the HDC Office at
FOR HISTORIC DISTRICT COM	MISSION DECISION:	C
Li The Historic District Commission (	does not consider the property historica	ficant and does not waive the balance of delay. lly significant. The Commission waives the
remainder of the waiting period effect	ive	(DATE)
SIGNATURE OF HDC OFFICIAL		DATE
		12/0.115

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.

П	CERTIFICATE OF APPROPRIATENES	SS for Historic Proj	perties or p	propertio	es within a	Historic District	
	COPY OF NEWSPAPER PUBLICATIO	N AND PUBLICA	TION DA	TE			
	COPY OF NOTIFICATION LETTER TO	O ADJOINING PR	OPERTY	OWNE	RS		
	AQUARION WATER COMPANY	Carol Robles	(203)362	2-3062	demolitie	ons@aquarionwater.com	
	CABLEVISION	Carl Jenkins	(203)696	5-4726		ins@alticetechservicesusa.cor	n
	EVERSOURCE ENERGY			(888)		FAX (877) 285-4448	A
	FUEL TANK (For underground tanks)	Fire Marshall's	Office			FAX (203) 341-5009	
	FUEL TANK (For aboveground tanks)	From the oil co	mpany or				
	PROPANE TANK	From the propa					
	GAS COMPANY				989-0900		
	FRONTIER COMMUNICATIONS	Const. & Eng. 1	Dept.	(203)	383-6727		
	CONSERVATION DEPARTMENT	Colin Kelly		(203) 341-1170		FAX (203) 341-1088	
	HEALTH DEPARTMENT	Jeff Andrews		(203) 227-9571		(400) 511 1000	
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbieri		(203) 341-1793			
	CERTIFICATE OF INSURANCE (Please A	Attach)					
Builai Demo propei	UNDERSIGNED, hereby affirm and attest to ung Code, the CT General Statutes Section 7-lition Delay Ordinance of the Town of Westpty, and I agree to comply with such laws, rulgive the applicable local and state requirements.	147 concerning His port and all other la es or regulations as	storic Dist ws and ru nd satisfy	ricts, an les and i	d Section regulations	17-2 of the Town Code and the sapplicable to the demolition of the exercises in every accept of that work	of
I ALS	O CERTIFY that I am the OWNER of the pr ne work herein outlined, and that the informa	operty herein descrition I have given is	ribed, and	that I ha	ive the leg o the best	al right and authority to proceed	ed
	ATURE OF PROPERTY OWNER/OR AC	1 4// /		111111111111		DATE: 5/13/24	
SIGN	ATURE OF DEMOLITION CONTRACT	OR:				1	
SIGN	ATURE OF BUILDING OFFICIAL:					-	
	ent anta i antamata yan ganda -					Revised 11/14/2019	
						CC 110CG 11/14/2019	

## PERMIT AUTHORIZATION FOR DEMOLITION PERMIT

I here	eby declar	e that I ar	n the owner of	the pre	nises des	cribed as t	follows:
10	Baver	Place,	Westport,	O regioni			

To Whom It May Concern:

That Robert and Julie Haroun of SIR Development, LLC are duly authorized for and on my behalf to execute an application for demolition permit, post a demolition sign and publish any notices necessary to obtain the demolition permit.

Date: 5/12/24
Owner: MARTA S. CAMPBELL
Owner's Signature: Marta A. Cample 11
Owner's Telephone #: 203 360 247 (
Owner's e-mail address: Mjscamp231@gmail.com

Property Location 10 BAUER PL H09/ / 055/000 / Map ID Bldg Name State Use 101 Vision ID 1152 Account # 5174 Bldg # 1 Sec# 1 Card # 1 of 1 Print Date 4/30/2024 6:19:07 PM CURRENT OWNER TOPO UTILITIES STRT/ROAD LOCATION CURRENT ASSESSMENT 3 Public Sewer 1 Public Description Code Appraised Assessed CAMPBELL MARTA S 6158 2 Public Water 397,200 **RES LAND** 1-1 278,000 DWELLING 140,300 98,200 1-3 SUPPLEMENTAL DATA WESTPORT, CT 5454123-5 Alt Prol ID Lift Hse 10 BAUER PL Historic ID Asking \$ Census 503 F12 WestportC VISION Survey Ma 2066 WESTPORT 06880 Survey Ma GIS ID H09055000 Assoc Pid# Total 537,500 376,200 RECORD OF OWNERSHIP VOL/PAGE SALE DATE Q/U V/I SALE PRICE VC PREVIOUS ASSESSMENTS (HISTORY) Code Year | Assessed V | Year Year Assessed CAMPBELL MARTAS 29 Assessed 1009 0276 06-14-1989 U 0 2023 278,000 2022 278,000 2021 278,000 1-1 1-3 98,200 98,200 98,200 376,200 Total 376,200 Total 376,200 **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 Appraised Bldg. Value (Card) 140,300 Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Nbhd Nbhd Name В Tracing Batch Appraised Ob (B) Value (Bldg) 0003 0003 397,200 Appraised Land Value (Bldg) NOTES Special Land Value M/ 2066(5), 1688 Total Appraised Parcel Value 537,500 NO REAR DORMER WBS Valuation Method 537,500 Total Appraised Parcel Value **BUILDING PERMIT RECORD** VISIT / CHANGE HISTORY Permit Id Issue Date Amount Insp Date | % Comp | Date Comp Type Comments Date ld Type Is Cd Purpost/Result 06-16-2020 SR Field Review 19 10-31-2015 VA 80 Data Mailer No Change 07-14-2015 RH Measur+Listed 05-09-2015 RH Sat or >5PM Attm @ Int In 04-15-2015 BG Measured/No Interior Insp Permit Id Comments LAND LINE VALUATION SECTION Use Code Description Zone Land Type Land Units Unit Price Size Adi Site Index Cond. Nbhd. Nbhd. Adj Notes Location Adjustment Adj Unit P Land Value 101 Single Family Re A 0.300 AC 360,000.00 2.62731 5 1.00 140 1.400 397,200 1.0000 Total Card Land Units 0.300 AC Parcel Total Land Area 0.300 Total Land Value 397,200

Property Location 10 BAUER PL Vision ID 1152

Account # 5174

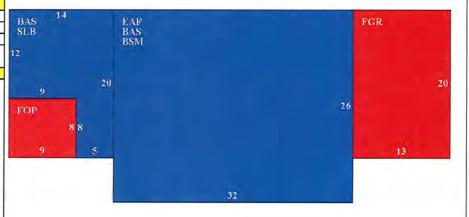
Map ID H09/ / 055/000 / Bldg # 1

Bldg Name Sec # 1 of 1

Card # 1 of 1

State Use 101 Print Date 4/30/2024 6:19:07 PM

	CONSTRU	JCTION D	ETAIL		CO	NSTR	UCTION I	DETAIL	L (CON	ITINU	JED)
Element	Cd		Description	n		ment	Cd			cripti	
Style: Model Grade: Stories:	04 01 08 1.25	Cape Co Resident C 1 1/4 Sto	tial		Fireplac Ceiling Elevator	Height	1 8.00				
Occupancy	1.25	1 1/4 50	ories			_	CONI	OO DA	TΔ	_	
Exterior Wall 1 Exterior Wall 2	14	Wood Si	ningle		Parcel Id	1	CONL	C		Ov	vne
Roof Structure: Roof Cover	03 03	Gable Asphalt	Shingl		Adjust Condo F	lr	Code	Des	cription		Factor%
Interior Wall 1 Interior Wall 2	03	Plaster			Condo L		T/MARI	KET VA	ALUAT	ION	
Interior Flr 1 Interior Flr 2	12	Hardwoo	od		Building	Value	New		241,9	19	
Heat Fuel Heat Type: AC Type:	02 05 01	Oil Hot Wate None			Year Bui		Di ville		1944		
Total Bedrooms Total Bthrms: Total Half Baths	04 1 0	4 Bedroo 1 Full Ba			Deprecia Remode Year Re	ation Co	ode		A		
Total Xtra Fixtrs Total Rooms: Bath Style:	0 6 02	6 Rooms Average			Deprecia Function External	ation % al Obs			42		
Kitchen Style: Kitchens Whirlpool Tubs	02 1	Average			Trend Fa	actor n			1		
Hot Tubs Sauna (SF Area Fin Basement Fin Bsmt Qual					Condition % Percent Good Cns Sect Rcnld Dep % Ovr				58 140,3	00	
Bsmt. Garages Interior Cond	0 A				Dep Ovr Misc Imp Misc Imp	Ovr					
Fireplaces Ceiling Height	1 8.00				Cost to C	Cure O	vr vr Comme	nt			
			YARD ITE		XF - BUIL	DING	EXTRA F	EATU			
Code Descri	ption L	B Units	Unit Price	Yr Blt	Cond. Cd	% G	d Grade	Grad	de Adj.	App	or. Value



_						COSTIO	Jule Ovi C	OHIHEH		
								TRA FE	ATURES(B	
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
				1						
- 2										
		1								
		1							14	

	BUILDING	SUB-AREA	SUMMARY	SECTION		
Code	Description	Living Area		Eff Area	Unit Cost	Undeprec Value
BAS BSM EAF FGR FOP SLB	First Floor Basement Area Attic, Expansion, Finished Garage Porch, Open Slab	1,040 0 374 0 0	1,040 832 832 260 72 208		135.70 27.07 61.00 54.28 26.39 0.00	141,128 22,526 50,752 14,113 1,900
	Ttl Gross Liv / Lease Area	1,414	3,244			230,419







Ad Order Number

**Customer Account** 

0002848560

179980

Sales Rep. mhutchings **Customer Information** SIR DEVELOPMENT 943 Post Road East WESTPORT CT 06880

Order Taker mhutchings

USA

Ordered By

stephanie, email

Phone: 2032276616

Fax:

Order Source Phone

EMail: stephanie@sirdev.com

Ad Cost \$38.56

Payment Amt \$0.00

**Amount Due** \$38.56

**Blind Box** 

Materials

Order Notes

Ad Number 0002848560-01 External Ad#

Pick Up Number

Ad Type

Ad Size

**BR Legal Liner** 

PO Number

2 X 9 li

Color

Color Requests

\$0.00

**Product and Zone** 

# Inserts

Placement

Westport News

BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 5/17/2024

#### **Ad Content Proof**

Note: Ad size does not reflect actual ad

#### LEGAL NOTICE OF INTENT TO DEMOLISH

LEGAL NOTICE OF INTENT TO BEMOLISH
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 10 Bauer Pi has been
filed in the Office of the Town Building Official on May 13, 2024
Name and address of the contract vendee: SIR-10 Bauer, LLC, 943 Post
Road East, Westport, CT
Asa of the building or structure: 80 years.

Age of the building or structure: 80 years
Square lootage of the building or structure: 1,414 square feet
The application is currently pending and available for public inspection in
the Office of the Town Building Official.

## HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the Historic District Commission requirements, I have notified by mail the following owners of properties abutting and across the street from the property be demolished: 10 Bauer Place

RACHEL A KATZMAN 7 BAUER PL WESTPORT, CT 06880

AUDREY LAWRENCE ROSENBERG 9 BAUER PL WESTPORT, CT 06880

KERSTIN WARNER RAO 11 BAUER PL WESTPORT, CT 06880

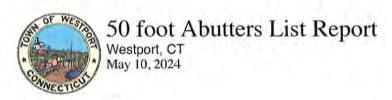
RITESH K & SONAL SHAH 12 BAUER PL WESTPORT, CT 06880

NOBLE LINDSEY & JACLYN R Y LINDSEY 8 BAUER PL WESTPORT, CT 06880

JEFFREY BENJAMIN COHEN 19 OLD ORCHARD RD WESTPORT, CT 06880

Signature of owner or authorized agent

**Print Name** 



#### Subject Property:

Parcel Number:

H09055000

CAMA Number:

H09055000

Property Address:

10 BAUER PL

Mailing Address:

CAMPBELL MARTA S

10 BAUER PL

WESTPORT, CT 06880

Abutters:

Parcel Number:

H09048000

CAMA Number:

H09048000

Property Address:

7 BAUER PL

Parcel Number:

H09049000

CAMA Number:

H09049000

Property Address:

9 BAUER PL

Parcel Number:

H09050000

CAMA Number:

H09050000

Property Address: 11 BAUER PL

Parcel Number:

H09054000

CAMA Number:

H09054000

Property Address: 12 BAUER PL

Parcel Number: CAMA Number: H09056000

Property Address:

H09056000 8 BAUER PL

Parcel Number:

H09072000

CAMA Number:

H09072000

Property Address: 19 OLD ORCHARD RD

5/10/2024

Mailing Address: KATZMAN RACHEL A

7 BAUER PL

WESTPORT, CT 06880

Mailing Address:

ROSENBERG AUDREY LAWRENCE

9 BAUER PL

WESTPORT, CT 06880

Mailing Address:

RAO KERSTIN WARNER

11 BAUER PL

WESTPORT, CT 06880

Mailing Address:

SHAH RITESH K & SONAL

12 BAUER PL

WESTPORT, CT 06880

Mailing Address:

NOBLE LINDSEY & JACLYN R Y LINDSEY

8 BAUER PL

WESTPORT, CT 06880

Mailing Address:

COHEN JEFFREY BENJAMIN

19 OLD ORCHARD RD

WESTPORT, CT 06880



Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender  TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date			
SIR-10 BAUER, LLC 943 POST RD E WESTPORT, CT 06880	Postmaster, per (name of receiving employee)  Waraulia B	in the part of the	U.S. POSTAGE PAID WESTPORT, CT 08880 MAY 14, 24 AMOUNT \$3.49 R2305K132412-9	D	
USPS <sup>e</sup> Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	RACHEL A KATZMAN 7 BAUER PL WESTPORT, CT 06880				
2.	AUDREY LAWRENCE ROSENBERG 9 BAUER PL WESTPORT, CT 06880			US POSTAL OF	
3.	KERSTIN WARNER RAO 11 BAUER PL WESTPORT, CT 06880		( MA)		
4.	RITESH K & SONAL SHAH 12 BAUER PL WESTPORT, CT 06880		WESTON	3	
5.	NOBLE LINDSEY & JACLYN R Y LINDS 8 BAUER PL WESTPORT, CT 06880	EY			
6.	JEFFREY BENJAMIN COHEN 19 OLD ORCHARD RD WESTPORT, CT 06880				



RACHEL A KATZMAN 7 BAUER PL WESTPORT, CT 06880

Re: 10 Bauer Place

Dear Ms. Katzman,

This letter is to inform you that an application for a permit to demolish the structure known as 10 Bauer Place has been filed in the Office of the Town Building Official on May 13, 2024. The contract vendee of the property is SIR-10 Bauer, LLC, 943 Post Road East, Westport, CT. The structure is 80 years old and 1,414 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

Julie Haroun Member



AUDREY LAWRENCE ROSENBERG 9 BAUER PL WESTPORT, CT 06880

Re: 10 Bauer Place

Dear Ms. Rosenberg,

This letter is to inform you that an application for a permit to demolish the structure known as 10 Bauer Place has been filed in the Office of the Town Building Official on May 13, 2024. The contract vendee of the property is SIR-10 Bauer, LLC, 943 Post Road East, Westport, CT. The structure is 80 years old and 1,414 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

Julie Hargun, Member



KERSTIN WARNER RAO 11 BAUER PL WESTPORT, CT 06880

Re: 10 Bauer Place

Dear Ms. Rao,

This letter is to inform you that an application for a permit to demolish the structure known as 10 Bauer Place has been filed in the Office of the Town Building Official on May 13, 2024. The contract vendee of the property is SIR-10 Bauer, LLC, 943 Post Road East, Westport, CT. The structure is 80 years old and 1,414 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

Julie Halbun, Member



RITESH K & SONAL SHAH 12 BAUER PL WESTPORT, CT 06880

Re: 10 Bauer Place

Dear Mr. and Mrs. Shah,

This letter is to inform you that an application for a permit to demolish the structure known as 10 Bauer Place has been filed in the Office of the Town Building Official on May 13, 2024. The contract vendee of the property is SIR-10 Bauer, LLC, 943 Post Road East, Westport, CT. The structure is 80 years old and 1,414 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

ulie Harbun, Member



943 Post Road East Westport, CT 06880 (203) 227-6616 www.sirdev.com

NOBLE LINDSEY & JACLYN R Y LINDSEY 8 BAUER PL WESTPORT, CT 06880

Re: 10 Bauer Place

Dear NOBLE LINDSEY & JACLYN R Y LINDSEY,

This letter is to inform you that an application for a permit to demolish the structure known as 10 Bauer Place has been filed in the Office of the Town Building Official on May 13, 2024. The contract vendee of the property is SIR-10 Bauer, LLC, 943 Post Road East, Westport, CT. The structure is 80 years old and 1,414 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

Harøun, Member



943 Post Road East Westport, CT 06880 (203) 227-6616 www.sirdev.com

JEFFREY BENJAMIN COHEN 19 OLD ORCHARD RD WESTPORT, CT 06880

Re: 10 Bauer Place

Dear Mr. Cohen,

This letter is to inform you that an application for a permit to demolish the structure known as 10 Bauer Place has been filed in the Office of the Town Building Official on May 13, 2024. The contract vendee of the property is SIR-10 Bauer, LLC, 943 Post Road East, Westport, CT. The structure is 80 years old and 1,414 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

Julie Haroup, Member



#### HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

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

\* Note: Please attach any additional or expanded information on a separate sheet. **GENERAL INFORMATION** Building Name (Common) \_ Building Name (Historic) Street Address or Location \_\_\_\_\_ \_\_\_\_\_ Village \_\_\_\_\_ County \_\_\_\_ Town/City \_\_\_\_\_ Owner(s) \_\_\_\_\_ O Public O Private PROPERTY INFORMATION Present Use: Historic Use: **Accessibility to public:** Exterior visible from public road? OYes ONo Interior accessible? O Yes O No If yes, explain \_\_\_\_\_ Style of building \_\_\_\_\_ Date of Construction \_\_\_\_\_ Material(s) (Indicate use or location when appropriate): Clapboard Asbestos Siding Brick ☐ Wood Shingle Asphalt Siding Cobblestone Fieldstone Board & Batten Aluminum Siding Stucco \_\_\_\_\_\_ Concrete (Type \_\_\_\_\_\_\_) Structural System ☐ Wood Frame ☐ Post & Beam ☐ Balloon ☐ Load bearing masonry ☐ Structural iron or steel Other Roof (Type) Gable Flat Mansard Monitor Sawtooth Gambrel Shed Other \_\_\_\_ | Hip Round (Material) ☐ Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle Tile Built up Other Number of Stories: \_\_\_\_\_ Approximate Dimensions \_\_\_\_\_ Structural Condition: Excellent Good Fair Deteriorated Exterior Condition: Excellent Good Fair Deteriorated **Location Integrity:** On original site O Moved When? \_\_\_\_\_ Alterations? O Yes O No If yes, explain: \_\_\_\_\_

District: S NR If NR, Specify: Actual Potential

**FOR OFFICE USE:** Town #\_\_\_\_\_ Site # \_\_\_\_\_ UTM \_\_\_

PROPERTY INFORMATION (CONT'D)			
Related outbuildings or landscape features:  Barn Shed Garage  Other landscape features or buildings:	Carriage House	Shop	Garden
Surrounding Environment:  Open land Woodland Residential High building density	☐ Commercial ☐ Indings visible from site	ustrial 🗆 Ru	ral
• Interrelationship of building and surroundings:			
• Other notable features of building or site (Interior and) of	r Exterior)		
Architect	Builder		
Historical or Architectural importance:			
• Sources:			
Photographer		Date	
View		_ Negative on F	ile
Name		Date	
Organization			
Address			
• Subsequent field evaluations:			
Threats to the building or site:  None known Highways Vanda Deterioration Zoning Other	lism Developers	☐ Renewal ☐ Explanation	☐ Private



### HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

**CONTINUATION SHEET** 

10 Bauer Place, Westport, CT



#### **Architectural Description**

The house at 10 Bauer Place is a one-and-one-half story Cape Cod-style house constructed in 1944. It is arranged with the ridge parallel to the street. There is a narrow overhang of the roof at the eaves and none at the rake. An exterior brick chimney extends from the northern elevation of the house and connects a hipped roof porch on the northern elevation. The facade is three bays wide, with three gabled dormers arranged above each of the windows on the main level. The windows are 6/6 double-hung sash on the first story and 1/1 double-hung sash in the dormers. The main entrance to the house is through the porch on the northern elevation and is not visible from the street. The house rests on an elevated, poured concrete foundation and is clad in wood shingle siding. A single-bay, gable roofed garage is set back from the facade and extends from the southern elevation.

#### **Historical or Architectural Importance**

Fred Ulbrick purchased the property for the Bauer Place subdivision from Elizabeth Bauer. Elizabeth was born in 1859 in Austria as was her husband, Michael Bauer. By 1910, the couple had settled near the Boston Post Road in Westport on a farm with their two daughters, Pauline and Elizabeth ("Lizzie"). Michael died in 1933, and Elizabeth lived for another ten years. By the time the 1940 census was compiled, she and Lizzie were living with

Pauline, her husband and their two children near Maple Avenue (Westport Town Directory 1943).

Elizabeth sold several tracts of land to Fred Ulbrick in 1941 (WLR 72:428, 72:533; Map 1558), who rapidly subdivided the property into lots and began to construct houses. Fred was a self-employed building contractor who had begun his professional life as a carpenter sometime before 1930 (1930 Federal Census Record; WWII Draft Card).

The house now known as 10 Bauer Place was built by 1942, according to Map 1688, which is dated April 15 of that same year. The house was owned by Fred Ulbrick, Jr., who was likely also responsible for its construction. He does not appear to have sold the property after building it, but rather retained ownership until 1949 when he transferred his interests to his wife Jennie (WLR 92:429). Jennie sold the house seven years later in 1956 to Rae and John Martin (WLR 134:233). John worked as a consultant in New York and, together with his wife, maintained the house at 10 Bauer Place until 1970. That year, the couple sold the property to Teresa and Louis Kronfeld (WLR 279:335). Within six years, Teresa assumed sole ownership and sold the house to Harry and Marta Campbell who owned it jointly until 1989 when Harry quit claimed his interests (WLR 1009:276). Marta is still the owner of record.