



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

RECEIVED

MAY - 7 2024

WESTPORT BUILDING DEPARTMENT

1. 125 Riverside Ave | 1756
ADDRESS OF WORK (Please Print) | **DATE BUILT (From Assessor's Card)**

RECEIVED

2. COLEY NANCY RICHMOND EST Lucien Vita/ Vita Design Group | 203-283-1561
PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print) | **TELEPHONE**

MAY - 7 2024

WESTPORT BUILDING DEPARTMENT

3. 350 WEST POND MEADOW ROAD | lv@vdgar.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | **EMAIL**

4. 1,214sqft single family residential
SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)

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

EMAIL

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

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

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

The property owner or legal representative must first obtain a *Certificate of Appropriateness* from the Historic District Commission prior to submitting the 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 203-341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

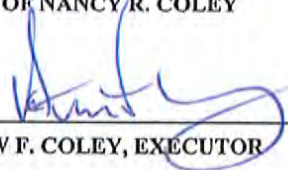
- The Historic District Commission considers the property historically significant and does not waive the balance of delay.
- The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____
 (Date)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COLEY NANCY RICHMOND EST			6 Septic	1 Public		Description	Code	Appraised	Assessed
			2 Public Water			RES LAND	1-1	796,130	557,300
						DWELLING	1-3	74,700	52,300
350 WEST POND MEADOW ROAD		SUPPLEMENTAL DATA				RES OUTBL	1-4	9,700	6,800
		Alt Prcl ID 5302062	Lift Hse Asking \$						
WESTBROOK CT 06498		Historic ID 781							
		Census 504							
		WestportC G14							
		Survey Ma 6643							
		Survey Ma							
		GIS ID C08043000	Assoc Pid#						
						Total		880,530	616,400

6158
 WESTPORT, CT
VISION

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COLEY NANCY RICHMOND EST		4258 0046	07-14-2022	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
COLEY NANCY RICHMOND		1256 0124	08-19-1993	U	I	0	29	2023	1-1	557,300	2022	557,300	2021	557,300
									1-3	52,300		52,300		52,300
									1-4	6,800		6,800		6,800
										616,400	Total	616,400	Total	616,400

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) 74,700			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD				NOTES			
Nbhd	Nbhd Name	B	Tracing	M/6643, 638 - 1999 BAA - N/C			
0002	0002			LOWER YARD IS WETLAND			
				XF=TOILET			
				WOODSTOVE			
				NO INSULATION - FUNC			
				LOW CEILING/LAYOUT			

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	
								05-22-2020	SR			19	Field Review	
								11-07-2015	VA			80	Data Mailer No Change	
								04-17-2015	BG			00	Measur+Listed	
								03-28-2015	RH			02	Sat or >5PM Attm @ Int In	
								03-09-2015	FSR			01	Measured/No Interior Insp	

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	101R	Single Family R	A		0.420 AC	450,000.00	2.03859	7	0.95	145	1.450	WET	SR4	1.5000	796,130
Total Card Land Units					0.420 AC	Parcel Total Land Area					0.420	Total Land Value			796,130

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	17	Antique	Fireplaces	3	
Model	01	Residential	Ceiling Height	7.00	
Grade:	08	C	Elevator		
Stories:	1.75	1 3/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure:	05	Salt Box	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		
Interior Wall 1	02	Wall Board	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	09	Pine/Soft Wood	Building Value New		233,570
Interior Flr 2			Year Built		1756
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	05	Hot Water	Depreciation Code		F
AC Type:	01	None	Remodel Rating		
Total Bedrooms	03	3 Bedrooms	Year Remodeled		1983
Total Bthrms:	1	1 Full Bath	Depreciation %		63
Total Half Baths	0		Functional Obsol		5
Total Xtra Fixtrs	1		External Obsol		
Total Rooms:	6	6 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		32
Whirlpool Tubs			Cns Sect Rcld		74,700
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	3				
Ceiling Height	7.00				

PTS	
FEP	
BAS BSM	
TQS BAS BSM	
TQS BAS CRL	

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	378	31.37	1982	5	60	4	1.35	9,700

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	
BSM	Basement Area	0	528		28.14	14,860	
CRL	Crawl Space	0	264		0.00	0	
FEP	Porch, Enclosed	0	231		91.03	21,029	
PTS	Patio - Stone	0	378		21.14	7,991	
TQS	Three Quarter Story	422	528		112.05	59,160	
Ttl Gross Liv / Lease Area		1,214	2,721			214,070	



Order Confirmation

Ad Order Number 0002846363	Customer Account 354351
Sales Rep. tross	Customer Information VITA DESIGN GROUP 1 WILTON ROAD WESTPORT CT 06880 USA
Order Taker tross	Phone: 2033801111
Ordered By Olivia Ballaro	Fax:
Order Source Phone	Email:

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, 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-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.

Ad Cost \$37.20	Payment Amt \$0.00	Amount Due \$37.20
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Blind Box **Materials**

Order Notes

Ad Number 0002846363-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 15 li	PO Number
Color \$0.00	Color Requests	

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

Note: Retail Display Ads May Not End In Identified Placement

DEMOLITION

In accordance with the provisions of No. 29-450 of the Connecticut General Statutes and Article 14, Section 14-283a (1) of the Code of Ordinances, Town of Westport, Department of Structures, in Notice of Intent to demolish a building with its site on the Building Department's:

Address of Property to be Demolished: 125 Newbury Ave.

Applicant: Fong Johnson
184 Orange Circle
1 Wilson Road, Westport

Description and Type of Structure to be Demolished:
Single story 1 1/2 story wood framed structure, 1,874 square foot structure constructed in 1996.

The structure is currently listed on and available for public inspection at the Office of the Town Building Official.

1
2
5



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:

Vita Design Group
1 Wilton Road, Westport

Description and Type of Structure to be Demolished:

Single family 1 1/2 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.



100 foot Abutters List Report

Westport, CT
March 29, 2024

Subject Property:

Parcel Number: C08043000
CAMA Number: C08043000
Property Address: 125 RIVERSIDE AVE

Mailing Address: COLEY NANCY RICHMOND EST
54 LIBERTY ST
CLINTON, CT 6413

Abutters:

Parcel Number: C08032000
CAMA Number: C08032000
Property Address: 170 RIVERSIDE AVE

Mailing Address: WESTPORT TOWN OF
110 MYRTLE AVE
WESTPORT, CT 6880

Parcel Number: C08034000
CAMA Number: C08034000
Property Address: 130 RIVERSIDE AVE

Mailing Address: DRISCOLL ANN R
130 RIVERSIDE AVE
WESTPORT, CT 6880

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

Mailing Address: 124 RIVERSIDE AVE CONDOS
CONDO MAIN
WESTPORT, CT 0

Parcel Number: C08035000
CAMA Number: C08035000-5745
Property Address: 124 RIVERSIDE AVE

Mailing Address: CONNOLLY JOHN P & MARY ELLEN
5609 TROTTER RD
CLARKSVILLE, MD 21029

Parcel Number: C08035000
CAMA Number: C08035000-6913
Property Address: 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: C08035000-9471
Property Address: 124 RIVERSIDE AVE

Mailing Address: VANZETTA WILLIAM J TR & VALDEMIRA
L TR
123 HOLLINWELL
WILLIAMSBURG, VA 23188

Parcel Number: C08042000
CAMA Number: C08042000
Property Address: 119 RIVERSIDE AVE

Mailing Address: RUDZIN CHIARA & RONALD E
119 RIVERSIDE AVE
WESTPORT, CT 6880

Parcel Number: C08044000
CAMA Number: C08044000
Property Address: 137 RIVERSIDE AVE

Mailing Address: TIRRENO MARY H
137 RIVERSIDE AVE
WESTPORT, CT 6880

Parcel Number: C09092000
CAMA Number: C09092000
Property Address: 100 RIVERSIDE AVE

Mailing Address: CORP OF CATHOLIC CHURCH
ASSUMPTN
98 RIVERSIDE AVE
WESTPORT, CT 6880



www.cai-tech.com



100 foot Abutters List Report

Westport, CT
March 29, 2024

Parcel Number: C09092000
CAMA Number: C09092000-100569
Property Address: 98 RIVERSIDE AVE

Mailing Address: CATHOLIC CHURCH OF ASSUMPTION
98 RIVERSIDE AVE
WESTPORT, CT 6880

Parcel Number: C09092000
CAMA Number: C09092000-100570
Property Address: 98 RIVERSIDE AVE

Mailing Address: CATHOLIC CHURCH OF ASSUMPTION
98 RIVERSIDE AVE
WESTPORT, CT 6880

Parcel Number: C09127000
CAMA Number: C09127000
Property Address: 101 RIVERSIDE AVE

Mailing Address: CATHOLIC CHURCH OF ASSUMPTION
98 RIVERSIDE AVE
WESTPORT, CT 6880



www.cai-tech.com

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



Certificate of Mailing — Firm

Name and Address of Sender
 Vita Design Group
 1 Wilton Road
 Westport, CT
 06880

TOTAL NO.
 of Pieces Listed by Sender
 5

TOTAL NO.
 of Pieces Received at Post Office™
 5

Affix Stamp Here
 Postmark with Date of Receipt.

U.S. POSTAGE PAID
 WESTPORT, CT
 06880
 MAY 03 24
 AMOUNT
\$2.90
 R2304E104715-16

Postmaster, per (name of receiving employee)

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Vanzetta William STR & Valdemira L TR 123 Hollinwell Williamsburg, VA 23188				
2.	Rudzin Chiara & Ronald E 119 Riverside Ave Westport CT 06880				
3.	Tirreno Mary H 137 Riverside Ave Westport CT 06880				
4.	Corp of Catholic Church Assumptn 98 Riverside Ave Westport CT 06880				
5.	Catholic Church of Assumption 98 Riverside Ave Westport CT 06880				
6.	Catholic Church of Assumption 98 Riverside Ave Westport CT 06880				



Certificate of Mailing — Firm

Name and Address of Sender Vita Design Group 1 Wilton Road Westport, CT 06880	TOTAL NO. of Pieces Listed by Sender 5	TOTAL NO. of Pieces Received at Post Office™ 5	Affix Stamp Here Postmark with Date of Receipt. U.S. POSTAGE PAID WESTPORT, CT 06880 MAY 03, 2017 AMOUNT \$2.90 R2304E104715-16
	Postmaster, per (name of receiving employee) 		

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 Myrtle 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.	Thiemann Helen Clark 124 Riverside Ave Westport CT 06880				



Certificate of Mailing — Firm

Name and Address of Sender
Vita Design Group
1 Wilton Road
Westport, CT
06880

TOTAL NO.
of Pieces Listed by Sender
3

TOTAL NO.
of Pieces Received at Post Office™
3

Affix Stamp Here
Postmark with Date of Receipt.
U.S. POSTAGE PAID
WESTPORT, CT
06880
MAY 03, 24
AMOUNT
\$1.74
R2304E104715-16
0000

Postmaster, per (name of receiving employee)
[Signature]
WESTPORT, CT
MAY 3 - 2024
USPS

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Catholic Church of Assumption 98 Riverside Ave Westport CT 06880				
2.	Catholic Church of Assumption 98 Riverside Ave Westport, CT 06880				
3.	Thiemann Helen Clark 124 Riverside Ave Westport, CT 06880				
4.					
5.					
6.					

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

Town No.: _____ Site No.: 299
 UTM: _____
 QUAD: _____
 DISTRICT: S NR IF NR, SPECIFY: Actual Potential

IDENTIFICATION

1. BUILDING NAME (Common) Crossman-Coley House (Historic) Crossman-Coley House
 2. TOWN, CITY Westport VILLAGE _____ COUNTY Fairfield
 3. STREET AND NUMBER (and/or location) 125 Riverside Ave. 5302/62
 4. OWNER(S) Coley, Kathleen Estate of Public Private
 5. USE (Present) Residence (Historic) Residence

6. ACCESSIBILITY TO PUBLIC: Yes No EXTERIOR VISIBLE FROM PUBLIC ROAD: Yes No INTERIOR ACCESSIBLE: Yes No IF YES, EXPLAIN _____
 7. STYLE OF BUILDING Colonial DATE OF CONSTRUCTION ca. 1810
 8. MATERIAL(S) (indicate use or location when appropriate)
 Clapboard Asbestos Siding Brick Other (Specify) _____
 Wood Shingle Asphalt Siding Fieldstone
 Board & Batten Stucco Cobblestone
 Aluminum Siding Concrete Type: _____ Cut stone Type: _____

9. STRUCTURAL SYSTEM
 Wood frame Post and beam balloon
 Load bearing masonry Structural iron or steel
 Other (Specify) _____

10. ROOF (Type)
 Gable Flat Mansard Monitor sawtooth
 Gambrel Shed Hip Round Other (Specify) _____
 (Material)
 Wood Shingle Roll Asphalt Tin Slate
 Asphalt shingle Built up Tile Other (Specify) _____

NUMBER OF STORIES 1 1/2 APPROXIMATE DIMENSIONS 33x24 + ells

12. CONDITION (Structural) Excellent Good Fair Deteriorated (Exterior) Excellent Good Fair Deteriorated

13. INTEGRITY (Location) On original site Moved WHEN? _____ (Alterations) Yes No IF YES, EXPLAIN _____

14. RELATED BUILDINGS OR LANDSCAPE FEATURES
 Barn Shed Garage Other landscape features or buildings (Specify) _____
 Carriage house Shop Garden

15. SURROUNDING ENVIRONMENT
 Open land Wood-land Residential Scattered buildings visible from site
 Commercial Industrial Rural High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS
 The oldest house on the west bank of the river. Picturesquely built into the bank. To the South is an open yard and a lovely knoll with large oak trees.

DESCRIPTION

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

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

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 son 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 Nancy 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), a signer of the Declaration of Independence. Mrs. Kathleen Coley (1902-1985) was the great-great granddaughter of Gov Thomas Fitch (CT). She was an administrative secretary for the Westport Bd. of Education from 1947-1966. The Coleys renovated the house.

SOURCES

Westport Land Records.
Westport Historical Society: House File.

PHOTO	PHOTOGRAPHER	DATE
	Mary E. McCahon	May, 1988
COMPILED BY	VIEW	NEGATIVE ON FILE
	northwest	CHC 3:21
COMPILED BY	NAME	DATE
	Mary E. McCahon, Architectural Historian	June, 1988
	ORGANIZATION	
	Westport Historic District Commission	
	ADDRESS	
	Town Hall Westport, Conn. 06880	



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None known Highways Vandalism Developers Other _____

Renewal Private Deterioration Zoning Explanaton _____

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



WESTPORT HISTORIC SURVEY FORM

5302

Circle one: House, commercial building, public building, church, site,
other _____

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): Gable gambrel flat shed
mansard hip monitor round saw tooth other _____

Roof covering (circle appropriate categories): wood shingle asphalt shingle
roll asphalt tile tin slate other _____

Exterior materials (circle): clapboard stone brick board and batten
shingle stucco other _____

Type of construction (if known)-circle: wood frame (balloon, post and beam);
load bearing masonry (brick, stone, concrete, concrete block);
structural iron or steel; other _____

Number of stories: 1½ What portion is original: All

List major alterations and dates (if known): Centerfront Entrance removed
20th Century

Original use: 1 Family Dwelling Present use: Same

Condition of structure (circle): excellent fair deteriorated

Any related outbuildings: None

Other notable features of building or site: Exterior: Twin End Chimney

Surrounding Environment (circle as many as apply): open land woodland scattered buildings visible from site high building density commercial industrial residential rural

Significant event - Connected with town, state or national government, politics, business, cultural affairs, or famous personages. Describe event(s) and give dates:

Stories pertaining to wars, industry, farming, shipping or other areas of town history:

Authentication (list records, private papers, maps, town records, deeds, etc)

Date checked by Review

Board: _____

Plaque - date placed on house: _____

Wording: _____

Researcher's name: _____

Address: _____

Date: _____

PHOTOGRAPH
Black and white
(3" X 5" approximately)



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

RECEIVED

MAY 13 2024

**WESTPORT BUILDING
DEPARTMENT**

1. 2 Windy Hill Rd | 1963
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Candy Baker | 203-505-3600
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 2 Windy Hill Rd | Candyfbaker@gmail.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Cypress Enterprises LLC, 16 Vuono Dr Stamford, CT 06905
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

RECEIVED

MAY 14 2024

**WESTPORT BUILDING
DEPARTMENT**

5. 2,144
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

EMAIL

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

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

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

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

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____


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

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

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

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section I7-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

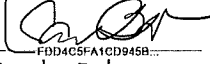
I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 5/6/24

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE 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

DocuSigned by:


FDD4C5FA1CD945B...
Candy Baker

4/27/2024

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BAKER CANDY FINNIE			6 Septic	1 Public		Description	Code	Appraised	Assessed
			2 Public Water			RES LAND	1-1	598,500	419,000
						DWELLING	1-3	233,500	163,500
2 WINDY HILL RD WESTPORT CT 06880		SUPPLEMENTAL DATA				RES OUTBL	1-4	600	400
		Alt Prcl ID 5318251-14	Lift Hse Asking \$						
		Historic ID							
		Census 502							
		WestportC E24							
		Survey Ma 5556							
		Survey Ma							
		GIS ID E10070000	Assoc Pid#						
						Total		832,600	582,900

6158
 WESTPORT, CT
VISION

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BAKER CANDY FINNIE		3511 0199	03-18-2014	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
BAKER SHERYL		2821 0118	07-13-2007	Q	I	750,000	00	2023	1-1	419,000	2022	419,000	2021	419,000
CHEEVERS DEBORAH DINSDALE AND		2797 0293	05-14-2007	U	I	0	29		1-3	163,500		163,500		163,500
DINSDALE EMILY M. EST OF		2606 0270	09-30-2005	U	I	0	29		1-4	400		400		400
DINSDALE EMILY M		0556 0252	12-22-1980	U	I	0	29			582,900	Total	582,900	Total	582,900

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)			
Total			0.00						233,500			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003	0003		Batch

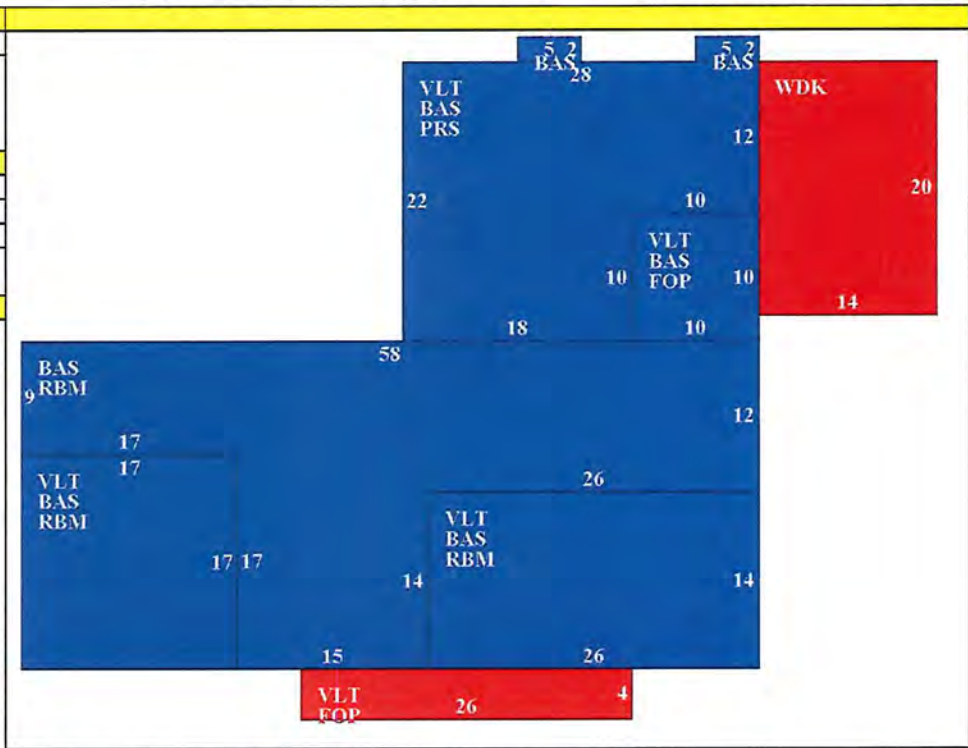
NOTES			
M/ 5556(14) FKA: 71 ROSEVILLE RD PER PUBLIC WKS LTR 7/17/07 - TB 1-4 FIX BATH PDAS 2 ROOMS IN BSM COUNTED			

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	
68845	08-06-2007		110,000	08-11-2008	100		REMODEL KITCHEN & 3 BAT	07-15-2020	SR			19	Field Review	
								10-31-2015	VA			80	Data Mailer No Change	
								04-08-2015	MJF			00	Measur+Listed	
								03-18-2015	VA			66	INSPECTION NOTICE SE	
								03-23-2009	BAA			51	BAA No Change	

Permit Id		Comments
68845		REMODEL KITCHEN & 3 BATHS; NO CHANGE IN RM CONFIGURATION

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	AA		1.000 AC	360,000.00	1.00000	5	0.95	175	1.750	LOC		1.0000	598,500
Total Card Land Units					1.000 AC	Parcel Total Land Area					1.000	Total Land Value			598,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	08	Raised Ranch	Fireplaces	2	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	10	B-	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			Owne
Exterior Wall 2					B S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Fir		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Fir 1	12	Hardwood	Building Value New		328,893
Interior Fir 2			Year Built		1963
Heat Fuel	03	Gas	Effective Year Built		
Heat Type:	05	Hot Water	Depreciation Code		A
AC Type:	03	Central	Remodel Rating		KB
Total Bedrooms	04	4 Bedrooms	Year Remodeled		2008
Total Bthrms:	3	3 Full Baths	Depreciation %		29
Total Half Baths	0		Functional Obsol		
Total Xtra Fixtrs	1		External Obsol		
Total Rooms:	9	9 Rooms	Trend Factor		1
Bath Style:	03	Modern	Condition		
Kitchen Style:	03	Modern	Condition %		
Kitchens	1		Percent Good		71
Whirlpool Tubs			Cns Sect Rcnd		233,500
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement	700		Misc Imp Ovr		
Fin Bsmt Qual	4	Living Area Q	Misc Imp Ovr Comment		
Bsmt. Garages	2		Cost to Cure Ovr		
Interior Cond	G		Cost to Cure Ovr Comment		
Fireplaces	2				
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
SHD1	Shed	L	96	11.00	1963	5	60	3	1.00	600
SOL	Solar Panels	B	22	0.01	1977		71		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,144	2,144		84.61	181,405
FOP	Porch, Open	0	204		17.01	3,469
PRS	Piers	0	516		0.00	0
RBM	Raised Basement	0	1,508		25.36	38,244
VLT	Vaulted Ceiling	0	1,373		4.25	5,838
WDK	Deck, Wood	0	280		8.46	2,369
Ttl Gross Liv / Lease Area		2,144	6,025			231,325





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

Order Confirmation

Ad Order Number 0002846995	Customer Account 358889
Sales Rep. sreed	Customer Information MATTHEW NAPOLITANO 500 Newfield Ave STAMFORD CT 06905 USA
Order Taker sreed	
Ordered By MATTHEW	Phone: 3234286824
Order Source Phone	Fax: Email: matt@jmrchomebuyers.com

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 footage of the building or structure: 2144

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

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 BR Legal Liner	Ad Size 2 X 11 li	PO Number
Color \$0.00	Color Requests	

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

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
5/10/2024

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 Rd

84 Roseville Rd, 88 Roseville Rd, 89 Roseville Rd



Signature of owner or authorized agent

5/6/24

Date

Matthew Napolitano

Print Name



NOTICE OF DEMOLITION
RESIDENTIAL PROPERTY
ADDRESS: 2 WINDY HILL RD
WESTPORT, CT 06880
OWNER: CANDY BAKER
2 WINDY HILL RD, WESTPORT, CT 06880

Estimated Delivery Date	Mon 05/13/2024	
Certified Mail®		\$4.40
Tracking #:	9589 0710 5270 1539 2183 38	
Total		\$5.08
First-Class Mail®	1	\$0.68
Letter		
Westport, CT 06880		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date	Mon 05/13/2024	
Certified Mail®		\$4.40
Tracking #:	9589 0710 5270 1539 2183 45	
Total		\$5.08
First-Class Mail®	1	\$0.68
Letter		
Westport, CT 06880		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date	Mon 05/13/2024	
Certified Mail®		\$4.40
Tracking #:	9589 0710 5270 1539 2183 52	
Total		\$5.08
First-Class Mail®	1	\$0.68
Letter		
Westport, CT 06880		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date	Mon 05/13/2024	
Certified Mail®		\$4.40
Tracking #:	9589 0710 5270 1539 2183 69	
Total		\$5.08
First-Class Mail®	1	\$0.68
Letter		
Westport, CT 06880		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date	Mon 05/13/2024	
Certified Mail®		\$4.40
Tracking #:	9589 0710 5270 1539 2183 76	
Total		\$5.08

Grand Total:	\$45.72
--------------	---------

Credit Card Remit	\$45.72
-------------------	---------

Card Name: AMEX
Account #: XXXXXXXXXXXX2063
Approval #: 891591
Transaction #: 924
AID: A00000025010801 Contactless
AL: AMERICAN EXPRESS
PIN: Not Required

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
(800)275-8777

05/10/2024 05:01 PM

Product Qty Unit Price

First-Class Mail® 1 \$0.68
Letter

Westport, CT 06880
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 05/13/2024

Certified Mail® \$4.40
Tracking #:

9589 0710 5270 1539 2182 91

Total \$5.08

First-Class Mail® 1 \$0.68
Letter

Westport, CT 06880
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 05/13/2024

Certified Mail® \$4.40
Tracking #:

9589 0710 5270 1539 2183 07

Total \$5.08

First-Class Mail® 1 \$0.68
Letter

Westport, CT 06880
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 05/13/2024

Certified Mail® \$4.40
Tracking #:

9589 0710 5270 1539 2183 14

Total \$5.08

First-Class Mail® 1 \$0.68
Letter

Westport, CT 06880
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 05/13/2024

Certified Mail® \$4.40
Tracking #:

9589 0710 5270 1539 2183 21

Total \$5.08

First-Class Mail® 1 \$0.68

5/6/24

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 (www.westportct.gov) 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

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 (www.westportct.gov) for agenda and zoom meeting details.

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Sincerely,

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5/6/24

84 Roseville Rd

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Sincerely,

Matthew Napolitano
Cypress Enterprises

5/6/24

82 Roseville Rd

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Sincerely,

Matthew Napolitano
Cypress Enterprises

5/6/24

4 Windy Hill Rd

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Sincerely,

Matthew Napolitano
Cypress Enterprises

5/6/24

3 Windy Hill Rd

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Sincerely,

Matthew Napolitano
Cypress Enterprises

5/6/24

3 Rocky Acres Ln

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Sincerely,

Matthew Napolitano
Cypress Enterprises

5/6/24

3 Colony Rd

Dear Property Owner:

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Sincerely,

Matthew Napolitano
Cypress Enterprises

5/6/24

1 Windy Hill Rd

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Sincerely,

Matthew Napolitano
Cypress Enterprises



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

RECEIVED

MAY 13 2024

RECEIVED

WESTPORT BUILDING
 DEPARTMENT
 1944

1. 10 Bauer Place
 ADDRESS OF WORK (Please Print) MAY 14 2024 DATE BUILT (From Assessor's Card) 1944

2. Marta Campbell
 NAME OF CURRENT PROPERTY OWNER (Please Print) WESTPORT BUILDING DEPARTMENT TELEPHONE 203-360-2471

3. 10 Bauer Place, Westport, CT 06880
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL mjscamp231@gmail.com

4. SIR-10 Bauer, LLC, 943 Post Rd E, Westport, CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. Demo of 1,414 SF House
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. SIR/Future Owner | 203-227-6616 |
 DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

rob@sirdev.com
 EMAIL

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

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

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

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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:

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

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 5/13/24

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

PERMIT AUTHORIZATION FOR DEMOLITION PERMIT

To Whom It May Concern:

I hereby declare that I am the owner of the premises described as follows:

10 Bauer Place, Westport, CT

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 S. Campbell

Owner's Telephone #: 203 360 2471

Owner's e-mail address: mjscamp231@gmail.com

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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAMPBELL MARTA S			3 Public Sewer	1 Public		Description	Code	Appraised	Assessed	6158
			2 Public Water			RES LAND	1-1	397,200	278,000	
10 BAUER PL		SUPPLEMENTAL DATA				DWELLING	1-3	140,300	98,200	WESTPORT, CT
		Alt Prcl ID 5454123-5	Lift Hse Asking \$							
WESTPORT	CT	06880	Census 503	WestportC F12	Survey Ma 2066					VISION
			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)						
CAMPBELL MARTA S			1009 0276	06-14-1989	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
									2023	1-1	278,000	2022	278,000	2021	278,000
										1-3	98,200		98,200		98,200
									376,200 Total		376,200	Total	376,200	Total	376,200

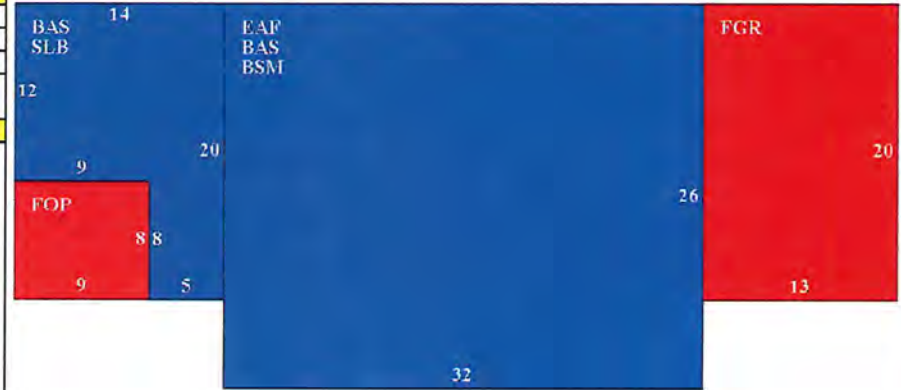
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
			0.00						Appraised Bldg. Value (Card) 140,300						
Total				Total				Total				Total			
ASSESSING NEIGHBORHOOD												Appraised Xf (B) Value (Bldg) 0			
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Ob (B) Value (Bldg) 0							
0003	0003							Appraised Land Value (Bldg) 397,200							
NOTES												Special Land Value 0			
M/ 2066(5), 1688												Total Appraised Parcel Value 537,500			
NO REAR DORMER												Valuation Method C			
WBS												537,500			
Total Appraised Parcel Value												537,500			

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		
								06-16-2020	SR			19	Field Review		
								10-31-2015	VA			80	Data Mailer No Change		
								07-14-2015	RH			00	Measur+Listed		
								05-09-2015	RH			02	Sat or >5PM Attm @ Int In		
								04-15-2015	BG			01	Measured/No Interior Insp		

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		0.300 AC	360,000.00	2.62731	5	1.00	140	1.400		1.0000		397,200
Total Card Land Units					0.300 AC	Parcel Total Land Area					0.300	Total Land Value			397,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	08	C	Elevator		
Stories:	1.25	1 1/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle		C	Owne
Exterior Wall 2					B S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		241,919
Interior Flr 2			Year Built		1944
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	05	Hot Water	Depreciation Code		A
AC Type:	01	None	Remodel Rating		
Total Bedrooms	04	4 Bedrooms	Year Remodeled		
Total Bthrms:	1	1 Full Bath	Depreciation %		42
Total Half Baths	0		Functional Obsol		
Total Xtra Fixtrs	0		External Obsol		
Total Rooms:	6	6 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		58
Whirlpool Tubs			Cns Sect Rcld		140,300
Hot Tubs			Dep % Ovr		
Sauna (SF Area			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	1				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	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	1,040	1,040		135.70	141,128
BSM	Basement Area	0	832		27.07	22,526
EAF	Attic, Expansion, Finished	374	832		61.00	50,752
FGR	Garage	0	260		54.28	14,113
FOP	Porch, Open	0	72		26.39	1,900
SLB	Slab	0	208		0.00	0
Ttl Gross Liv / Lease Area		1,414	3,244			230,419







DEMOLITION

In accordance with Article 16, Section 16-112 of the Code of Ordinances, Town of Westport, State of Florida, Chapter 61, Florida Statutes, and the Florida Building Code, Chapter 61, Florida Statutes, the following information is provided for the building to be demolished:

Address: 1000 S. Westport Ave., Westport, FL 32989
Date of Issuance: May 17, 2024

Name and address of the contractor: J.M. Demolition, LLC, 111 Palm Beach Blvd., Westport, FL 32989
Age of the building, as indicated: 1950
Square footage of the building to be demolished: 1,414 sq. ft.

The applicant is hereby notifying and is liable for public inspection at the Office of the Town Building Official.

Ad Order Number

0002848560

Customer Account

179980

Sales Rep.
mhutchings

Customer Information

SIR DEVELOPMENT
943 Post Road East
WESTPORT CT 06880
USA

Order Taker
mhutchings

Ordered By
stephanie, email

Phone: 2032276616

Order Source
Phone

Fax:
E-Mail: stephanie@sirdev.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 10 Bauer Pl 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
Age of the building or structure: 80 years
Square footage 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.

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
BR Legal Liner

Ad Size
2 X 9 li

PO Number

Color
\$0.00

Color Requests

Product and Zone

Inserts

Placement

Westport News

1

BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates

5/17/2024

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 to 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



Date



Print Name



50 foot Abutters List Report

Westport, CT
May 10, 2024

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

Mailing Address: KATZMAN RACHEL A
7 BAUER PL
WESTPORT, CT 06880

Parcel Number: H09049000
CAMA Number: H09049000
Property Address: 9 BAUER PL

Mailing Address: ROSENBERG AUDREY LAWRENCE
9 BAUER PL
WESTPORT, CT 06880

Parcel Number: H09050000
CAMA Number: H09050000
Property Address: 11 BAUER PL

Mailing Address: RAO KERSTIN WARNER
11 BAUER PL
WESTPORT, CT 06880

Parcel Number: H09054000
CAMA Number: H09054000
Property Address: 12 BAUER PL

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

Parcel Number: H09056000
CAMA Number: H09056000
Property Address: 8 BAUER PL

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

Parcel Number: H09072000
CAMA Number: H09072000
Property Address: 19 OLD ORCHARD RD

Mailing Address: COHEN JEFFREY BENJAMIN
19 OLD ORCHARD RD
WESTPORT, CT 06880




www.cai-tech.com

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



Certificate of Mailing — Firm

Name and Address of Sender SIR-10 BAUER, LLC 943 POST RD E WESTPORT, CT 06880	TOTAL NO. of Pieces Listed by Sender <p style="text-align: center;">6</p>	TOTAL NO. of Pieces Received at Post Office™ <p style="text-align: center;">4</p>	Affix Stamp Here Postmark with Date of Receipt. <div style="display: flex; justify-content: space-around; align-items: center;">  <div style="text-align: center;"> <p>U.S. POSTAGE PAID WESTPORT, CT 06880 MAY 14, 24 AMOUNT \$3.48 R2305K132412-9</p> </div> </div> <p style="text-align: center;">0000</p>
	Postmaster, per (name of receiving employee) <p style="text-align: center; font-size: 1.5em;">MARILYN B.</p>		

USPS® 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				
3.	KERSTIN WARNER RAO 11 BAUER PL WESTPORT, CT 06880				
4.	RITESH K & SONAL SHAH 12 BAUER PL WESTPORT, CT 06880				
5.	NOBLE LINDSEY & JACLYN R Y LINDSEY 8 BAUER PL WESTPORT, CT 06880				
6.	JEFFREY BENJAMIN COHEN 19 OLD ORCHARD RD WESTPORT, CT 06880				





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

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.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long horizontal stroke extending to the right.

Julie Haroun, Member

CC: Westport Building Department

SIR 
DEVELOPMENT

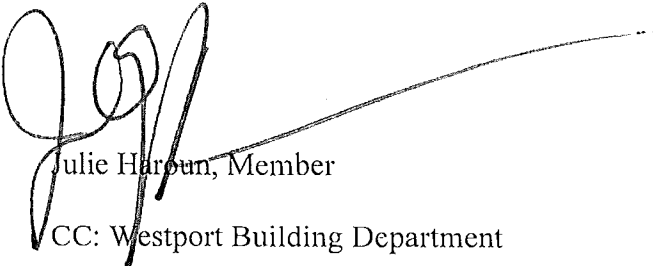
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

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 Haroun, Member

CC: Westport Building Department

SIR 
DEVELOPMENT

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

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 Haroun, Member

CC: Westport Building Department



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

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.

A handwritten signature in black ink, appearing to read "Julie Haroun", is written over a horizontal line. The signature is fluid and cursive.

Julie Haroun, Member

CC: Westport Building Department

SIR 
DEVELOPMENT

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.


Julie Haroun, Member
CC: Westport Building Department

SIR 
DEVELOPMENT

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 Haroun, Member

CC: Westport Building Department

HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

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

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

GENERAL INFORMATION

Building Name (Common) _____

Building Name (Historic) _____

Street Address or Location _____

Town/City _____ Village _____ County _____

Owner(s) _____ Public Private

PROPERTY INFORMATION

Present Use: _____

Historic Use: _____

Accessibility to public: Exterior visible from public road? Yes No

Interior accessible? Yes No If yes, explain _____

Style of building _____ Date of Construction _____

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

<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding
<input type="checkbox"/> Fieldstone	<input type="checkbox"/> Board & Batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	<input type="checkbox"/> Aluminum Siding
<input type="checkbox"/> Concrete (Type _____)	<input type="checkbox"/> Cut Stone (Type _____)	<input type="checkbox"/> Other _____		

Structural System

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

Roof (Type)

Gable
 Flat
 Mansard
 Monitor
 Sawtooth
 Gambrel
 Shed
 Hip
 Round
 Other _____

(Material)

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

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

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: _____

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

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

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

Surrounding Environment:

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

- Interrelationship of building and surroundings:

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

Architect _____ Builder _____

- Historical or Architectural importance:

- Sources:

Photographer _____ Date _____

View _____ Negative on File _____

Name _____ Date _____

Organization _____

Address _____

- Subsequent field evaluations:

Threats to the building or site:

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

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

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.