



TOWN OF WESTPORT

SEP 1 0 2024

APPLICATION FOR DEMOLITION PERMIT

FOR HISTORIC PROPERTIES AND/OR PROPERTIES 50 YEARS OR OLDER DEPARTMENT

WESTPORT BUILDING

1. 21 STURGES COMMONS		1949
ADDDECC OF WORK ON BIA		DATE BUILT (From Assessor's Card)
2. SIDNEY + CAROL BEDDESENTATION	2WSTEIN	1 203-254-2626 TELEPHONE Wmattera @mattera EMAIL construction, a
TROTERT TOWNER and LEGAL REPRESENTATIV	VE (Please Print)	TELEPHONE
3. 21 STURGES COMMON	5	wmattera@mattera
ADDRESS OF CURRENT PROPERTY OWNER (Plea	ise Print)	EMAIL Construction, a
4. 3158 SOFT.		
SCOPE OF DEMOLITION (INCLUDING SQUARE FO	OTAGE OF THE STRUC	TURE TO BE DEMOLISHED)
5	1	
DEMOLITION CONTRACTOR (Please Print)	TELEPHONE	LICENSE NUMBER
-		B
EMAIL		
☐ NOTIFICATION to abutting & across the street prope	erty owner(s) within 7 days	from the date of demolition application (list of
names and addresses may be obtained from the Assessor's Off	lice).	()
☐ PUBLICATION OF NOTICE OF INTENT TO DE	MOLISH Pe	OSTING OF DEMOLITION SIGN
Please submit cut sheet of notice and photograph of sign on pr	roperty to the HDC office pr	rior to public hearing.
CT ENABLING LEGISLATION empowers the Histo	oric District Commissi	on (HDC) to review all demolitions
within LOCAL HISTORIC DISTRICTS or of design	gnated LOCAL HISTO	ORIC PROPERTIES and requires
property owners to obtain a Certificate of Appropria	teness for such demoli	tions.
The property owner or legal representative must first obtain Commission prior to submitting the demolition permit applies	a Certificate of Appropria	iteness from the Historic District
Meeting Date of Historic District Commission to consider d	emolition:	
The TOWN OF WESTPORT has a demolition delay or	rdinance, 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
ourpose of the ordinance is to allow interested parties to	o explore alternatives to	demolition. The Historic District
Commission (HDC) acts as an interested party whe 50 years or older.	n invoking a request fo	or a demolition delay for properties
Meeting Date of Historic District Commission to consider was	aiving the waiting period:	<u> </u>
The state of the s		
The HDC meets the second Tuesday of every month. The	e property owner or legal	representative will receive a copy of the
publicly noticed agenda and is expected to attend the mee	ting. It is recommended	that supporting engineering reports,
proposed plans and other information be submitted at the 03-341-1184.	e hearing. If you have q	uestions, please call the HDC Office at
	3	
OR HISTORIC DISTRICT COMMISSION DECISION	{:	
The Historic District Commission considers the property by	nistorically significant and	does not waive the balance of delay.
The Historic District Commission does not consider the pr	roperty historically signific	eant. The Commission waives the
emainder of the waiting period effective(Date)		
ICNIATE DE OPTIDO OPPIOLA		

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 APPROPRIATENE	SS (Historic Propertie	es or properties	within a l	Historic District)
	COPY OF NEWSPAPER PUBLICATION	ON AND PUBLICATI	ION DATE		
	COPY OF NOTIFICATION LETTER T	O ADJOINING PROI	PERTY OWNE	ERS	
	AQUARION WATER COMPANY	Natasha Nelson 2	03-362-3062	demoliti	ions@aquarionwater.com
	CABLEVISION	Carl Jenkins 2	03-696-4726		cins@alticeusa.com
	EVERSOURCE ENERGY		888-5	44-4826	FAX 877-285-4448
	FUEL TANK (For underground tanks)	From the oil comp	any or remedia	tion cont	
	FUEL TANK (For aboveground tanks)	From the oil comp			
	PROPANE TANK	From the propane			
	GAS COMPANY	scgdemolitions@			
	FRONTIER COMMUNICATIONS	Const. & Eng. Dep		33-6727	
	CONSERVATION DEPARTMENT	Colin Kelly		1-1170	FAX: 203-341-1088
	HEALTH DEPARTMENT (If on Private Septic)	Mark Cooper	203-22	7-9571	
	ENVIRONMENTAL SIGN OFF	Mark Cooper	203-22	7-9571	
	PUBLIC WORKS DEPARTMENT (If on Public Sewer)	Deborah Barbieri	203-34	1-1793	
	CERTIFICATE OF INSURANCE (Please A	ttach)			
Demo Dropei	UNDERSIGNED, hereby affirm and attest thing Code, the CT General Statutes Section 7-1 lition Delay Ordinance of the Town of Westporty, and I agree to comply with such laws, rule give the applicable local and state requirement	nat I am familiar with a 47 concerning Histori ort and all other laws a s or regulations and sa	c Districts, and and rules and re atisfy those rea	Section egulations	17-2 of the Town Code and the sapplicable to the demolition of
ALSo vith th	O CERTIFY that I am the OWNER of the prone work herein outlined, and that the informati	perty herein described on I have given is true	I, and that I have and correct to	e the lega	al right and authority to proceed of my knowledge.
	ATURE OF PROPERTY OWNER:				DATE: 9/2/2024
IGNA	ATURE OF DEMOLITION CONTRACTO	OR:			DATE:
IGNA	ATURE OF BUILDING OFFICIAL:				_DATE:

Revised 6/1/2023

Mattera Construction Co., LLC PO Box 147 Westport, CT 06881-0147

Tel: 203-254-2626 Fax: 203-254-6446

August 30, 2024

Re: 21 Sturges Commons Westport, CT 06880

The property owner, **Sidney R Bernstein & Carol E Bernstein**, hereby grants authority and permission to Mattera Construction, Co., LLC to apply for a demolition permit relating to 21 Sturges Commons, Westport, CT.

Sidney R Bernstein

Carol E Bernstein

Walter Mattera

9/2/2014

4/2/202

Date

Date

Property Location 21 STURGES CMNS H12/ / 028/000 / Map ID Vision ID Bldg Name Account # 4613 Bldg# 1 State Use 101 CURRENT OWNER Sec # 1 of 1 TOPO Card # 1 of 1 Print Date 8/23/2024 12:57:51 P UTILITIES STRT/ROAD BERNSTEIN SIDNEY R & CAROL E LOCATION CURRENT ASSESSMENT 6 Septic 1 | Public Description Code 2 Public Water Appraised Assessed RES LAND 1-1 6158 720,000 504,000 DWELLING SUPPLEMENTAL DATA 1-3 360,900 252,600 21 STURGES CMNS Alt Prol ID 5443219 RES OUTBL 1-4 Lift Hse 10.900 WESTPORT, CT 7,600 Historic ID Asking \$ Census 503 WestportC F25 Survey Ma 2075 WESTPORT CT 06880 Survey Ma VISION GIS ID H12028000 Assoc Pid# RECORD OF OWNERSHIP Total VOL/PAGE 1,091,800 SALE DATE | Q/U | V/I 764,200 SALE PRICE BERNSTEIN SIDNEY R & CAROL E PREVIOUS ASSESSMENTS (HISTORY) 0638 0025 07-01-1983 U Year 259,000 Code Assessed | Year | Assessed V | Year Assessed 2023 1-1 504,000 2022 504.000 2021 504,000 1-3 252,600 252,600 252,600 1-4 7,600 7,600 7,600 EXEMPTIONS 764,200 Total OTHER ASSESSMENTS 764,200 Total Year Code 764,200 Description APPRAISED VALUE SUMMARY Amount Code Description Number Amount Comm Int This signature acknowledges a visit by a Data Collector or Assessor Total 0.00 Appraised Bldg. Value (Card) ASSESSING NEIGHBORHOOD 360,900 Nbhd Nbhd Name Appraised Xf (B) Value (Bldg) В Tracina 0003 Batch 0003 Appraised Ob (B) Value (Bldg) 10,900 NOTES Appraised Land Value (Bldg) M/ 2075(23) 720,000 Special Land Value 1-5 FIX BATH 15' SIDE DORMER ON EAF/BAS/CRL (20X40) Total Appraised Parcel Value 1,091,800 2015 REAR EST, FENCE Valuation Method 1,091,800 Total Appraised Parcel Value BUILDING PERMIT RECORD Permit Id Issue Date Type Insp Date | % Comp | Date Comp Amount VISIT / CHANGE HISTORY Comments Date Id Type Is Cd Purpost/Result 06-30-2020 SR 19 Field Review 10-06-2015 VA Data Mailer Change 04-09-2015 RH Measur+Listed 01-17-2015 RH Permit Id Sat or >5PM Attm @ Int In Comments 12-22-2014 FSR 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. Adi Notes 101 Single Family Re Location Adjustment AA Adj Unit P 1.000 AC Land Value 360,000.00 1.00000 5 1.00 200 2.000 1.0000 720,000 Total Card Land Units 1.000 AC Parcel Total Land Area 1.000 Total Land Value 720,000

Property Location 21 STURGES CMNS Vision ID 603 H12/ / 028/000 / Account # 4613 Bldg Name Blda# 1 State Use 101 CONSTRUCTION DETAIL Sec # 1 of 1 CONSTRUCTION DETAIL (CONTINUED) Card # 1 of 1 Print Date 8/23/2024 12:57:51 P Element Cd Description Element Style: Cd Description 04 Cape Cod Model Fireplaces 01 Residential Ceiling Height Grade: 12 B+ Elevator Stories: 1.25 1 1/4 Stories Occupancy CONDO DATA Exterior Wall 1 21 Stone/Masonry Parcel Id C Exterior Wall 2 Owne 8 BAS Roof Structure: S Gable Adjust Type Code Description Roof Cover Factor% Asphalt Shingl Condo Fir Interior Wall 1 05 Drywall Condo Unit Interior Wall 2 Plaster COST / MARKET VALUATION Interior Flr 1 14 Carpet Interior Flr 2 12 Hardwood **Building Value New** 622,306 Heat Fuel 02 Oil Heat Type: 05 Hot Water AC Type: 03 Year Built Central 1949 Total Bedrooms 03 3 Bedrooms Effective Year Built Total Bthrms: Depreciation Code 3 Full Baths Total Half Baths 1 Half Bath Remodel Rating FAF Total Xtra Fixtrs Year Remodeled 1969 Total Rooms: Depreciation % 8 Rooms 42 Bath Style: 02 Functional Obsol Average Kitchen Style: External Obsol 02 Average Kitchens Trend Factor Whirlpool Tubs Condition Hot Tubs Condition % Percent Good Sauna (SF Area Fin Basement Cns Sect Ronld 360,900 Fin Bsmt Qual Dep % Ovr Bsmt. Garages Dep Ovr Comment Misc Imp Ovr Interior Cond Fireplaces Misc Imp Ovr Comment Cost to Cure Ovr Ceiling Height 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 SPL1 InGround Pool 50.50 1986 3 20 1.35 10,900 BUILDING SUB-AREA SUMMARY SECTION Code Description Living Area | Floor Area | Eff Area | Unit Cost BAS Undeprec Value First Floor 2,384 2,384 BSM 152.09 Basement Area 362,585 704 CRL 30.46 Crawl Space 21,445 0 1,680 CTH Cathedral Ceiling 0.00 0 704 EAF Attic, Expansion, Finished 30.46 21,445 774 1,720 FGR Garage 68.44 117,718 460 FSP 60.84 Porch, Screen 27,985 0 360 PTS 38.02 Patio - Stone 13,688 0 320 22.81 7,300 Ttl Gross Liv / Lease Area 3,158 8,332 572,166

DENEGLITION

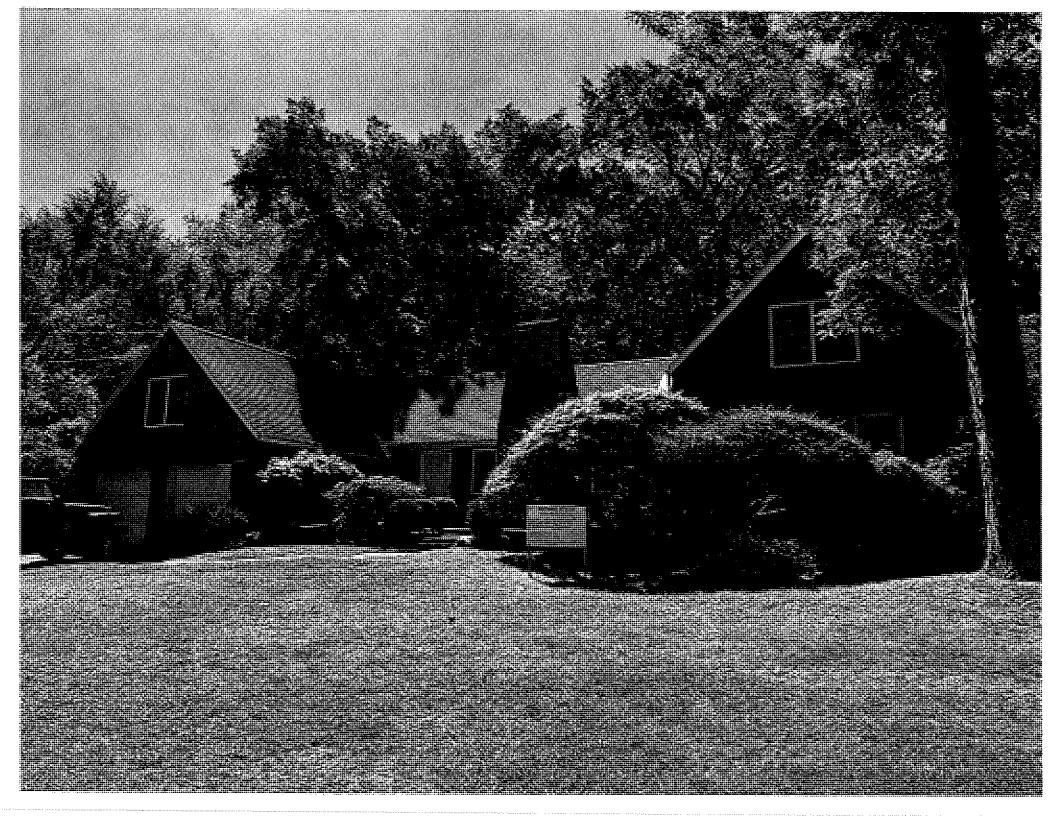
Notice of Intent to Demolish

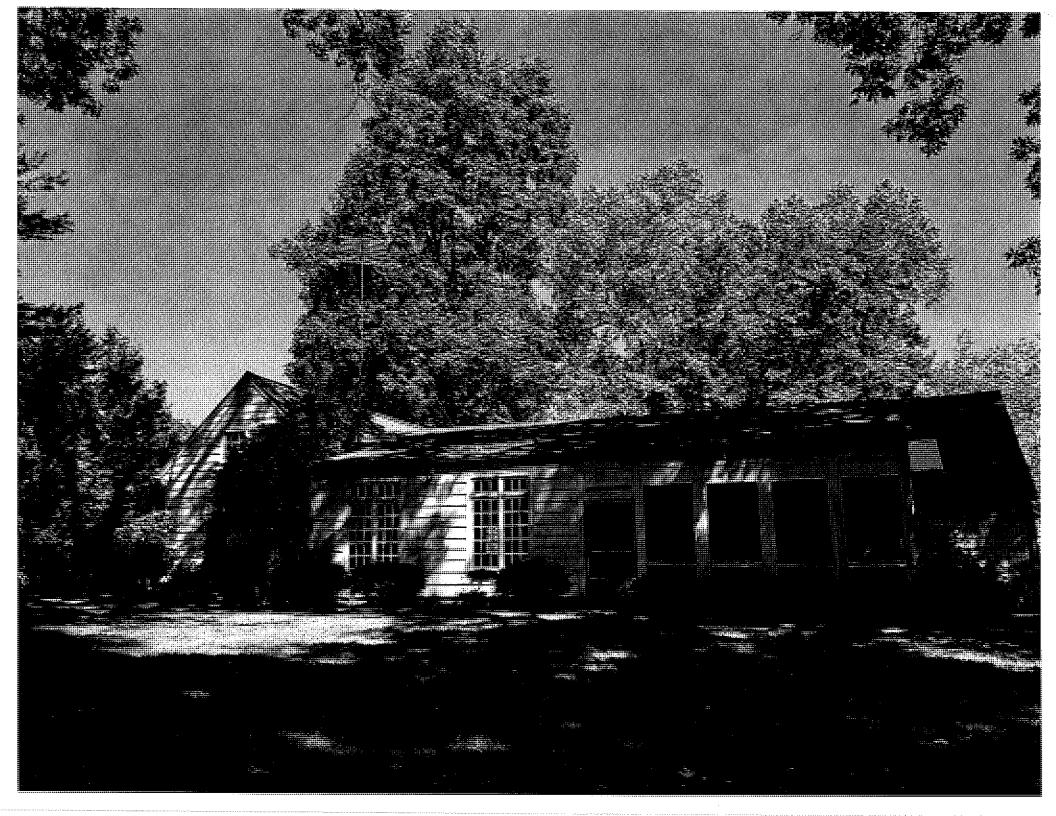
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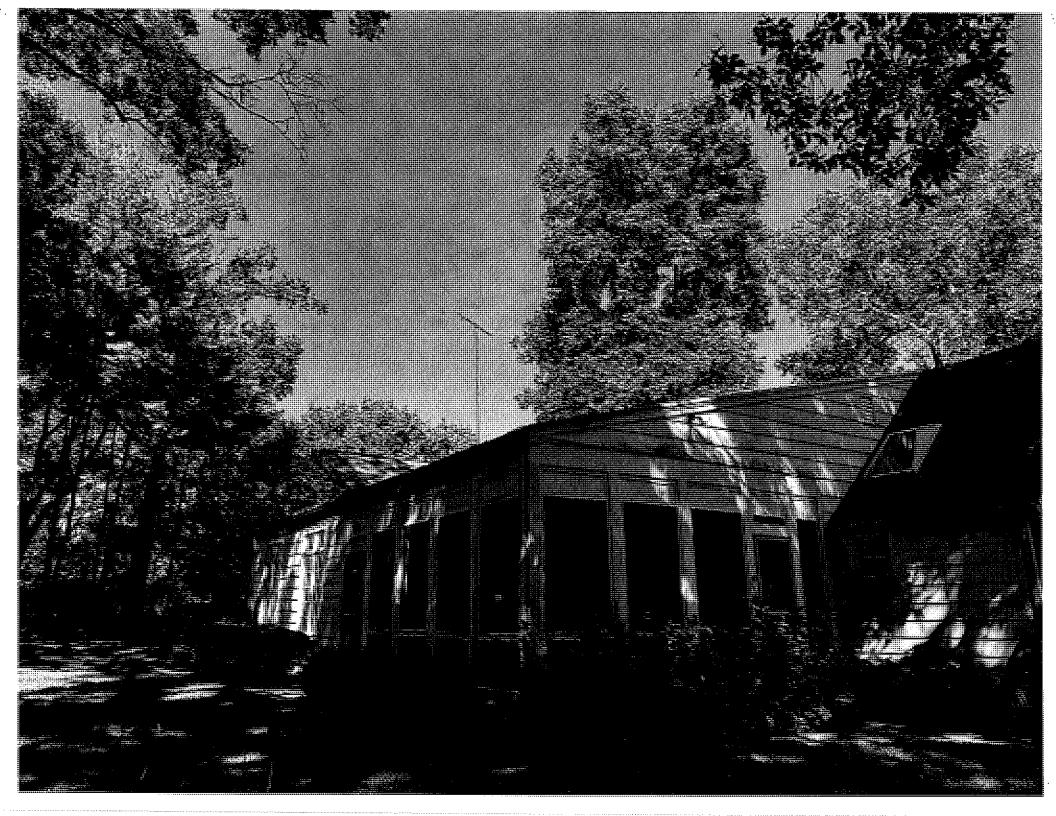
at <u>e</u> sit	: <u>2565 - 275</u> 4111121				
		:Officeofi	he Town	Building ()ficial
on ⁴]c	3 20 2.4				

Name and address of the owner: Signey + SAGEL BENDERED, 21 S	
Age of the building or structure: 1949	
Square footage of the building or structure: 3158 50.87	

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







HEARST CONNECTICUT

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

<u>Ad Order Number</u> 0002870883 Customer Account

161584

Sales Rep. sreed

Customer Information

MATTERA CONSTRUCTION

P.O. BOX 147

<u>Order Taker</u>

sreed

WESTPORT CT 06881

USA

Ordered By

Walter Mattera

Phone: 2032542626

<u>Fax:</u> EMail: 2032546446

Order Source Phone

wmattera@matteraconstructio

n.com

Ad Cost \$78.75 Payment Amt \$0.00 Amount Due \$78.75

Blind Box

<u>Materials</u>

Order Notes

Ad Number 0002870883-01

External Ad #

Pick Up Number 0002793543

PO Number

Ad Type

Ad Size

3146

BR Legal Liner

2 X 14 li

Color \$0.00 Color Requests

Product and Zone

Inserts

Placement

Westport News

4

BR Wetland

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 9/13/2024 **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 21 Sturges Commons, Westport, CT 06880 (Address) has been feed in the Office of the Town Building Official on 9/10/2024 (Filing Date).

Name and address of the owner: Sidney & Carol Bernstein, Westport CT 06480

Age of the building or structure: 1949

Square footage of the building or structure: 3158 SQ. FT.

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

CERTIFICATE OF MAILING

Instructions: Complete form listing each name & address for cac1 -Bring completed form & envelopes to Post Office an Return the stamped form to HDC reffice.

PS Form 3877, Juna 2011 (Page 1

WESTPORT, CT 06880 SEP 16, 24 AMOUNT

U.S. POSTAGE PAID

Name and Address of Sender Chack type of mail or service: \$3.90 Althe Shamp Hea (Although as a coefficient of mail Aduk Signakun Required
 Caddit Signature Restricted Delivery
 Cantiled Mell
 Recorded Delivery (International) 0000 ☐ Recorded Delivery (International)
☐ Replaced R2305K132412-9 TI COD orforedditional copies of this bill Delivery Confirmation Return Receipt for Marchandice Depress Mall ☐ Stonelure Confirmation Postmark and ☐ Insured Date of Receipt ASR ASRD DC SC SH RD RR Fee Fee Fee Fee Fee Fee Actual Value instinct FRegistered Value Doe Sender Handing Article Number Fee Addresses frience, Street, Chr. Slate, & 279 Code 714) Postage Keres A. BRITMATTUSHES 54 BAURETOLIA DAMOON+DRITENE PROBLED 3. 500H+SIKAN FOUSING or Sturals Common Delive Deliver 50 Handling 5. hation Rodu Con Special Rea <u>a.</u> Confirm STURRES COMMONS ELTO 913 2 olivery Signa Signad Adul Adult Telathburnbur of Places | Total Maintage of Places | Received at Post Office Posimerier, Par (Name of padalning employee) See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

P.O. Box 147 Westport, CT 06881 (203) 254-2626

September 11, 2024

RENEE A BEITMAN TRUSTEES 54 BAYBERRY LN Westport CT 06880

Re: Notice of Intent to Demolish
21 Sturges Commons, Westport, CT 06880

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 21 Sturges Commons, Westport, CT 06880 has been filed in the Office of the Town Building Official on 9/10/2024.

Name and address of the owner: Sidney & Carol Bernstein,
Westport, CT 06880

Age of the building or structure: 1949

Square footage of the building or structure: 3158 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,

P.O. Box 147 Westport, CT 06881 (203) 254-2626

September 11, 2024

ANTHONY & DARLENE CAPOLUPO 56 BAYBERRY LN Westport CT 06880

Re: Notice of Intent to Demolish
21 Sturges Commons, Westport, CT 06880

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 21 Sturges Commons, Westport, CT 06880 has been filed in the Office of the Town Building Official on 9/10/2024.

Name and address of the owner: Sidney & Carol Bernstein,
Westport, CT 06880

Age of the building or structure: 1949

Square footage of the building or structure: 3158 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,

P.O. Box 147 Westport, CT 06881 (203) 254-2626

September 11, 2024

SCOTT & SUSAN N FOUSHEE 23 STURGES COMMONS Westport CT 06880

Re: Notice of Intent to Demolish
21 Sturges Commons, Westport, CT 06880

Name and address of the owner: Sidney & Carol Bernstein,
Westport, CT 06880

Age of the building or structure: 1949

Square footage of the building or structure: 3158 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,

P.O. Box 147 Westport, CT 06881 (203) 254-2626

September 11, 2024

TOMMY LIU & SEOHEE KONG 19 STURGES COMMONS Westport CT 06880

Re: Notice of Intent to Demolish
21 Sturges Commons, Westport, CT 06880

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 21 Sturges Commons, Westport, CT 06880 has been filed in the Office of the Town Building Official on _______9/10/2024 _____.

Name and address of the owner: Sidney & Carol Bernstein,
Westport, CT 06880

Age of the building or structure: 1949

Square footage of the building or structure: 3158 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Şincerely,

P.O. Box 147 Westport, CT 06881 (203) 254-2626

September 11, 2024

JANET & ARNOLD WOLGAST 20 STURGES COMMONS Westport CT 06880

Re: Notice of Intent to Demolish
21 Sturges Commons, Westport, CT 06880

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 21 Sturges Commons, Westport, CT 06880 has been filed in the Office of the Town Building Official on 9/10/2024.

Name and address of the owner: Sidney & Carol Bernstein,
Westport, CT 06880

Age of the building or structure: 1949

Square footage of the building or structure: 3158 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,

P.O. Box 147 Westport, CT 06881 (203) 254-2626

September 11, 2024

ROBERT BOLANDIAN
22 STURGES COMMONS
Westport CT 06880

Re: Notice of Intent to Demolish

21 Sturges Commons, Westport, CT 06880

Name and address of the owner: Sidney & Carol Bernstein,

Westport, CT 06880

Age of the building or structure: 1949

Square footage of the building or structure: 3158 SQ. FT.

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

If you have any questions, please contact me at the number listed above.

Sincerely,



TOWN OF WESTPORT

APPLICATION FOR DEMOLITION PERMIT RECEIVED

AND/OR PROPERTIES 50 YEARS OR OLDER

AND/OR I NOI ENTIES SU TEA	SEP 2 0 2024
1. 238 Hillspoint Rd.	1 1920
ADDRESS OF WORK (Please Paint)	DATE BUILT WESTANDED BUILDING DEPARTMENT
2. YETE DE CAPTIO NAME OF CURRENT PROPERTY OWNER (Please Print)	TELEPHONE
3. 23% Hillspoint Rd. Wes Portable ADDRESS OF CURRENT PROPERTY OWNER (Please Print)	+ CT UGGRECEIVED
4. Coastal huxury Homes LLC	SEP 2 0 2024
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable Attach copy of letter of authorization from owner.) (Please Print) WESTPORT BUILDING DEPARTMENT
5 767sf Single Family Reside	ence
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OF	
DEMOLITION CONTRACTOR (Please Print) TELEPH	
Briane coastal-lux.com 203	-873-9348
NOTIFICATION to abutting & across the street property owner(s) within names and addresses may be obtained from the Assessor's Office).	in 7 days from the date of demolition application (list of
PUBLICATION OF NOTICE OF INTENT TO DEMOLISH Please submit cut sheet of notice and photograph of sign on property to the HD	☐ POSTING OF DEMOLITION SIGN C office prior to public hearing.
CT ENABLING LEGISLATION empowers the Historic District Countries and LOCAL HISTORIC DISTRICTS or of designated LOCAL property owners to obtain a Certificate of Appropriateness for such the property owner or legal representative must first obtain a Certificate of Commission prior to obtaining demolition permit application. Meeting Date of Historic District Commission to consider demolition:	L HISTORIC PROPERTIES and requires h demolitions.
The TOWN OF WESTPORT has a demolition delay ordinance, Sec. I following the filing of a demolition permit application for buildings 5 purpose of the ordinance is to allow interested parties to explore alternation (HDC) acts as an interested party when invoking a years or older.	00 sq. ft. or larger and 50 years or older. The natives to demolition. The Historic District
Meeting Date of Historic District Commission to consider waiving the waiting	ng period:
The HDC meets the second Tuesday of every month. The property own publicly noticed agenda and is expected to attend the meeting. It is reco proposed plans and other information be submitted at the hearing. If y 341-1184.	mmended that supporting engineering reports,
FOR HISTORIC DISTRICT COMMISSION DECISION: ☐ The Historic District Commission considers the property historically sign ☐ The Historic District Commission does not consider the property historic remainder of the waiting period effective	ally significant. The Commission waives the
SIGNATURE OF HDC OFFICIAL	DATE
THE REPORT OF A PERCENT OF AN A PROPERTY OF A PERCENT OF	

Revised 11/14/2019

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@aquarlonwater.com CABLEVISION (203) 696-4780 robin.schilb@alticeusa.com **EVERSOURCE ENERGY** (888) 544-4826 FAX (877) 285-4448 FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009 FUEL TANK (For aboveground tanks) From the oil company or remediation contractor PROPANE TANK From the propane company that removed the tank GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784 FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727 CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088 HEALTH DEPARTMENT Jeff Andrews (203) 227-9571 PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793 (If on Sewer) CERTIFICATE OF INSURANCE (Please Attach) I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property. I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge. SIGNATURE OF PROPERTY OWNER/OR AGEN SIGNATURE OF DEMOLITION CONTRACTOR:

SIGNATURE OF BUILDING OFFICIAL: ___

the section of the se

8/22/2024

August ____, 2024

Building Department Town of Westport

To whom this may concern:

The undersigned, Peter DeCaprio, record owner of the property located at 238 Hillspoint Road, Westport, Connecticut, hereby grants permission to Joseph Feinleib, Member, of Coastal Luxury Homes, LLC, to apply for a demolition permit for the property at 238 Hillspoint Road, Westport, Connecticut.

Peter DeCaprio

Property Location 238 HILLSPOINT RD Map ID E04/ / 023/000 / Bldg Name State Use 101 Vision ID 8216 Account # 12348 Bldg# 1 Sec # 1 of 1 Card # 1 of 1 Print Date 8/26/2024 10:07:19 A CURRENT OWNER TOPO UTILITIES STRT/ROAD LOCATION **CURRENT ASSESSMENT** DECAPRIO PETER 3 Public Sewer 1 Public Description Code Appraised Assessed 2 Public Water 6158 RES LAND 1-1 1,350,600 945,400 DWELLING 1-3 55.100 38,600 SUPPLEMENTAL DATA WESTPORT, CT Alt Prcl ID 53150228 238 HILLSPOINT RD Lift Hse Historic ID 1088 Asking \$ 505 Census WestportC K43 6241 Survey Ma VISION WESTPORT CT 06880 Survey Ma GIS ID E04023000 Assoc Pid# Total 1,405,700 984,000 RECORD OF OWNERSHIP VOL/PAGE SALE DATE | Q/U | V/I PREVIOUS ASSESSMENTS (HISTORY SALE PRICE | VC **DECAPRIO PETER** 1319 0066 05-05-1994 U Year Code Assessed Year Assessed V Year 300,000 Assessed 2023 1-1 945,400 2022 945,400 2021 945,400 1-3 38,600 38,600 38,600 984,000 Total 984,000 Total 984,000 **EXEMPTIONS** OTHER ASSESSMENTS APPRAISED VALUE SUMMARY Year Code Description Amount Code Description Number Amount This signature acknowledges a visit by a Data Collector or Assessor Comm Int Appraised Bldg, Value (Card) Total 0.00 55,100 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Nbhd Nbhd Name Tracing Batch Appraised Ob (B) Value (Bldg) 0001 0001 Appraised Land Value (Bldg) NOTES 1,350,600 M/6241. Special Land Value WATERVIEW Total Appraised Parcel Value 1,405,700 EXT=CI Valuation Method 1,405,700 Total Appraised Parcel Value BUILDING PERMIT RECORD VISIT / CHANGE HISTORY Permit Id Issue Date Type Amount Insp Date | % Comp | Date Comp Comments Date ld Type Is Cd Purpost/Result 06-13-2024 KO 19 Field Review 08-10-2020 VA Data Mailer No Change 06-30-2020 VA 81 Data Mailer Change 05-14-2020 SR 19 Field Review 03-02-2020 VA Mailer Sent Permit Id Comments LAND LINE VALUATION SECTION В Use Code Description Land Type Zone Land Units Unit Price Size Adj Site Index Cond. Nbhd. Nbhd. Adi Notes Adj Unit P Location Adjustment Land Value 101 Single Family Re В 0.100 AC 486,000.00 5.78703 8 0.98 490 4.900 1.0000 1,350,600 Total Card Land Units 0.100 AC Parcel Total Land Area 0.100 Total Land Value 1,350,600

238 HILLSPOINT RD Property Location E04/ / 023/000 / Map ID Bldg Name Vision ID 8216 State Use 101 Account # 12348 Bida# 1 Sec # 1 of 1 Card # 1 of 1 Print Date 8/26/2024 10:07:20 A CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED) Element Description Element Ca Description Style: 01 Ranch PTB_ Fireplaces Model 01 Residential Ceiling Height 9.00 Grade: 07 Elevator Stories: 1 Story Occupancy CONDO DATA Exterior Wall 1 Wood Shingle Parcel Id Ĉ Owne Exterior Wall 2 В ाडा Roof-Structure: 103 21 Adjust Type Gable Code Description Factor% Roof Cover 15 03 Asphalt Shing Condo Fir PTC СТН Interior Wall 1 05 Condo Unit BAS CRL Drywall Interior Wall 2 COST / MARKET VALUATION Interior Fir 1 12 Hardwood Interior Flr 2 Building Value New 105.998 Heat Fuel 03 Gas Heat Type: 08 Radiant AC Type: 03 Year Built 1920 Central Total Bedrooms Effective Year Built 01 1 Bedroom Total Bthrms: Depreciation Code 1 Full Bath 39 39 Total Haif Baths Remodel Rating Year Remodeled Total Xtra Fixtrs Depreciation % Total Rooms: 46 3 Rooms 29 Functional Obsol Bath Style: 02 Average External Obsol Kitchen Style: 02 Average Trefid Factor Kitchens Condition Whirlpool Tubs Condition % Hot Tubs 10 10 Percent Good Sauna (SF Area Cns Sect Rould 55,100 Fin Basement 24 6 Dep % Ovr Fin Bsmt Qual Dep Ovr Comment Bsmt. Garages Misc Imp Ovr Interior Cond G Misc Imp Ovr Comment Fireplaces Cost to Cure Ovr Ceiling Height 9.00 Cost to Cure Ovr Comment 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

Unit Cost Undeprec Value

68,233

13,611

10,319

2.046

94,209

88.96

0.00

17.75

13.32

8.74

BUILDING SUB-AREA SUMMARY SECTION

Living Area | Floor Area

767

0

0

0

767

Eff Area

767

767

767

775

234

3,310

Code

First Floor

Crawl Space

Patio - Brick

Cathedral Ceiling

Patio - Concrete

BAS

CRL

CTH

PTB

PTC

Description

Ttl Gross Liv / Lease Area

CONNECTICUT HEARST MEDIA GROUP

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

Order Confirmation

Ad Order Number

Customer Account

0002873132 348122

Sales Rep. sreed

Customer Information

COASTAL LUXUXRY HOMES 1723 Post Road East

Order Taker WESTPORT CT 06880 sreed

USA

Ordered By

EMAIL

Phone: 2032473439

Order Source

Phone

Fax:

EMail:

Ad Cost \$78.75

Payment Amt \$0.00

Amount Due \$78.75

Blind Box <u>Materiais</u>

Order Notes

Ad Number 0002873132-01

External Ad #

Pick Up Number 0002806170

Ad Type

Ad Size

PO Number

BR Legal Liner

2 X 8 li

Color Requests

Color \$0.00

Product and Zone

Inserts

Placement

Westport News

BR Welland

Note: Retail Display Ads May Not End in Identified Placement

Ad Content Proof

Note: Ad size does not reflect actual ad

DEMOLITION NOTICE OF INTENT TO DEMOLISH

NOTICE IS HEREBY GIVEN THAT AN APPLICATION FOR A PERMIT TO DEMOLISH HAS BEEN FILED IN THE OFFICE OF THE WESTPORT BUILDING OFFICIAL AND IS CURRENTLY PENDING AND IS AVAILABLE FOR PUBLIC INSPECTION. Name & Address of Structure: Residential Dwelling: 238 Hillspoint Road, Westpoin CT 06880, Name & Address of Owner. Peter DoCaprio, 238 Hillspoint Road, Westpoin CT 06880 Age of Structure 104 Years Old, Square Footago: 787



+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880 203-984-6869 Joe@coastal-lux.com

September 20, 2024

Dear Neighbor,

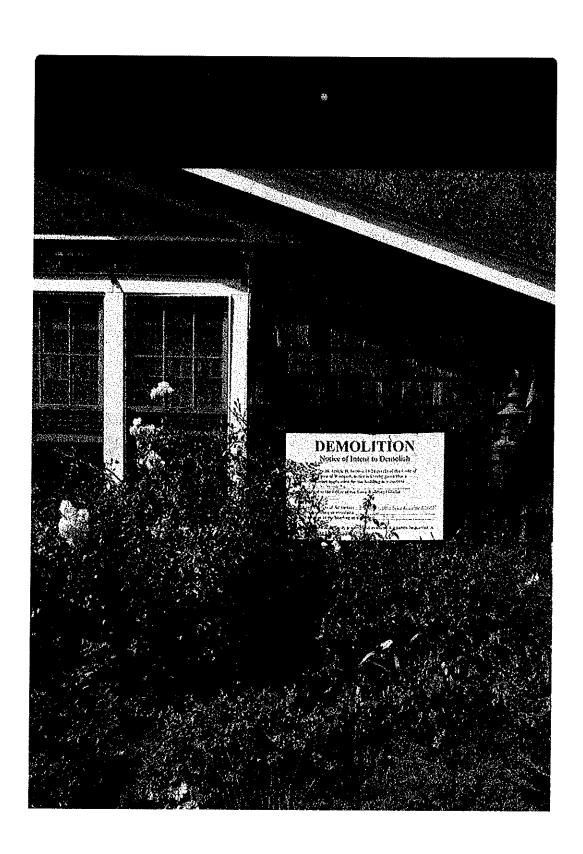
We want to inform you Coastal Luxury Homes, LLC was hired to construct a new residence located at 238 Hillspoint Rd.

An application to demolish the home is on file with the Westport Building Department. Attached is a copy of the legal notice and a picture of sign on the property. If you have any questions or concerns you can reach the project manager for the project, Chris Godfey by telephone at 631-335-8268 or by email at Chris@coastal-lux.com

Thank you.

Sincerely,

Joseph Feinleib



Notice of Invention Demonstra

In accordance	with Article II. S	ection 14-24 (a) (2) of the Code of
Ordinances, 1	own of Westport	notice is hereb	y given diata 💎
at 238	mit application f	Or the building	or structure
has been filed	in the Office of the		ne (Bijida)

						re:							

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



Name and Address of Sender Coastal Luxury Homes LLC 1723 Post Road East Westport CT 06880 USPS Tracking/Article Number	Check type of mail or service Adult Signature Required Adult Signature Restricted Delivery Certified Mail Certified Mail Restricted Delivery Collect on Delivery (COD) Insured Mail Priority Mail	Return Receipt for Merchandise Signature Confirmation Signature Confirmation Restricted Delivery			Unite POSTAL	D STATES SERVICE &			1.9	CT			
4	Addressee (Name, Street, City,	State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee
Town of Westport 110 Myrtic Aue Westport CT 06890													
2. Westport Summit LLC 233 Hillspoint Rd. WestpiACT 06880	2200								-				
3 Town of Westport 110 Myrtic the. West pirt CT 06881	USOS									1.5. (1) tes.)			200
4.	SEP 2-0 2024					and the second s				Caracle of			
5.	07AO97 06380						****				() () () () ()		0 13454.2
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Total Number of Pieces Listed by Sender Total Number of Pieces Received at Post Office	Sosimpoter, Per/Name of rec	employee											_
PS Form 3877 , January 2017 (<i>Page 1 of 2</i>) PSN 7530-02-000-9098	Complete in low	Priva	acy Notic	ce: For	more inf	ormation o	n USP	S privacy	/ polic	les, vi	sit us	ps.co	m/p



PSN 7530-02-000-9098



Name and Address of Sender Coastal Luxury Homes LLC 1723 Post Road East Westport CT 06880	Check type of mail or service Adult Signature Required Adult Signature Restricted Delivery Certified Mail Certified Mail Restricted Delivery Collect on Delivery (COD) Insured Mail Priority Mail Express Registered Mail Return Receipt for Merchandise Signature Confirmation Signature Confirmation Restricted Delivery	(for	fix SI r addi stma		UNITED STATES POSTAL SERVICE &		SE	\$3 \$3	TAGE RT, CT RT, CT P4 NT 90 E10471				<u>-</u>	wan
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. Valentina Antill 244 Hillspoint Rd. Westport CT 06880				(*) 2 0 0 0 0 0 0 0 0										
2. Dwenoke Propertio LLC 2) Bridge Square Westport CT 06880				an in vo									YEAR Y	
3. Exeter Productions Inc. 240 Hillspoint Rd. West p. A CT 06880	USPS			ver \$50.				11:33	The State of	73		1911	ded that	
4.236 Hillspoint Rd. Westpirk CT 06880 4.236 Hillspoint Rd. Westport CT 06880	SEP 2 0 2024			ed and c				Ins Rag	PSITTER	Deliver	Panalor.	STREET, STREET	n Rosto	Santing
5. David Stefan 2d. 232 Hillspoint Rd. Westout CT 06880	A CONTOCOLO			Register				L'Signal	notator.	estricto	Note: 1	nature (Remain	
6. GVIC Zibii 10 + TRfany Noon 5 Compo + 1:11 Hul: West pitt CT 06880				arge - 18				William	dun dig	Aire		100	HERRA GO	
7.				Ming Ch					- S				134611	
8.				ner.										
Total Number of Pieces Listed by Sender Total Number of Pieces Received at Post Office PS Form 3877, January 2017 (Page 1 of 2)	Postmasia Per Name of prejeiving employee)	ivacy No	tice: For	more in	formation	on USF	S privac	ev poli	cies. v	isit "	ISDS C	om/n	rivacy	nolicy



Check type of mail or service



Coastal Luxury Homes LLC 1723 Post Road East Westport CT 06880	□ Adult Signature Required □ Priority Mai □ Adult Signature Restricted Delivery □ Registered □ Certified Mail □ Return Recommended Merchandis □ Collect on Delivery (COD) □ Signature Constructed Mail □ Priority Mail □ Restricted Nail □ Restricted	Mail Peipt for (i) See F Confirmation Confirmation	offix Stan for addition fostmark v		UNITED STATES POSTAL SERVICE 0000	s		WEST 068 SEP 20 AMO	OSTAG PORT, 80 0, 24 OUNT 3.9 04E104	ст				
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Co	ode™) Postaç	Service)	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.31 Shawood Drive LU 31 Spirer Rd. Westpirt CT 06880			Fee	O S			COD							
2 Hunifer Posner, TR 33 Sherwood Dr. Ukstood CT 06880				300 in va									very	
35 Sherwood Dr. Westigalt LT 06880	35			ver \$50,				ired	Delivery			ion	cted Delh	
4. Makolm Appelbaum 37 Sherword Drive Westprit CT 06880 5. Janusz Chonik		8 8 7		and o				ire Requ	estricted	Delivery	Receipt	onfirma	m Restric	guipue
39 Shurwood Drive Westpirt CT 06880	Wes			Registered				f Signati	nature Fi	estricted	Return	nature 0	nfirmatib	Special
6-Frank : Marg-Lisa Bergonzi 41 Shrrubod Dr. Westport CT 06880				arge - 16				Acto	dult Sign	-E		Sign	ature Cor	82
7.				ding ch									Signa	
8.				T.										
Total Number of Pieces Listed by Sender Total Number of Pieces Received of Post Office PS Form 3877, January 2017 (Page 1 of 2) PSN 7530-02-000-9098	Postmaster, Por (Name of receiving employe	>	otice: Fo	r more in	formation	on USP	S privac	v poli	cies v	ieit /	ene o	om/n	rivoo	uno!!a

HISTORIC RESOURCES INVENTORY **BUILDING AND STRUCTURES**

HIST-6 REV. 6/83

STATE OF CONNECTICUT

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

F	OR OFFICE USE ONLY
Town No.:	Site No.:
UTM	
QUAD:	
DISTRICT	IF NR, SPECIFY

										R				
1. BUILDING NAME	(Common)						/Lintaria	s	N	K	Act	ual	Potent	ial
	(= = milon)						(Historic)							
2. TOWN/CITY				VILLAGE	=					OUNTY				
Westport										Fairfie	eld			
STREET AND NU 238 Hillspoi	MBER (and/or lint Road	ocation)												
See #19 narra	ative											Public	V	Priva
5 USE (Present) residential							(Historic) resider	ntial						- 11110
6. ACCESSIBILITY TO PUBLIC:	EXTERIOR VI	SIBLE FROM PUBL	IC ROAD		INTERIOR /	-		IF YES, EXPLA	IN					
Vernacular	ING						.,,,		DATE OF 0	CONSTRUC	TION			
B. MATERIAL(S) (II	ndicate use or loc	ation when appropri	iate)						1,2,1			-	_	
Clapboard		Asbestos Siding				Brick		Othe (Spe	er ecify)					
✓ Wood Shingle		Asphalt Siding				Fieldstone	e				0.112			
Board + Batten		Stucco				Cobblesto	one							
Aluminum Siding		Concrete Type:				Cut Stone Type:								
STRUCTURAL SY	STEM											-		
/ Wood Frame					present and a second									
- Trood Frame	1	Post and Beam				Balloon								
Load Bearing Ma		Post and Beam					Iron or Stee	el						
		Post and Beam					Iron or Stee	el						
Load Bearing Ma		Post and Beam					Iron or Stee	əl						
Load Bearing Ma Other (Specify 10. ROOF (Type)		Flat		Mansard			Iron or Stee		tooth				_	
Load Bearing Ma Other (Specify 10. ROOF (Type)				Mansard Hip		Structural	Iron or Stee							
Load Bearing Ma Other (Specify O. ROOF (Type) Gable	(v)	Flat				Structural	Iron or Stee	Saw	or.					
Load Bearing Ma Other (Specify 10. ROOF (Type) Gable Gambrel	(v)	Flat				Structural	Iron or Stee	Saw	or.					
Load Bearing Ma Other (Specify 10. ROOF (Type) Gable Gambrel (Material) Wood Shingle Asphalt Shingle	y)	Flat Shed Roll Asphalt Built Up		Hip Fin File		Structural Monitor Round	Iron or Stee	Saw	or.					
Load Bearing Ma Other (Specify) 0. ROOF (Type) Gable Gambrel (Material) Wood Shingle Asphalt Shingle	y)	Flat Shed Roll Asphalt Built Up		Hip Fin File		Monitor Round Slate Other	I Iron or Stee	Saw	or.					
Load Bearing Ma Other (Specify 0. ROOF (Type) Gable Gambrel (Material) Wood Shingle Asphalt Shingle 1. NUMBER OF STO	ORIES	Flat Shed Roll Asphalt Built Up		Hip Fin File		Monitor Round Slate Other (Specify)		Saw	or.					
Load Bearing Ma Other (Specify 0. ROOF (Type) Gable Gambrel (Material) Wood Shingle Asphalt Shingle 1. NUMBER OF STO 1 2. CONDITION (Str	ORIES (Flat Shed Roll Asphalt Built Up APPROXIMATE DIM 36' x 55'		Hip Fin File	orated	Monitor Round Slate Other (Specify)	or)	Saw Othe	or cify)	Fair			Optoriorate	d
Load Bearing Ma Other (Specify) O. ROOF (Type) Gable Gambrel (Material) Wood Shingle Asphalt Shingle 1. NUMBER OF STO 1 2. CONDITION (Str	ORIES /	Flat Shed Roll Asphalt Built Up APRROXIMATE DIM 36' x 55'		Hip Fin File S		Monitor Round Slate Other (Specify) (Exterio	or)	Saw	or cify)	☐ Fair			Deteriorate	d
Load Bearing Ma Other (Specify 0. ROOF (Type) Gable Gambrel (Material) Wood Shingle Asphalt Shingle 1. NUMBER OF STO 1 2. CONDITION (Str Excellent 3. INTEGRITY (Loc	ORIES /	Flat Shed Roll Asphalt Built Up APPROXIMATE DIM 36' x 55'		Hip Fin File		Monitor Round Slate Other (Specify) (Exterio	or) cellent EXPLAIN	Saw Othe	or ocify)	Fair			Deteriorate	d
Load Bearing Ma Other (Specify 0. ROOF (Type) Gable Gambrel (Material) Wood Shingle Asphalt Shingle 1. NUMBER OF STO 1 2. CONDITION (Str Excellent 3. INTEGRITY (Loc On Original Site	ORIES ructural) Good cation) Moved	Flat Shed Roll Asphalt Built Up APRROXIMATE DIM 36' x 55' Fair WHEN?	_ I	Hip Fin File S Deteri	ns)	Monitor Round Slate Other (Specify) (Exterio	or) cellent EXPLAIN	Saw Othe (Spe	or ocify)	☐ Fair			Deteriorate	d
Load Bearing Ma Other (Specify) O. ROOF (Type) Gable Gambrel (Material) Wood Shingle Asphalt Shingle 1. NUMBER OF STO 1 2. CONDITION (Str Excellent 3. INTEGRITY (Loc On Original Site 4. RELATED OUTBU	ORIES ructural) Good cation) Moved UILDINGS OR Le	Flat Shed Roll Asphalt Built Up APRROXIMATE DIM 36' x 55' Fair WHEN?	I I I I I I I I I I I I I I I I I I I	Tile Deterio (Alteratio	ns)	Monitor Round Slate Other (Specify) (Exterio	or) cellent EXPLAIN cement w	Saw Othe (Spe	or party)	Fair			Deteriorate	d
Load Bearing Ma Other (Specify) 10. ROOF (Type) Gable Gambrel (Material) Wood Shingle Asphalt Shingle 11. NUMBER OF STO 1 12. CONDITION (Str. Excellent 13. INTEGRITY (Loc. On Original Site 14. RELATED OUTBU	ORIES ructural) Good cation) Moved UILDINGS OR LA	Flat Shed Roll Asphalt Built Up APRROXIMATE DIM 36' x 55' Fair WHEN?	_ 1 1 1 MENSION:	Tile Deterio (Alteratio	ns)	Monitor Round Slate Other (Specify) (Exterio	or) cellent EXPLAIN cement w	Saw Othe (Spe	or party)	☐ Fair			Deteriorate	d
Load Bearing Ma Other (Specify 10. ROOF (Type) Gable Gambrel (Material) Wood Shingle Asphalt Shingle 11. NUMBER OF STO 12. CONDITION (Str Excellent 13. INTEGRITY (Loc On Original Site Barn	ORIES ructural) Good cation) Moved UILDINGS OR LA	Flat Shed Roll Asphalt Built Up APRROXIMATE DIM 36' x 55' Fair WHEN?	MENSIONS RES Garage Garden	Fin File S Deterior (Alteration Yes	ns) No	Monitor Round Slate Other (Specify) (Exterio	or) cellent EXPLAIN cement w	Good indows, do	or party)	☐ Fair			Deteriorate	d

97

D	17. OTHER NOTABLE FEATURES (OF BUILDING OR SITE (interior and/or	exterior)		
ESCRIPTION	The property at 238 Hills The façade has a center er chimney interrupts the as windows.	point Road is a one-story, Ve	rnacular style build		ing consists of a gable-roof main block, and fixed windows. A concrete original appearance include replacement
CONTINUE					
	18. ARCHITECT		BU	JILDER	
	19. HISTORICAL OR ARCHITECTUR	RAL IMPORTANCE			
GZードーひくZCH	King family, including Th	nomas Boyce King. Mr. King	continued to reside	at this location until at least 19	y handed down to other members of the 80, when Wallace E. Stern occupied the ard 1959, 2004; Westport Directory
SOURCES	District National Register of Fairfield. 1879; Jenning Westport, Connecticut. 19 1910, 1923, 1931, 1940; V	of Historic Places Nomination gs, George Penfield. Westport 11; Potts, Eve. Westport A Sp Westport Directory. Loveland,	n, Hartford: Connec , Green's Farms and becial Place. Westpo , CO: US West Mar	ticut Historical Commission, 19 I Saugatuck (1648-1933). 1933 ort: Westport Historical Society	Westport, CT Myrtle Avenue Historic 985; Hopkins, G.M. Atlas of the County; Minor, Henry R. Map of the Town of 1994; Sanborn Fire Insurance Maps. ence, RI: C. DeWitt White Co., 1917-960.
P	PHOTOGRAPHER			DATE	
HO	Jeffery D. Emidy			3/12/2004	
TO	VIEW		NEGATIVE ON FILE		RIACE
C			6:25	Total Control	PLACE PHOTOGRAPH
COM	J. Emidy, I. Matos, V. A	dame C Piley		3/12/2004	HERE
P	ORGANIZATION	Kuans, C. Kney		3/12/2004	
LED	PAL				
	ADDRESS				
B	210 Lonsdale Avenue, F	Pawtucket, RI 02860			
20.	. SUBSEQUENT FIELD EVALUATIONS				7
21.	. THREATS TO BUILDING OR SITE				
	None Known Highway	vs Vandalism	Developers	Other	
	Renewal 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

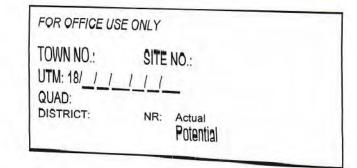
CONTINUATION SHEET

Item number: ___

Date: March 2004

PAL, Pawtucket, RI 02860

238 Hillspoint Road, Westport, CT







TOWN OF WESTPORT APPLICATION FOR DEMOLITION PERMITECEIVED FOR HISTORIC PROPERTIES

AND/OR PROPERTIES 50 YEARS OR OLDER SEP 20 2024

1. 12 Salem 12D	WESTPORT BUILDING
ADDRESS OF WORK (Please Print)	DATE BUILT (FOR PARSEM'S Card)
2. LONGA KRUSTAL NAME OF CURRENT PROPERTY OWNER (Please Print)	TELEPHONE
3 12 Salem Rd Westport	CT 06880 Donnatrystal
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)	EMAIL Amail Com
4. Coastal hoxory Homes	WE I
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If app. Attach copy of letter of authorization from owner.	licable) (Please Print)
5. 2480 Sf Single Fam	ly Residence
SCOPE OF DEMOLITION (SOUARE FOOTAGE OF THE BUILDE	NG OR STRUCTURE TO BE DEMOLISHED)
6. CWHW Dak DEMOLITION CONTRACTOR (Please Print) TE	03-243-9094 DYNCR-003252 LEPHONE LICENSE NUMBER
Brian e coastal-lux.com 20:	
NOTIFICATION to abutting & across the street property owner(s names and addresses may be obtained from the Assessor's Office).	s) within 7 days from the date of demolition application (list of
PUBLICATION OF NOTICE OF INTENT TO DEMOLISH Please submit cut sheet of notice and photograph of sign on property to t	☐ POSTING OF DEMOLITION SIGN he HDC office prior to public hearing.
CT ENABLING LEGISLATION empowers the Historic Distribution in LOCAL HISTORIC DISTRICTS or of designated Legislatery owners to obtain a Certificate of Appropriateness for The property owner or legal representative must first obtain a Certificate Commission prior to obtaining demolition permit application. Meeting Date of Historic District Commission to consider demolition:	OCAL HISTORIC PROPERTIES and requires or such demolitions. Interest of Appropriateness from the Historic District
The TOWN OF WESTPORT has a demolition delay ordinance, following the filing of a demolition permit application for build purpose of the ordinance is to allow interested parties to explore Commission (HDC) acts as an interested party when invoking years or older.	ings 500 sq. ft. or larger and 50 years or older. The alternatives to demolition. The Historic District
Meeting Date of Historic District Commission to consider waiving the	e waiting period:
The HDC meets the second Tuesday of every month. The propert publicly noticed agenda and is expected to attend the meeting. It proposed plans and other information be submitted at the hearing 341-1184.	is recommended that supporting engineering reports,
FOR HISTORIC DISTRICT COMMISSION DECISION: ☐ The Historic District Commission considers the property historical ☐ The Historic District Commission does not consider the property heremainder of the waiting period effective	istorically significant. The Commission waives the
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 APPROPRIATENEE	200 c			
. 🗖	COPY OF NEWSPAPER PUBLICATION	33 for Historic Prop	erties or	properties within	a Historic District
		***	PTOLY IN .		
	COPY OF NOTIFICATION LETTER T AQUARION WATER COMPANY		PERTY	OWNERS	
	CABLEVISION	Carol Robles	(203)362	2-3062 <u>demolit</u>	ons@aquarionwater.com
	EVERSOURCE ENERGY	- ((203) 69(oin.schilb@alticeusa.com
	FUEL TANK (For underground tanks)	•		(888) 544-4826	FAX (877) 285-4448
	FUEL TANK (For aboveground tanks)	Fire Marshall's O		(203) 341-5020	FAX (202) 241 5000
	PROPANE TANK	From the oil com	bany or r	remediation contri	actor
	GAS COMPANY	From the propane			
	FRONTIER COMMUNICATIONS	Michael Simonean		(203) 795-7792	FAX (203) 795-7784
	CONSERVATION DEPARTMENT	Const. & Eng. Dep		(203) 383-6727	
. 🗅	HEALTH DEPARTMENT	Jeff Andrews			FAX (203) 341-1088
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbieri		(203) 227-9571	
	•		((203) 341-1793	
	CERTIFICATE OF INSURANCE (Please At	tach)			
applica require hereby	UNDERSIGNED, hereby affirm and attest the criticut Building Code, the CT General Statutes Code and the Demolition Delay Ordinance of ble 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.	the Town of Westpor to comply with such e the applicable local serty.	rt and all laws, ru l and stan	l other laws and ra les or regulations te requirements pa	nd Section 17-2 of the iles and regulations and satisfy those ecedence. Permission is
Proceed knowled	CERTIFY that I am the OWNER of the prop with the work herein outlined, and that the in ige.	perty herein described	d, and the en is true	at I have the legal e and correct to th	right and authority to
SIGNA SIGNA	TURE OF PROPERTY OWNER/OR AGE TURE OF DEMOLITION CONTRACTOR	ENT: A J	sepp	Feigleib	DATE: 9/19/24
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September 20, 2024

Town of Westport Land Use Department Westport CT

Re:

Letter of Authorization

Dear Building Official:

I am the record owner of certain real property located at and known as 12 Salem Road, Westport CT 06880 I hereby authorize Coastal Luxury Homes, LLC to act on my behalf to apply for demolition permits my property.

Sincerely Lupte

Donna Krystal 12 Salem Road

Westport CT 06880

Onofrio, Michele

From:

Denean Pomarico <denean@coastal-lux.com>

Sent:

Friday, September 20, 2024 4:02 PM

To: Subject:

Onofrio, Michele Fwd: Legal Notice

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Get Outlook for iOS

From: Denean Pomarico <denean@coastal-lux.com>

Sent: Friday, September 20, 2024 3:45 PM

To: legals@hearstmediact.com < legals@hearstmediact.com >

Subject: Legal Notice

Good Afternoon

Can you please place the following demolition notice in the next issue of the Westport News.

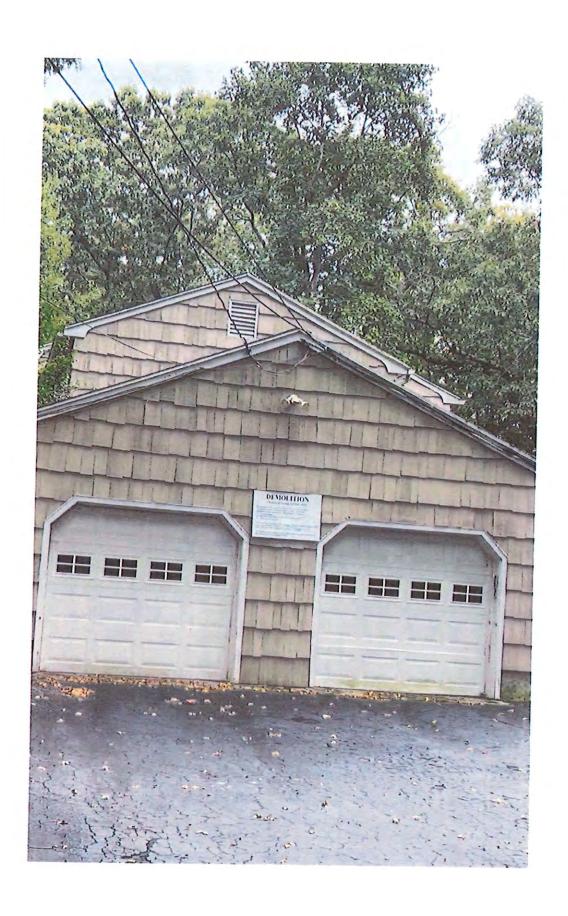
DEMOLITION

NOTICE OF INTENT TO DEMOLISH

NOTICE IS HEREBY GIVEN THAT AN APPLICATION FOR A PERMIT TO DEMOLISH HAS BEEN FILED IN THE OFFICE OF THE WESTPORT BUILDING OFFICIAL AND IS CURRENTLY PENDING AND IS AVAILABLE FOR PUBLIC INSPECTION. Name & Address of Structure: Residential Dwelling: 12 Salem Road, Westport CT 06880, Name & Address of Owner: Donna Krystal 12 Salem Road, Westport CT 06880 Age of Structure 58 Years Old, Square Footage: 2480

I can be reached at 203-247-3439 for payment,

Thank you, Denean Pomarico Coastal Luxury Homes, LLC 1723 Post Road East Westport CT 06880



DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure

has been filed in the Office of the Town Building Official on September 20 2024

Name and address of the owner: Denna Krustell 25th Light Crosser

Age of the building or structure: 50 Years old

Square footage of the building or structure: 2485 \$2

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

Payment Receipt

Monday, September 23, 2024

Transaction Type: Payment

Order Number: 0002873322

Payment Method: Credit Card Pyrnt

Bad Debt -

Credit Card Number: ******7665

Credit Card Expire Date: 3/28/2028

Payment Amount 78.75

Reference Number: 046180

Charge to Company: Connecticut Post

Category: Classified

Credit to Transaction Number: P1000897

Invoice Text

Invoice Notes:

Customer Type: Legal

Customer Category: 7005 Legals

Customer Status: Active

Customer Group: Classified

Customer Trade:

Account Number: 348122

Phone Number, 2032473439

Company / Individual: Company

Customer Name: COASTAL LUXUXRY HOMES

Customer Address: 1723 Post Road East

WESTPORT CT 06880 USA

Check Number: Routing Number:



+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880 203-984-6869 Joe@coastal-lux.com

September 20, 2024

Dear Neighbor,

We want to inform you Coastal Luxury Homes, LLC was hired to construct a new residence located at 12 Salem Road.

An application to demolish the home is on file with the Westport Building Department. Attached is a copy of the legal notice and a picture of sign on the property. If you have any questions or concerns you can reach the project manager for the project, Conor Maccabe by telephone at 203-856-7267 or by email at Conor@coastal-lux.com

Thank you.

Sincerely,

Joseph Feinleib

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UNITED STATES
POSTAL SERVICE

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"So, The HDC Denied Your Waiver"

Pursuant to Westport Town Ordinance Sections 14-24 and 14-25, the Building Department imposes an automatic 180-day waiting period, or delay, following any application to demolish a building or structure (or part thereof) which is 500 square feet in size or larger and 50 years old or more. The intent of the waiting period is to provide (1) time to inform property owners of the benefits of historic preservation rehabilitation and reuse of such building and structures and (2) time for all interested parties to consider and put forth alternatives to demolition. This waiting period or delay may be "waived" in the absence of any objection to the demolition from the Historic District Commission ("HDC") or any other registered organization concerned with preservation in the Town. To this end, a demolition permit applicant may apply to the HDC for a "waiver" of the remaining waiting period or delay.

To clarify its standards for granting such a waiver, the HDC has published its <u>Demolition Policy dated May 9, 2023</u> which states that if the HDC determines that a building or structure has no significant remaining historic, architectural, or cultural characteristics that would warrant consideration of alternatives to demolition, it will consider granting the waiver request and waiving the remaining waiting period. If, on the other hand, the HDC finds that a building or structure does have significant remaining historic, architectural, or cultural characteristics that would warrant such consideration, then the HDC will deny the waiver request and let the full 180-day waiting period stand.

If the HDC has opposed the issuance of a demolition permit (i.e., the HDC has denied the request for a waiver), then the applicant may request that the HDC rescind its opposition after providing evidence demonstrating, in the HDC's sole discretion, that a good faith effort has been made to try to save the structure. The HDC will not consider requests for rescission of opposition to a demolition permit before its next regularly scheduled meeting. The process is as follows:

- 1. Within seven (7) days of the motion to oppose the demolition permit, the applicant must contact the Historic District Commission Administrator, Donna Douglass, ddouglass@westportct.gov, (203) 341-1184, to schedule an initial meeting with the Administrator and a Commissioner. The applicant must provide to the Administrator at this time the names and contact information of all interested parties, including but not limited to: the owner, if different from the applicant; the fiduciary or heirs-at-law if the owner is an estate; prospective purchasers if the applicant is a property seller; and anyone in opposition at the meeting of the Commission.
- 2. At that meeting, the Coordinator and Commissioners will inform the applicants and interested parties about the benefits of historic preservation, rehabilitation, and reuse of the historic structure, and discuss alternatives to demolition, including, but not limited to: [1] zoning incentives for preservation of the structure, including use, setback, height, parking, landscaping, coverage, lot area, and shape incentives; [2] zoning incentives for historic accessory units exceeding the coverage ordinarily permitted on lots of 1.5 acres or less; [3] financial incentives for historic preservation including grants, financing, and tax incentives; and [4] alternative sale, redevelopment, or relocation of the structure.
- 3. No sooner than sixteen (16) days from the motion to oppose the demolition permit, the applicant must contact the Coordinator to schedule a follow-up meeting with the Coordinator and a Commissioner. The applicant must provide to the Coordinator at this time a brief summary of the efforts undertaken to investigate options for saving the structure. At the follow-up meeting, the applicant must detail the efforts undertaken to investigate options for saving the structure with supporting documentation, including but not limited to cost estimates, inspection and engineering reports, alternate purchase offers, and incentive

applications. If the Coordinator and a Commissioner have determined that a good faith effort has been made to try to save the structure, the applicant's request for rescission of the opposition to the issuance of the demolition permit shall be placed on the agenda for the next regular meeting of the Commission.

4. No sooner than the next regularly scheduled meeting of the Commission, the applicant shall appear before the Commission to request the rescission of the opposition to the issuance of the demolition permit. The applicant must detail before the full commission the efforts undertaken to investigate options for saving the structure, with reference the supporting documentation submitted previously to the Coordinator. Arguments that are not considered in the above deliberations include: [1] Financial hardship; [2] Owner/contractor convenience; and [3] Pre-emptive statements by the owner that they will not seek alternatives to total demolition. A good faith effort by the applicant is not determinative. For pre-WW2 structures possessing significant historic, architectural, or cultural characteristics, HDC expects an increased commitment from the owner to investigating options for saving the structure before rescission of its opposition to demolition will be considered. Removal of existing architectural features prior to issuance of a demolition permit will be presumptively considered cause for denying the request for rescission of the opposition to the demolition.

