

**THE ACTUAL USE AS A BASEMENT DWELLING  
(October 13, 1954 to date)**

The original foundation, built by Dorothea and Richard Pautzsch, was configured with a door cut out into a contemplated basement garage, and then the garage was built by them in 1958, which has exclusively served the basement dwelling since that time. The vintage 1950's kitchen cabinets in the basement were custom built by the original owner, Richard Pautzsch, a cabinet maker by trade. The property was sold to the Cyrs on November 30, 1960.

Between November 30, 1960 and June 19, 1981 (almost 21 years), Raymond E. Cyr and Bernadette Cyr were the owners of 1005 Kensington Road, Berlin, CT. Their son, Kevin Cyr, resided at the house continuously during that time period and states that "the basement was used as a second family dwelling". Mr. Cyr notes that there was a fire on the first floor, causing the house to be vacated temporarily by the Cyr family. Upon their return, the basement continued to be used as a second family dwelling. The basement was actually used as a second family dwelling, including a "separate garage bay with a door into the basement dwelling, which was used exclusively by the occupants making their home in the basement."

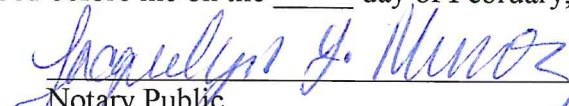
The 2020 Census reflects the lengthy time that 1005 Kensington Road has been used as a 2-family dwelling.

**Statement of Facts****Actual Use of Basement at 1005 Kensington Road, Berlin Connecticut**

1. I am Kevin Cyr son of Raymond E. Cyr and Bernadette Cyr.
2. On or about November 30, 1960, my parents, Raymond E. Cyr and Bernadette Cyr, became owners of 1005 Kensington Road, Berlin, Connecticut.
3. I lived at that property from on or about November 30, 1960 until on or about June 19, 1981.
4. During the entire time I lived at the property, the basement was used as a second family dwelling.
5. Sometime in 1969 or 1970 there was a fire on the first floor of the house. My family and I temporarily moved out of the house, but upon our return, the basement continued to be used as a second family dwelling until my family moved out, on or about June 19, 1981.
6. I make this affidavit for the purpose of confirming that the basement was actually used as a second family dwelling for the entire time my parents and I lived there. The use of the basement as a second dwelling was not abandoned.
7. There was a separate garage bay with a door into the basement dwelling which was used exclusively by the occupants making their home in the basement.

  
 Kevin Cyr

Sworn and subscribed before me on the 3 day of March, 2020. E. Berlin  
Hartford CT

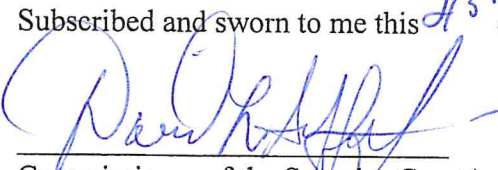
  
 Notary Public  
 My Commission Expires: 12/31/2023

Affidavit

1. When the house was originally constructed in the 1950's it was built so that the basement would be a used as a second family dwelling.
2. The kitchen cabinets presently in the basement were custom built by Richard Pautzsch, the original owner who was a cabinetmaker (see attached death certificate), to be used as a second family dwelling.
3. The original foundation was cut out to include a doorway dedicated to the basement garage, which garage entrance exclusively served and was used by the occupant of the basement dwelling as a garage entrance (see attached pictures).
4. The door from the first floor to the stairwell down to the basement is the principal door and contains a lock in order to separate the two dwellings.
5. As set forth in the affidavit signed by Kevin Cyr, the basement was actually rented as a second family dwelling.
6. The basement was actually used as a second family dwelling from 1960 to the present.
7. The official US Government 2020 census recognizes the house as a two family dwelling. (see attached)

  
Liam Mitchell

Subscribed and sworn to me this 21<sup>st</sup> day of May, 2020.

  
Commissioner of the Superior Court/  
Notary Public



**CERTIFICATE OF DEATH**  
STATE OF CONNECTICUT DEPT. OF HEALTH SERVICES

DECEASED — NAME		FIRST	MIDDLE	LAST	SEX	STATE FILE NUMBER	
1 Richard Alfred Pautzsch					2 M		
DATE OF BIRTH (Month, Day, Year)		RACE — White, Negro, American Indian, etc. (specify)		AGE — Last Birthday (Years)	UNDER 1 YEAR Mos. Days	UNDER 1 DAY Hours Min.	DATE OF DEATH (Month, Day, Year)
3 Oct. 5, 1912		4 White		5 69			6 April 18 1982
COUNTY OF DEATH		TOWN OF DEATH		HOSPITAL OR OTHER INSTITUTION — Name (If not in either give street and number) If hosp. or inst. Indicate DOA, OP/Emer. Rm., Inpatient (Specify)			
7 Hartford		8 New Britain		9 New Britain General Hospital			
CITY & STATE OF BIRTH (Country, if not U.S.)		CITIZEN OF (Country)		MARRIED, NEVER MARRIED, WIDOWED, DIVORCED, LEGALLY SEPARATED		LAST SPOUSE (If wife, give maiden name)	
10 Germany		11 USA		12 Married		13 Dorothee Tuszyński	
RESIDENCE — STATE		USUAL OCCUPATION (Give kind of work done during most of working life, even if retired)		KIND OF BUSINESS OR INDUSTRY			
17 Conn.		15 Cabinet Maker		16 Sherwood Tool			
COUNTY		TOWN		STREET AND NUMBER			
18 Hartford		19 New Britain		20 201 Brook St.			
WAS DECEASED A VETERAN? (Specify yes or no)		IF YES, GIVE WAR		UNIT OR SHIP			
21 No.		22 ---		23 ---			
FATHER — NAME		FIRST	MIDDLE	LAST	MOTHER — MAIDEN NAME		FIRST MIDDLE LAST
24 Richard Oscar Pautzsch					25 Alma Naumann		
INFORMANT — NAME							
26 Mrs. Dorothee Pautzsch							
MAILING ADDRESS (Street or R.F.D. No., City or Town, State, Zip)							
27 201 Brook St., New Britain, Ct.							
PART I. DEATH WAS CAUSED BY (Enter Only One Cause Per Line For (a), (b), And (c))							APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH
28 IMMEDIATE CAUSE (a) Abdominal carcinomatosis. DUE TO, OR AS A CONSEQUENCE OF: (b) adenocarcinoma of sigmoid colon DUE TO, OR AS A CONSEQUENCE OF: (c)							3 1/2 YR. 3 1/2 YR.
PART II. OTHER SIGNIFICANT CONDITIONS: Conditions contributing to death but not related to cause given in Part I (a)							AUTOPSY (Yes or No) 29 Yes
							IF YES were findings considered in determining cause of death 30 No
CERTIFICATION — PHYSICIAN		Month Day Year	Month Day Year	And Last Saw Him/Her Alive on		DEATH OCCURRED (Hour)	
31 I attended the deceased from		10 21 80	To 4 18 82	32 4 17 82		33 M	
WAS CASE REFERRED TO MEDICAL EXAMINER (Specify Yes or No)		SURGERY RELEVANT TO CONDITION REPORTED IN ITEM 28 (Name of Operation)		THE DECEASED WAS PRONOUNCED DEAD.		ON THE DATE, AND, TO THE BEST OF MY KNOWLEDGE, DUE TO THE CAUSE(S) STATED.	
34		35	36	37		MONTH DAY YEAR HOUR M	
CERTIFIER — NAME (type or print)				SIGNATURE Degree or Title			
38 christopher J WAKEM				39 CJ Wakem MD			
MAILING ADDRESS — CERTIFIER		Street or R.F.D. No.	City or Town	State	Zip	DATE SIGNED (Month, Day, Year)	
40 100 GRAND St		New Britain	Ct	06050	41 4.20.82		
BURIAL, CREMATION, REMOVAL (Specify)		CEMETERY OR CREMATORY — NAME		LOCATION City or Town		State	
42 Burial		43 Fairview Cemetery		44 New Britain, Ct.			
DATE (Month, Day, Year)		FUNERAL HOME — NAME AND ADDRESS (Street or R.F.D. No., City or Town, State, Zip)					
45 April 21, 1982		46 Erickson-Hansen & Sons Inc. 5 Hart St. New Britain Ct. 06052					
FUNERAL DIRECTOR OR EMBALMER — SIGNATURE				NAME OF EMBALMER If body was embalmed		LICENSE NUMBER	
47 Peter V. Hansen				48 Peter V. Hansen		49 2047	
THIS CERTIFICATE RECEIVED FOR RECORD ON		BY		REGISTRAR			
April 20, 1982				Anne H. Jurewski, Asst.			

USUAL RESIDENCE WHERE DECEASED LIVED. IF DEATH OCCURRED IN INSTITUTION, GIVE RESIDENCE BEFORE ADMISSION.

## INSTRUCTIONS

REFULLY

PLY with a Per-  
record Ink.

MPLETED, this  
ie sent to the  
al statistics in  
where death

EA: to be com-  
ian.

AREA: to be  
eneral director.

**LEGAL FEE \$20.00**

I CERTIFY THAT THIS IS A TRUE TRANSCRIPT OF THE INFORMATION ON THE VITAL RECORD AS  
RECORDED IN THE TOWN CLERK'S OFFICE, EXCEPT SUCH INFORMATION WHICH IS NON-DISCLOSABLE BY LAW.

ATTEST: Carrine Tetu, Asst. DATE May 15, 2020

(Registrar of Vital Statistics, Town of New Britain, Connecticut)

**NOT VALID WITHOUT SEAL IMPRINT AND ORIGINAL SIGNATURE OF CERTIFYING OFFICIAL**

































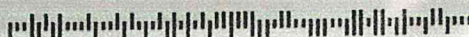
United States<sup>®</sup>  
**Census  
2020**

**U.S. Census Bureau**  
National Processing Center  
100 Logistics Avenue  
Jeffersonville IN 47144

OFFICIAL BUSINESS  
Penalty for Private Use \$300

**YOUR RESPONSE IS  
REQUIRED BY LAW**

**SU RESPUESTA ES  
REQUERIDA POR LEY**



TO RESIDENT AT  
1005 KENSINGTON RD \*APT  
BERLIN CT 06037-3542

L215050567  
T970118  
R000175074



PRESORTED  
FIRST-CLASS MAIL  
POSTAGE & FEES PAID  
U.S. CENSUS BUREAU  
PERMIT NO. G-58



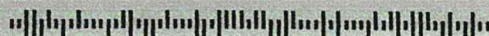
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ITEM # 20

PROPERTY OWNERSHIP RECORD										
RECORD OF OWNER			MORTGAGE	REVENUE STAMPS	VOLUME	PAGE	DATE	EXPLANATION		
Reinhard Renn										LAND
Richard A & Dorothee M Pautzsch				2.20	115	166	2/15/56		19	BUILDINGS
RaymondE & Bernadette Cyr				5.50	130	71	11/30/60		55	TOTAL
									19	LAND
									55	BUILDINGS 1200
									19	TOTAL
									56	LAND 800
									19	BUILDINGS
									19	TOTAL
									58	LAND 800
									19	BUILDINGS 6110
									19	TOTAL 6910
									59	LAND 800
									19	BUILDINGS 6900
									19	TOTAL 7700
									60	LAND 800
									19	BUILDINGS 7220
									19	TOTAL 8020
										LAND
									19	BUILDINGS
									19	TOTAL
										LAND
									19	BUILDINGS
									19	TOTAL
										LAND
									19	BUILDINGS
									19	TOTAL
										LAND
									19	BUILDINGS
									19	TOTAL
										LAND
									19	BUILDINGS
									19	TOTAL

BUILDING PERMITS			QUANTITY	UNIT	TOTAL
NO.	DATE	COST			
NEW	9-21-56	HOUSE 4000. 30x40	TILLABLE A		
			TILLABLE B		
ALT.			ORCHARD		
			PASTURE		
ADD.	5-2-58 GAR-8x24 21x6 24x28	500.-	BRUSH & SPROUT SWAMP & LEDGE		
DED.			TOTAL ACREAGE		
FIRE LOSS					



## REAL ESTATE RECORD

CONNECTICUT

SIDE	CARD	STREET: #								LOT	T. MAP	BLOCK	CITY	TOWN
E	18A	1005 KENSINGTON ROAD								15	63	73		
OWNER: RAYMOND E & BERNADETTE CKE														
FRONT	REAR	AV. DEPTH	FIGURE	UNIT PRICE	DEPTH %	PRICE	TOTAL	CORNER INFLU %	DEPR %	SOUND VALUE	BOARD OF TAX REVIEW	NET VALUE		
393	410	79	397	6.00	.786	4.72	1874	1593	800					

BUILDINGS							TYPE	AGE	CONDITION E.G.F.P.	REPL. COST	DEPR.	SOUND VALUE	BOARD OF TAX REVIEW	NET VALUE
							II	1955-6		8140	25%	6110		
								1959	Land	1170	5%	1110		
OUT BLDG.	CONST.	ROOF	FLOOR	O.H.D.	STY.	SIZE	UNIT							
Wt 2 Cr 2nd	Con. Blk	Shl	2nd	0	1 1/2									
TOTAL VALUE BUILDINGS												7220		

MAIN BUILDING CONSTRUCTION				EX. GOOD FAIR POOR		STY.	DIMENSIONS	SQ.FT.	UNIT	REPLACEMENT	TOTAL LAND AND BUILDINGS:			
TYPE		ROOF SHAPE		FLOORS										
ONE FAMILY	✓	GABLE	✓	CEMENT CELLAR		1 1/2 +	30 X 40 - 1200	1800	5.80	10440				
FAMILY		HIP		DIRT CELLAR	✓	1 +	10 X 4 - 40	40	6.08	243				
NO. OF ROOMS		4	FLAT	HARDWOOD	②									
BSMT.		2ND.	GAMBREL	PINE										
1ST.	4	3RD.	MANSARD	SINGLE	②									
			DORMERS	CONCRETE										
APARTMENT			FULL DORMER	AS-RUB. TILE		CP	7 X 21	147	2.25	331				
STORE														
FACTORY			EXTERIOR WALLS	HEATING			— deck fl.	147	.35	— 51				
HOTEL			CLAPBOARDS	RADIANT	BB									
OFFICES			WD. SHINGLE	HOT WATER	✓									
WAREHOUSE			ASP. SHINGLE	STEAM OR VAPOR										
COMM. GARAGE			ASS. SHINGLE	HOT AIR		GAR	23 X 24	828	2.25	1863				
GAS STATION			WD. SIDING	FORCED HOT AIR										
			ASP. SIDING	PIPELESS			deck fl.	552	.35	— 193				
			ASS. SIDING	UNIT HEATERS										
FOUNDATION			METAL SIDING	AIR CONDIT.										
CONCRETE			COM. BR. VEN.	O. & BUR. JEWELRY	✓			6020		1950				
COND. CMB. BLK.	✓		FACE. BR. VEN.	NO HEAT						1170				
BRICK-STONE			SOLID BRICK											
POSTS			STONE ON T-BLK.	PLUMBING										
CELLAR AREA FULL	✓		STUCCO ON FR.	BATH COMPL. 3 FIX.			B'MENT-ATTIC ROOMS							
PART CELLAR			STUCCO ON C. BLK.	BATH TILED 3 FIX.	✓		INSULATION							
NO CELLAR			STUCCO ON BR-TILE	TOILET RM. 2 FIX.			FIREPLACE							
			CON. CMB. BLK.	T.R. TILED 2 FIX.			EARTH CELLAR							
ROOFING			INSUL.	W.C.			HEATING	1240	129	1599				
ASPH. SHINGLES	✓			SINK	✓		O. & BUR. JEWELRY							
WOOD SHINGLES			INTERIOR FINISH	URINAL			PLUMBING-TILING			1280				
ASBES. SHINGLES			PLASTER	BRADLEY										
SLATE			WALLBOARD	SHOWER										
TILE			PANEL	NO PLUMBING										
METAL			ATTIC ROOMS	EXTRAS										
COMP.			BSMT. ROOMS	NO LIGHTING										
BUILT UP			FIREPLACE	SPRINKLER										
INSUL.				ELEVATOR										
TOTAL REPLACEMENT COST										13559				
DATE						INSPECTOR		TOTAL RENT						
9/6/55						MW		700 W/for 2nd floor						

21 24

CP ②

1 1/2 +

Fig. 11-6-61



Proposed Findings of Fact

1. The basement at 1005 Kensington Road, Berlin, CT was originally designed and constructed to be used as a second dwelling.
2. As originally built, the original concrete slab and foundation included a door opening formed through the foundation into a garage to be used exclusively by the basement dwellers and then the door and garage bay were actually exclusively and continuously used by the basement residents.
3. The existing basement plumbing is the original piping built into the original slab designed to serve and then actually serving the bathroom shower stall, toilet and kitchen located in the basement dwelling.
4. The 1950's vintage cabinets were custom built by the original owner of the basement dwelling, who was a cabinet maker.
5. From November 30, 1960 until June 19, 1981, the basement was actually and continuously used as a second family dwelling by the Cyr family.
6. From November 30, 1960 to the present, the basement was actually and continuously used as a second-family dwelling.
7. The US Census Bureau in its Census 2020 recognizes the house as a two-family dwelling.