

Village District Overlay (VDO) Zone Westport Center §36;

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**JOINT COMMITTEE
Village District Overlay (VDO) Zone / Westport Center
REVIEW and RECOMMENDATION**

PROPERTY ADDRESS: 165 Main St.

OWNER OF RECORD: Michael Greenberg Daytime Phone: 203-943-1056

OWNER'S ADDRESS: 292 Post Rd E Email: mgreenberg@mgbuilders.com

APPLICANT'S NAME (if different): Larry Bourque Daytime Phone: 203-610-1816

If the applicant is unable to obtain property owner's signature, please submit a letter of authorization signed by the property owner with this application, as per §43-3.3.

APPLICANT'S ADDRESS: ABC SIGN CORPORATION
125 Front St., Bridgeport, CT 06606 Email: larry@abcsigncorp.com


Property Owner's Signature


Legal Representative's Signature (As authorized by owner)

- Required Review and Approvals for Properties Located in the VDO Zone:**
- Certificate of Appropriateness (if property is located within a local historic district or designated a local historic property)
 - Joint Committee Review and Recommendation of proposed design plans
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 - Site Plan Approval by the Planning and Zoning Commission

Prior to Joint Committee Review and Recommendation Meeting, please submit the following: (See annual meeting calendar with submission deadlines. The Joint Committee meets the first Tuesday of the month.)

This application completed and the following required materials to Historic District Commission Office, Room108 203-341-1184.

- Seven (7) narrative description of the project, including construction details, proposed materials and how the improvements are consistent with the style or how the improvements vary, a rationale of why the variation should be, approved under Sec 36-2.2.
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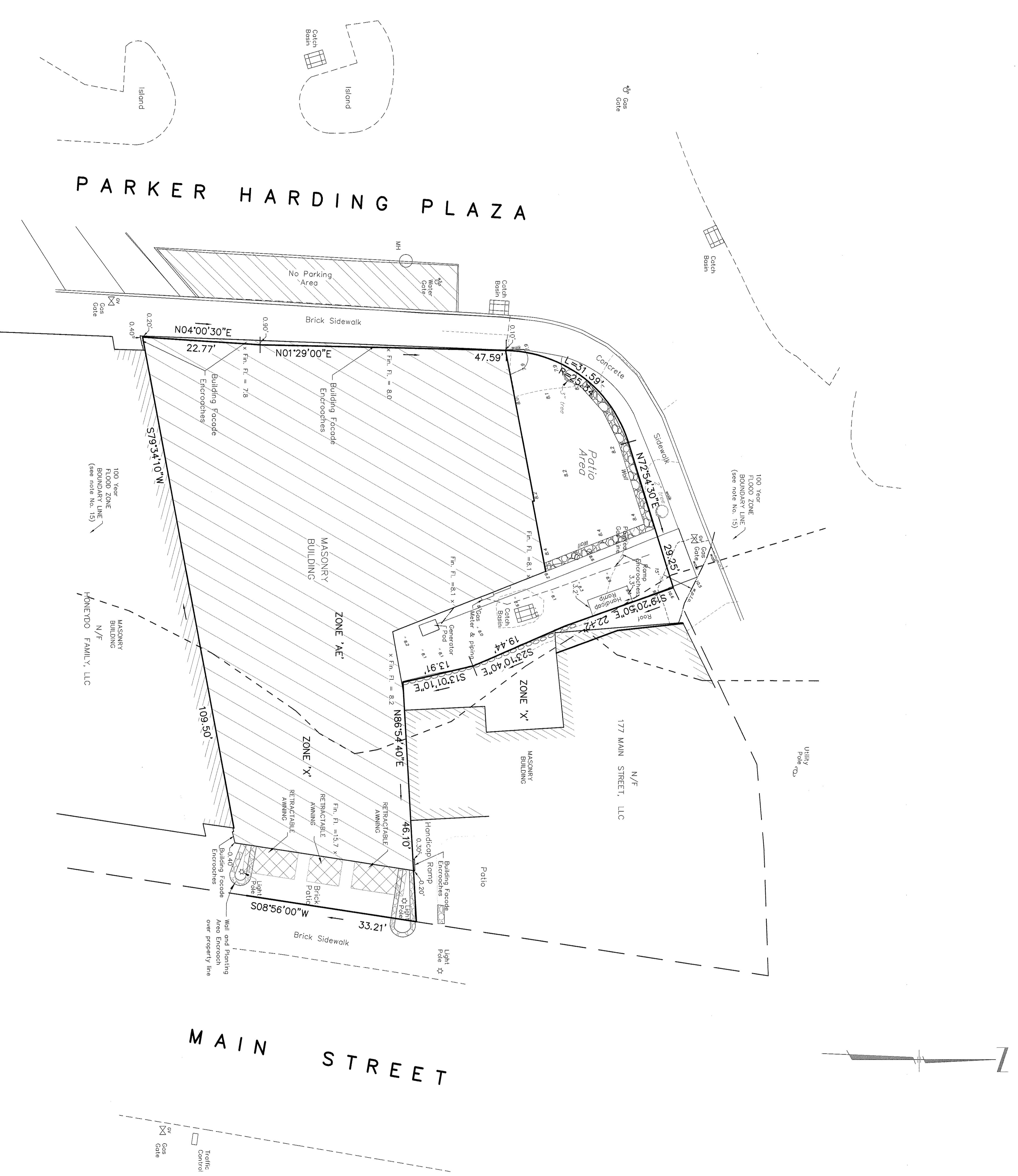
Joint Committee Recommendations to P&Z Commission are:

Joint Committee Chair's Signature: _____ Date: _____

Village District Overlay Design Principles and Standards

NOTES:

1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between portable existing proposed improvements with existing improvements. This survey is not intended to provide a final proposed is to enable determination of compliance with said improvements.
3. This survey conforms to Horizontal Accuracy Class A-2.
4. Total Area = 6,904 Sq. Ft. 0.158 Acres.
5. Parcel is located in Business Center District: (B.C.D. Zone).
6. Property lies within the Coastal Boundary Line (C.A.M.) as shown on Town of Westport Zoning Map.
7. Property shown on Assessor's Map C10, as Lot 084.
8. No abstract of title, nor title commitment provided, all documents of record reviewed are noted herein.
9. Underground improvements or encroachments if any are not shown.
10. Map References:
 - A. Property shown on a certain map entitled "Map Of The Westport Hardware Prepared 10/14/14, 10/15/14, 07/29/15, Westport, Conn., Scale: map on file in the Westport Town Clerk's Office bearing file No. 7630.
 - B. Refer to maps No. 5452 & 5378 W.L.R.
11. Refer to deed recorded in Vol. 1446, Pg. 257 of the Westport Land Records.
12. Datum : Approximate Mean Sea Level; MAND 1988.
13. Property does not contain wetlands as shown on Town of Westport Topographic Map sheet C10.
14. Property does not contain steep slopes as determined by a field topographic survey by Leonard Surveyors, LLC on April 11, 2012.
15. Property is situated in 100 year flood hazard zone AE (at 10). Zone 'X' (areas of 0.2% annual chance flood) and Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as shown on F.I.R.M., Panel 090001C413G, Map Revised July 8, 2013, 100 year flood line shown herein reproduced from F.I.R.M., Panel 09001C413G.
16. Property is situated within the waterway protection line jurisdiction.
17. Coverage Calculations :
 - Existing : Total Lot Area = 6,904 Sq. Ft.
 - Wetland Area = 0 Sq. Ft.
 - Steep Slope Area = 0 Sq. Ft.
 - Ret. Lot Area = 6,904 Sq. Ft.
 - Building Area = 5,245 Sq. Ft. = 75.97%
- ** RETRACTABLE AWNINGS NOT INCLUDED IN COVERAGE CALCULATIONS **
- Maximum Allowable Building Coverage = 6,904 Sq. Ft. x 75% = 5,178 Sq. Ft.



LEONARD SURVEYORS, LLC
1172 FOSTER ROAD, SUITE 200
WESTPORT, CONNECTICUT 06890
PHONE: (203) 227-7881
FAX: (203) 227-7882

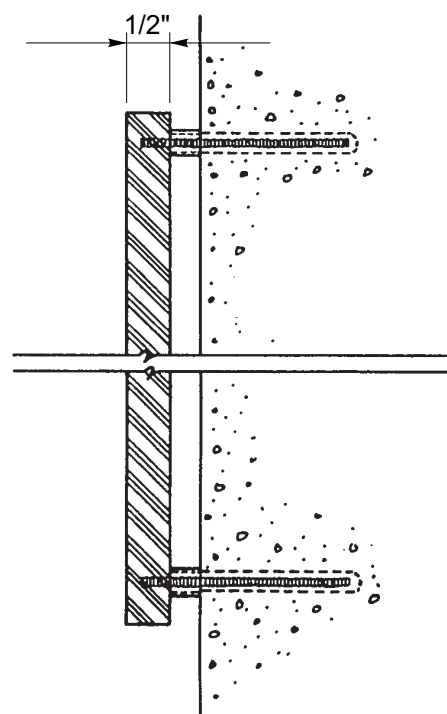
AS-BUILT PLAN
PREPARED FOR
165 MAIN STREET ASSOCIATES
165 MAIN STREET
WESTPORT ~ CONNECTICUT
SCALE: 1" = 10'
UPDATED: 28 Sept. 2015
DATE: JANUARY 22, 2015
LEONARD SURVEYORS, LLC
CERTIFIED SUBSTANTIALLY CORRECT
CLASS A-2 ACCURACY
CHARLES L. LEONARD, IV, L.S., CONN. REG. NO. 209667

Rear Entrance



23-1/2"H Fascia - Rear Main Entrance Sign
Scale: 3/4" = 1'-0"

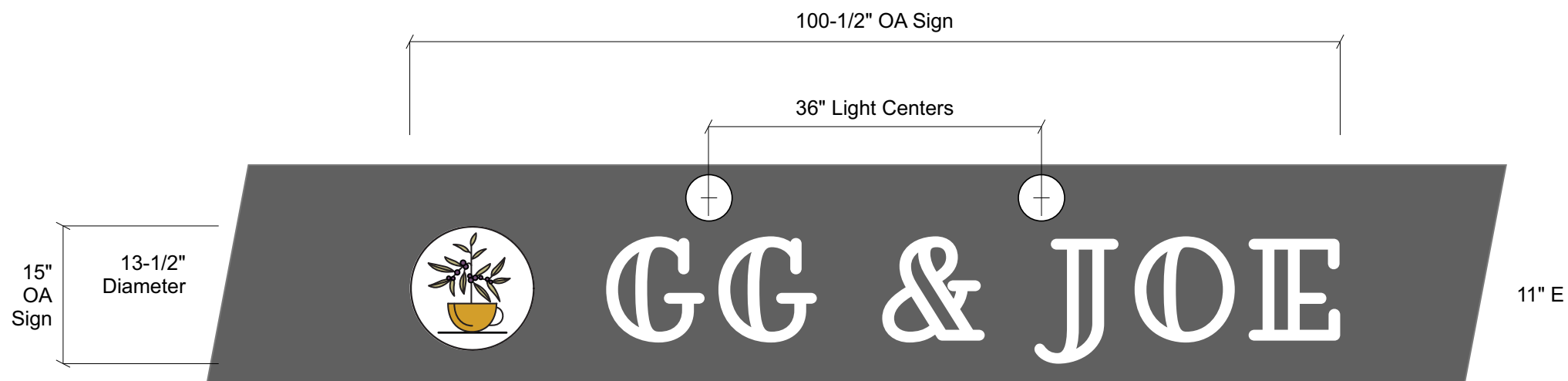
1/2" THK Acrylic Letter
Blind Stud Mount
Epoxy / Spacers



Section Thru Letter - NTS

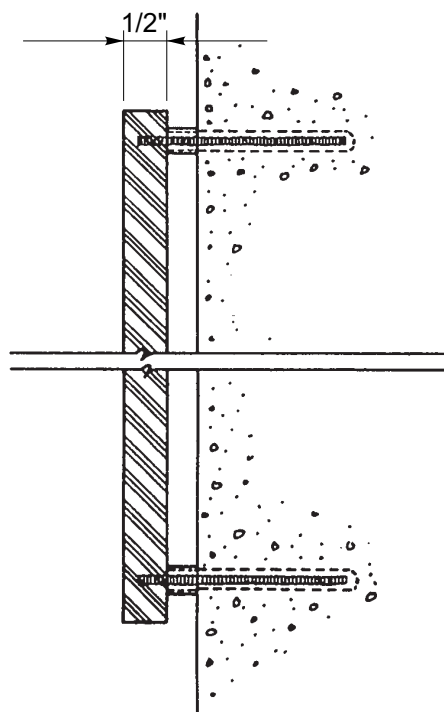


Side Entrance



23-1/2"H Fascia - Side Entrance Sign
Scale: 3/4" = 1'-0"

1/2" THK Acrylic Letter
Blind Stud Mount
Epoxy / Spacers



Section Thru Letter - NTS



32'-0" Storefront



Front Entrance - Sign Rendered in Proportion to Photo

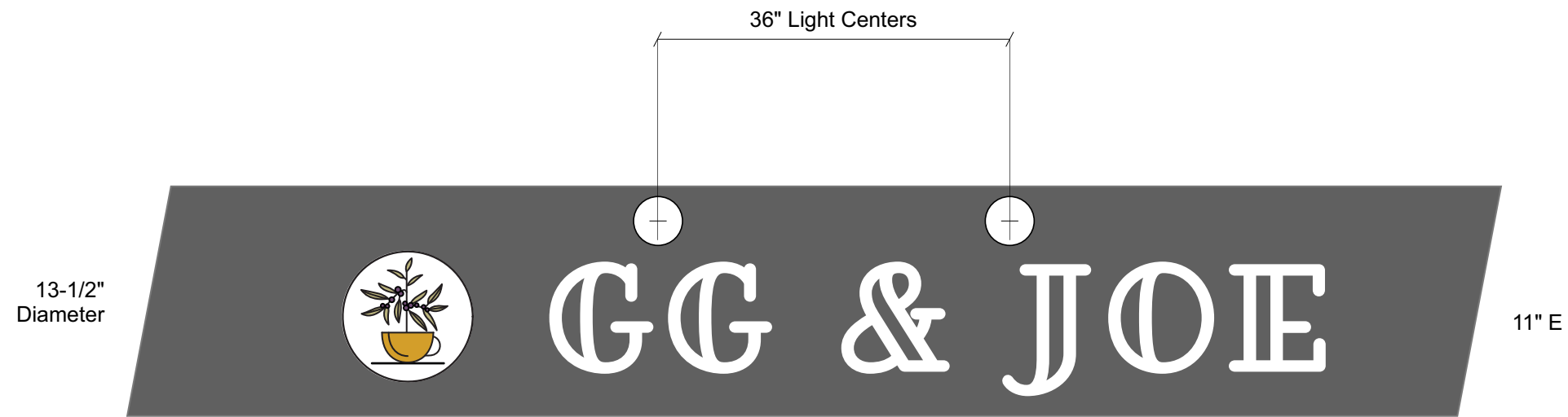
43'-6" Side Elevation



Side Entrance - Sign Rendered in Proportion to Photo



Rear Main Entrance Fascia and Sign
Scale: 3/4" = 1'-0"



Side Entrance Fascia and Sign
Scale: 3/4" = 1'-0"

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{seq level0 \h \r0 } {seq level1 \h \r0 } {seq level2 \h \r0 } {seq level3 \h \r0 } {seq level4 \h \r0 } {seq level5 \h \r0 } {seq level6 \h \r0 } {seq level7 \h \r0 } PROPERTY ADDRESS: Christ & Holy Trinity Church

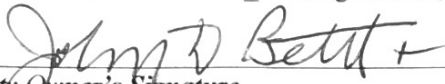
OWNER OF RECORD: Rev. John D. Betit for the Episcopal Diocese of CT Daytime Phone: 203.2270827 ___

OWNER'S ADDRESS: 55 Myrtle Avenue, Westport CT 06880 Email: oduffy@chtwestport.org

APPLICANT'S NAME (if different): Deirdre O'Farrelly, architect Daytime Phone: 203.8951960 ___

If the applicant is unable to obtain property owner's signature, please submit a letter of authorization signed by the property owner with this application, as per §43-3.3.

APPLICANT'S ADDRESS: 58 Wright Street, Westport CT 06880 Email: ofarrellyarchitects@gmail.com


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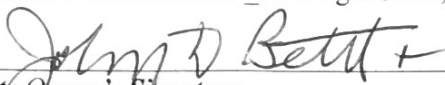
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Deirdre O'Farrelly Architects
58 Wright Street,
Westport, CT 06880
(203) 227.8034

Joint Commission, HDC & ARB
Town Hall
110 Myrtle Avenue, Westport CT 06880

April 17, 2020

Re: Re-roofing Christ & Holy Trinity Church original stone building and steeple repairs.

Dear Ward and Bill,

I am applying on behalf of the Christ & Holy Trinity Property Committee for approval for the re-roofing of the original stone building and some repairs and repainting of the wood dormers on the steeple.

The existing asphalt shingle roof is at the end of its lifespan and has already been patched a few times. We will replace the shingles with the same asphalt shingle that is on the rest of the building, including Branson Hall, and replace or repair existing copper flashing.

The shingle on the Branson Hall addition is Timberline "Weathered Wood". It was chosen specifically to also suit the stone building when the time came to replace that roof. That time is now.

Weathered Wood shingles were also installed, more recently on the choir room roof and the cloisterway roofs facing Myrtle Ave. See pictures attached to the application form.



Cloisterway

CHRIST & HOLY TRINITY CHURCH,
View facing Myrtle Avenue



CHRIST & HOLY TRINITY CHURCH,
View from Church Lane, showing the patched asphalt shingle roof to be replaced.



CHRIST & HOLY TRINITY CHURCH,
Timberline "Weathered Wood" asphalt shingles on Branson Hall and stone connector to original building is the selection for the new roof on the stone church building.

Any copper flashing which will need to be replaced at the gable walls and copings will be 20 lb. copper.

We had hoped to do the roof as soon as possible, given its state of disrepair and we need to protect the recently renovated plaster ceiling in the sanctuary. Please let us know if there is anything else you need in order to ensure approval at the next Joint Committee meeting.

The wood dormers and louvers on the steeple are also in need of repair and re-painting in the same color as existing: Benjamin Moore "Revere Pewter". Profiles of any wood trim in need of replacement will be to match the existing.

Thank you for your consideration of these items,

Yours sincerely

Deirdre O'Farrelly.

Christ & Holy Trinity Property Committee Co-Chair.



CHRIST & HOLY TRINITY CHURCH,

View facing Myrtle Avenue



CHRIST & HOLY TRINITY CHURCH,

View from Church Lane, showing the patched asphalt shingle roof to be replaced.



**Weathered wood on
C&HT existing roof**

WEATHERED WOOD ASPHALT SHINGLE ON EXISTING C&HT ROOFS:

TIMBERLINE HD
LIFETIME HIGH DEFINITION SHINGLES

Value And Performance
In A Genuine Wood-Shake
Look. America's Favorite!

TIMBERLINE ULTRAHD
LIFETIME HIGH DEFINITION SHINGLES

Your Best Investment
For An Ultra-Dimensional
Wood-Shake Look.

With Timberline® High Definition® Shingles, You Get:

- **Incredible Value.** You can increase the value of your home by an average of 5% with a new Timberline® roof![†]
- **Exceptional Protection.** Professional installers have long preferred the rugged, dependable performance that only a Timberline® roof can offer.
- **Remarkable Style.** The architectural look that's ideal for all homes—from traditional to contemporary.
- **High Performance.** Designed with Advanced Protection® Shingle Technology, which provides excellent protection for your home.

[†]2013 National Association of REALTORS® survey commissioned by GAF of REALTOR® Appraisers and Non-Appraisers in the U.S.; response based on REALTOR® Appraisers that have had professional experience buying or selling a home with Timberline® Shingles in the three years preceding the survey and felt they could provide an estimated value increase for a home with a Timberline® roof as compared to a home with a basic three-tab shingle roof.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Available in Ultra HD & HD

Weathered Wood

