



JOINT COMMITTEE PUBLIC MEETING
(Historic District Commission and Architectural Review Board)
NOTICE AND AGENDA
Tuesday, December 1, 2020

Meeting ID: 810 8202 8183
Passcode: 293610
One tap mobile
+16468769923,81082028183# US (New York)

Notice is hereby given that the Joint Committee of the Historic District Commission and the Architectural Review Board will hold a public meeting on **Tuesday, December 1, 2020** at 7:00 p.m. for the following purpose:

1. To approve minutes from the November 4, 2020 meeting.
2. To approve minutes from the November 12, 2020 special meeting.
3. To review and comment on the proposed exterior signage and painting exterior at **76 Post Road East** (PID# C09//150/000) submitted by Mike Henry for property owned by Barnes & Noble Bookseller. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

Comments from the public will be received during the meeting. A copy of the application and Joint Committee agenda for the meeting is available on-line at www.westportct.gov, on the Town Calendar web page under December 1, 2020. Due to the closing of Town Hall to the public during the COVID-19 emergency, the Legal Notice, Agenda and application materials for the Historic District Commission hearing cannot be viewed in the Westport Town Clerk's Office or the Westport Historic District Commission Office at this time.

If you would like to give your Public Hearing comments by participating by video in the meeting, please send an email by noon on December 1, 2020, to ddouglass@westportct.gov stating your name and address and the Public Hearing agenda item to which your comments will relate, and video meeting participation details will be emailed to you to enable you to participate by video in the Public Hearing.

Bill Harris
HDC Chairman
November 20, 2020

Ward French
ARB Chairman
November 20, 2020

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or eflug@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.



JOINT COMMITTEE
(Historic District Commission and Architectural Review Board)
DRAFT MINUTES
Wednesday, November 4, 2020

Members Present:

Ward French, Co-Chair
Vesna Herman, ARB Member
Jon Halper, ARB Member

Bill Harris, Co-Chair
Francis Henkels, HDC Member
Scott Springer, HDC Member

Staff Present:

Donna Douglass, HDC Coordinator

Notice is hereby given that the Joint Committee of the Historic District Commission and the Architectural Review Board held a meeting on **Wednesday, November 4, 2020** at 7:00 p.m. for the following purpose:

1. To approve minutes from the October 6, 2020 meeting.

The members unanimously voted to approve the minutes from the October 6, 2020 meeting.

2. To review and comment on the proposed exterior façade modifications, roof replacement, signage and awning changes at **142-150 Main Street** (PID# C10//141/000) submitted by Mark Blair, AIA for property owned by Teuscher Family, LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

No action taken; meeting held open pending alterations to application from the Committee's comments and recommendations.

Recused: Henkels

3. To review and comment on the proposed window replacement, exterior painting and porch modifications at **59 Myrtle Avue** (PID# D10//004/000) submitted by Karen Lehn for property owned by Christ and Holy Trinity Church. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

The members unanimously voted in favor of approving the exterior painting and porch modifications as submitted and window replacement with the modification of using wood windows instead of vinyl as submitted.

Meeting Adjourned at 8:15 PM

Bill Harris
HDC Chairman
November 5, 2020

Ward French
ARB Chairman
November 5, 2020



JOINT COMMITTEE SPECIAL MEETING
(Historic District Commission and Architectural Review Board)
DRAFT MINUTES
Thursday, November 12, 2020

Members Present:

Ward French, Co-Chair
Bill Harris, Co-Chair
Vesna Herman, Member
Jon Halper, Member
Scott Springer, Member

Staff Present:

Donna Douglass

Notice is hereby given that the Joint Committee of the Historic District Commission and the Architectural Review Board held a special meeting on **Thursday, November 12, 2020** at 7:00 p.m. for the following purpose:

1. To review and comment on the proposed exterior façade modifications, roof replacement, signage and awning changes at **142-150 Main Street** (PID# C10//141/000) submitted by Mark Blair, AIA for property owned by Teuscher Family, LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

The members unanimously voted in favor of approving the roof replacement as submitted and alternate design C3 regarding awning, trellis height and windows while using design C1 for the lower level bow window. Signage approved with the caveat of returning to the committee if the placement will be different than the original.

Bill Harris
HDC Chairman
November 16, 2020

Ward French
ARB Chairman
November 16, 2020

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

The purpose of this Village District Overlay (VDO) is to protect the distinctive character, landscape, and historic structures and development pattern within this Village District while encouraging a mixed use, walkable district that is attractive to residents, employees, and visitors. New construction or substantial rehabilitation in the Village District should be compatible with the existing character of the district and reinforce both the existing development patterns and connections to the Saugatuck River. (See copy of Westport Regulations §36-2 attached 9pgs)

JOINT COMMITTEE

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

PROPERTY ADDRESS: 76 Post Road, Westport, CT

OWNER OF RECORD: Barnes & Noble Bookseller Daytime Phone: 212-352-3682

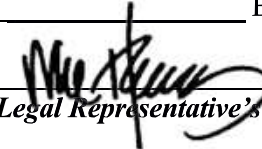
OWNER'S ADDRESS: 122 Fifth Avenue, New York, New York 10017 Email: Mhenry@BN.com

APPLICANT'S NAME (if different): Michael Henry Daytime Phone: 212-352-3682

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: Barnes & Noble Bookseller Email: Mhenry@BN.com

Property Owner's Signature



Legal Representative's Signature (As authorized by owner)

917-558-3162 Cell

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
- Compliance Alternative for Joint Committee Review (if applicant requests consideration of an alternative approach that satisfies the intent of the design principles but is not in compliance with design standards)
- 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.
- Seven (7) copies of the Historic Resources Inventory Form if the property is listed; (*Available in HDC Office*)
- Seven (7) copies of site plan (11" x 17")
- Seven (7) copies of existing style of the building
- Seven (7) copies of scaled building plans, including existing conditions plans and proposed plans (11" x 17")
- Seven (7) complete sets of photos showing the original historic building (if applicable), include photos of the buildings to either side of the proposed project and the view from across the street. A contrasting demonstration of the existing building in current streetscape and the proposed building within context of its surroundings
- Other materials deemed appropriate by applicant to enable the Joint Committee to evaluate the design
- E-mail an electronic version of ALL your submitted materials to ddouglass@westportct.gov.

Joint Committee Recommendations to P&Z Commission are:

Joint Committee Chair's Signature: _____ **Date:** _____

HOWELL BELANGER CASTELLI ARCHITECTS
122 West 27th Street, 4th Floor
New York, New York 10001

212.647.0011
fax.647.0022
hbcarch.com



November 19th, 2020

Barnes & Noble Bookseller
76 Post Road
Westport, Connecticut

Narrative Description of Proposed Work

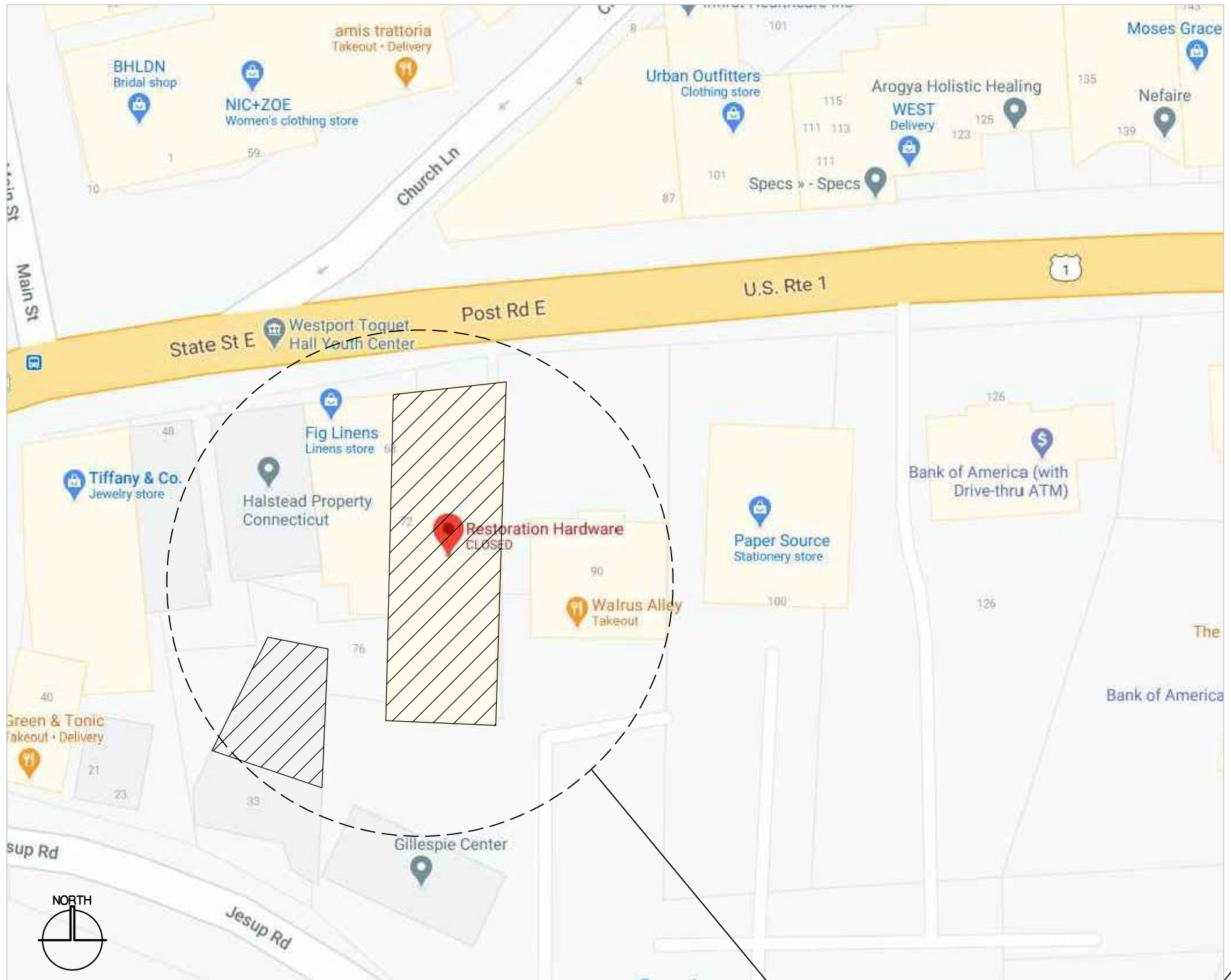
Barnes & Noble Bookseller plans to relocate their existing store within the Post Plaza Shopping Center 1076, Post Rd E, Westport, CT 06880.

The new location at 76 Post Road will occupy the space previously used by Restoration Hardware. The Barnes & Noble interior fit out will be limited to minor interior partition modifications to help with the flow of a bookstore. Flooring repairs as needed, cleaning and painting throughout. All current vision windows will remain vision windows.

Heating Ventilation and Air Conditioning work will be limited to moving less than five diffusers. Plumbing will consist of changing the sink on the mezzanine level, all plumbing rough-ins will remain as is. Electrical work will consist of adding track lighting throughout the space, all existing recessed lighting will remain in place.

Structural, there will be no structural modification.

Exterior – the extent of the exterior work is limited to a new exterior sign and painting the exterior to match the current color.

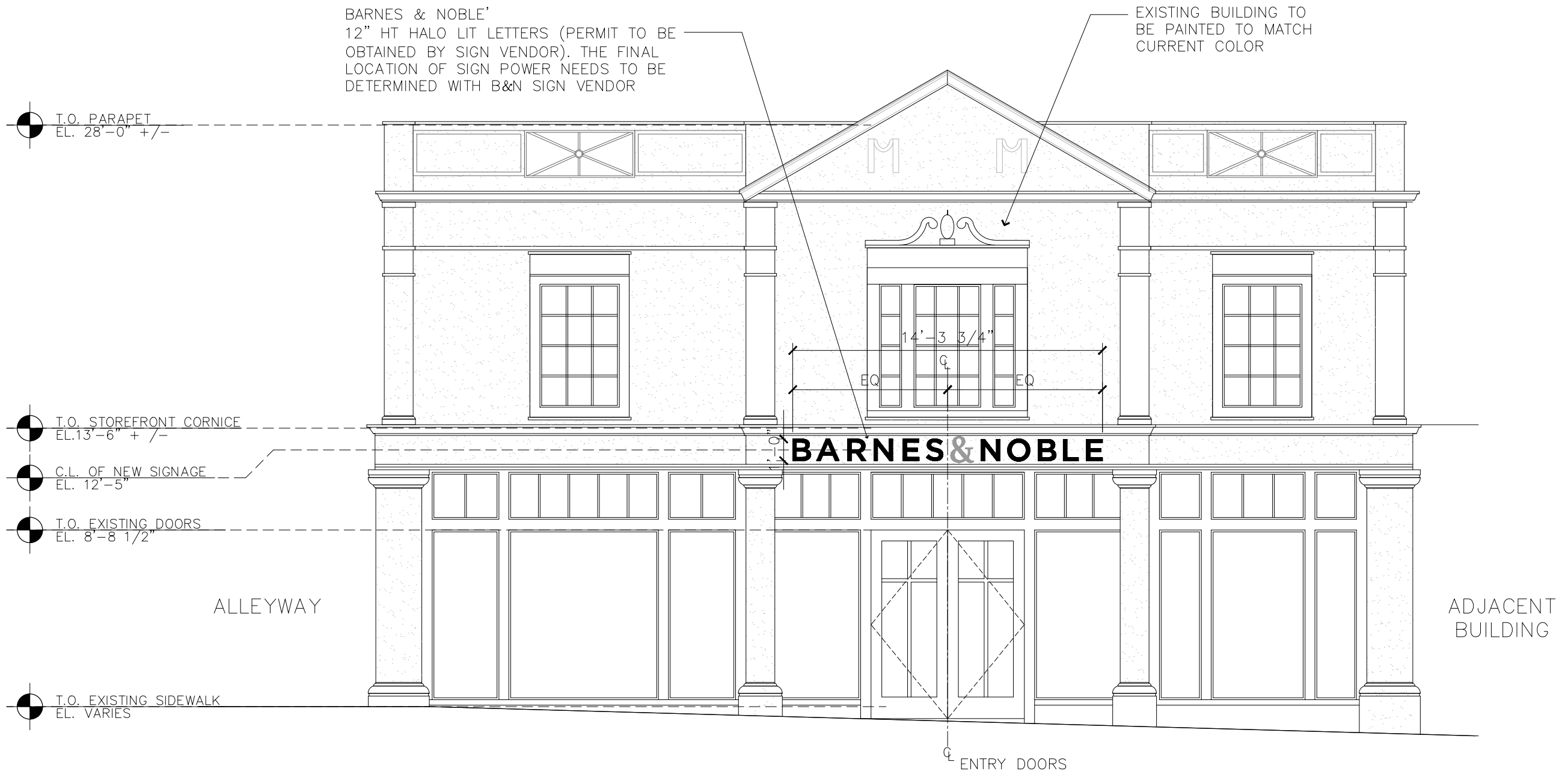


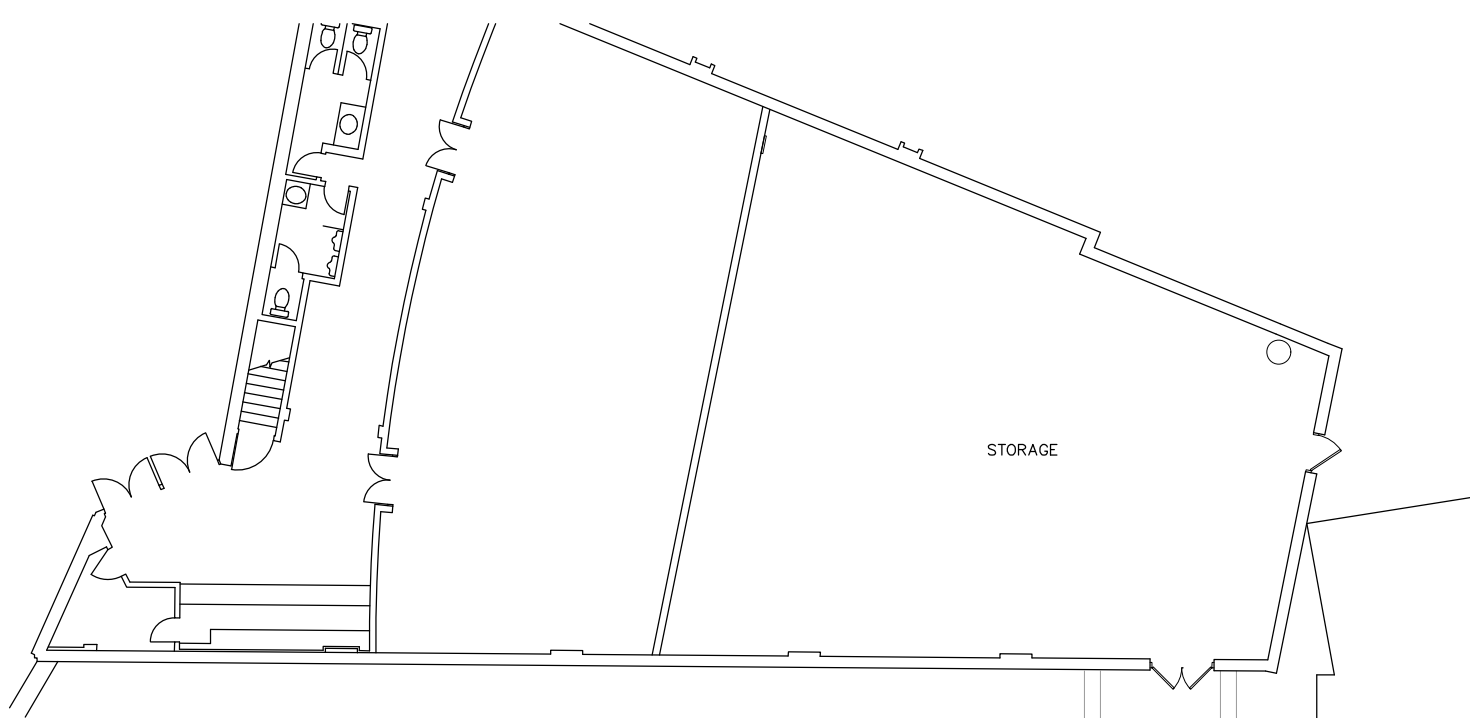
**Barnes & Noble
76 Post Road East.
Westport, CT 06880**



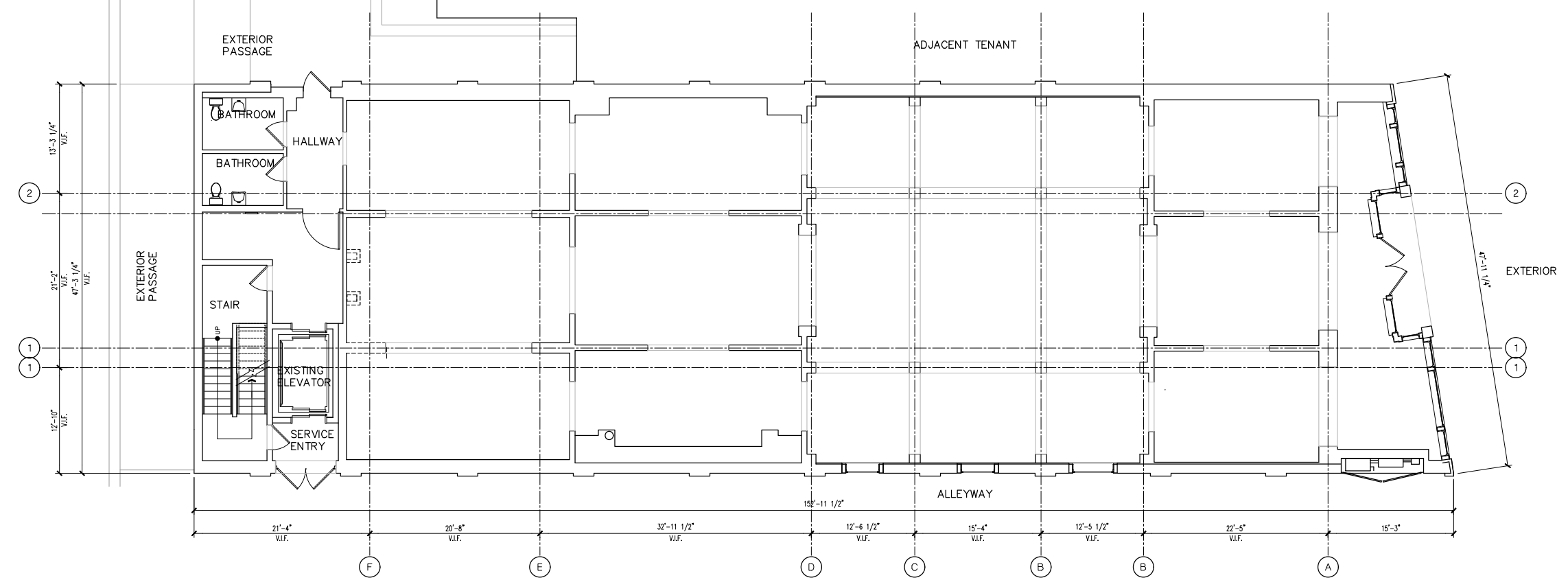
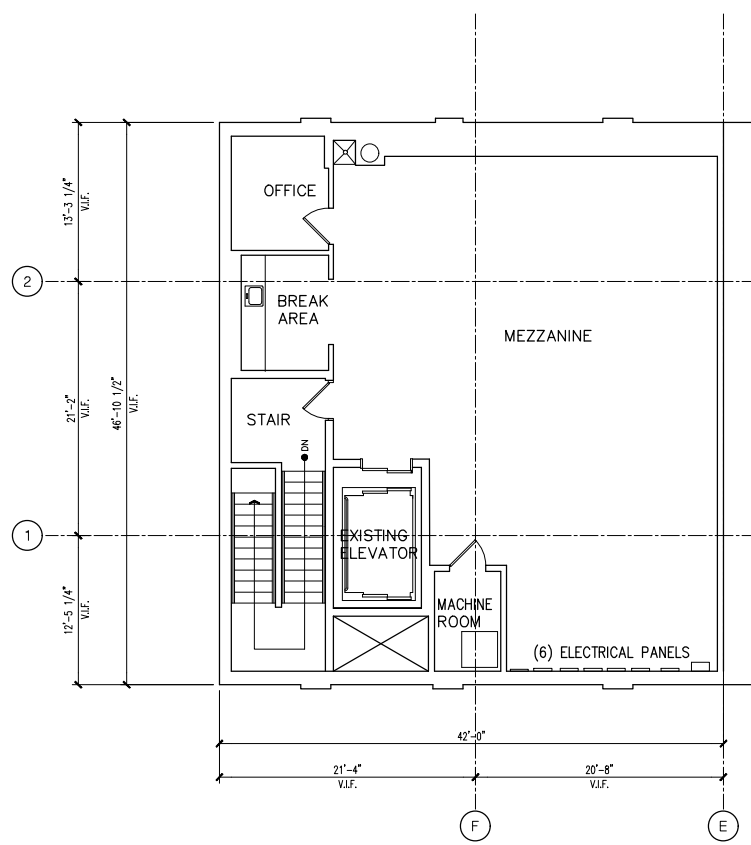


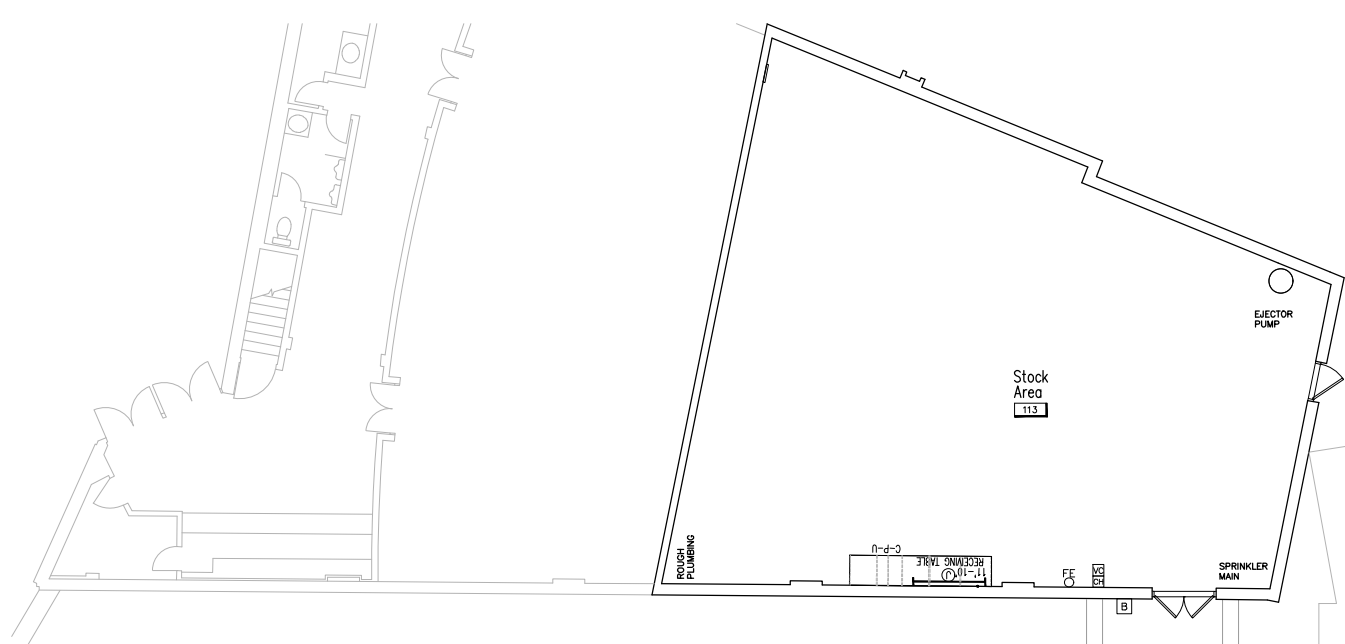






Existing Condition Plan
 SCALE: 1/16" = 1'-0"





Fixture Plan
SCALE: 1/16" = 1'-0"

