



Town of Westport Planning & Zoning Department

Town Hall, 110 Myrtle Avenue, Room 203
Westport, Connecticut 06880
Tel: (203) 341-1030 Fax: (203) 454-6145

ARCHITECTURAL REVIEW BOARD AGENDA Tuesday, February 23, 2021, 7:30 p.m. AGENDA

Meeting ID: 815 9648 0097

Passcode: 127015

One tap mobile

+1 646 876 9923 US (New York)

Notice is hereby given that the Architectural Review Board will hold a meeting on **Tuesday, February 23, 2021** at 7:30 PM for the following purpose:

1. To approve minutes from the January 26, 2021 meeting

2. 274 Riverside Avenue

To review and comment on the proposed new signage at **274 Riverside Avenue** (Parcel ID# C08//001/000) submitted by Lynda Laureano, ARTEffects, Inc. for property owned Lexham Riverside LLC and C/O Andy Wlaz located in the General Business District. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

3. 1111 Post Road East

To review and comment on the proposed exterior alterations and signage at **1111 Post Road East** (Parcel ID# G09//003/000) submitted by James Sackett, AIA RA for property owned by No Real Estate LLC C/O Robert Hartt/Jeffrey Brown located in Zone BPD. 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 Public Hearing. A copy of the applications and Architectural Review Board agenda for the hearing is available on-line at www.westportct.gov, on the Town Calendar web page under February 23, 2021. Due to the closing of Town Hall to the public during the COVID-19 emergency, the Notice and Agenda and application materials for Architectural Review Board hearing cannot be viewed at the Westport Town Clerk's Office or the Planning and Zoning 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 February 23, 2021, 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.

Ward French, Chair
Architectural Review Board, Chair
February 11, 2021

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.

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

DRAFT MEETING MINUTES JANUARY 26, 2021

Members Present: Chairman Ward French, Vesna Herman and George Masumian. Recording Secretary: Sally Palmer. Staff: Donna Douglass. The meeting was brought to order at 7:30 PM by Ward French via Zoom.

Minutes from the Zoom meeting of 11/24/20 were approved.

- 1. 800 Post Road East:** Proposed building renovations (Parcel ID# F09//069/000) submitted by Barr Associates for property owned by ILWestport 4 LLC located in a CBD. (plot plan Leonard Surveyors dated 3/16/20; building plans Jones/Byrne/Margotes/Partners dated 1/7/21)

Appeared: Cormac Byrne, Architect; Sheldon Kahn, Owner

Mr. Byrne said the building is a showroom for building products. He described the renovation:

- New entrance area replaces the current entrance on east end of the front façade with 3 new large Marvin display windows, 1 on the first level, two above on the 2nd floor. They are black metal with muntins.
- Black metal and glass Marvin entry door system with transoms
- Black metal transom between the first and second floors will carry signage
- The gable is clad with gray vertical Boral siding with white Versatex trim bands
- The façade is clad with gray, reinforced cement panels
- The remaining front façade is existing brick painted Benjamin Moore Paper White with Versatex trim and 3 matching Marvin display in white
- New Marvin 2 over 2 white replacement windows on second floor
- 3 new shed dormers in roof with white trim
- Standing seam metal roof in stone white
- Gray Versatex pergola runs the length of this portion of the building
- The remainder of the brick building will be painted white

Vesna Herman asked about the size of the entrance area windows. Mr. Byrne said they are replacing what's there and adding transoms on the first floor and new large second floor windows. The height of the first floor is changing and they are working within the existing interior widths. Ms. Herman asked if the gray cement cladding would be added on top of the existing surface and the rest of the building painted white. Mr. Byrne said yes, the difference is to celebrate the building's entrance. Ms. Herman said it is creating 2 different masses, 2 entities visually with 2 different languages, materials and proportions. She asked if the new dormers are functional. Mr. Byrne said yes, they bring in light. Ms. Herman asked if all the 2nd floor windows under the dormers are the same size as the existing and was told yes. Ms. Herman said she thought a white entrance would be more visible. Mr. Kahn said they wanted the darker entrance area to pop. Ms. Herman asked if they had considered making the larger area dark as now white pops more than the entrance. She asked if there is any lighting at the entrance. Mr. Byrne said so far there are only downlights under the soffit. The sign itself is not lit.

George Masumian asked if the transom windows are operable. Mr. Byrne said no. Mr. Masumian asked if there will be a street number on the facade or on a possible freestanding sign on the road. Mr. Kahn said yes, they would probably be stainless steel numbers on one of the black piers at the entrance. Mr. Masumian asked about the Design Center sign on the fascia. Mr. Byrne said the letters will be incised with the name Interstate Design Center and will be washed with the lighting above. He said Mr. Kahn actually would like to talk about the possibility of lighting the Design Center sign with a subtle glow.

Ward Franch said we will leave that open and suggest you come back for signage and any other changes.

George Masumian wondered, since the back of the building faces south, if they had considered any solar panels on that roof. Mr. Byrne said no.

Ward Franch said he recognized the point of Vesna Herman's comments. However, he thought the darker façade at the entrance was a subtle way to accentuate the entrance area. He liked the updating of the building, it is confident and attractive. He thanked the applicants for a nice job.

Vesna Herman agreed the design is clear cut and is appropriate for the function of the building. She agreed that it would be useful if the transom sign is lit. Regarding her discussion of the exchange of the dark and light portions of the front facade, it was just a thought. The new design is a big improvement.

George Masumian said he echoes what has been said, the new design is a vast improvement to what's there. Tying the 2 masses together with the solid canopy and pergola does a nice job. He hopes they will give some consideration to adding solar panels.

THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)

- 2. 161 Cross Highway:** Proposed signage, (Parcel ID# 014//082/000) by Bill Achilles, Architect, for property owned by Christies Realty LLC located in a Res AA zone. (Sign elevations by Achilles Architects dated 1/6/21; property map by Achilles Architects dated 1/6/21)

Appeared: Bill Achilles, Architect

Mr. Achilles said the proposal is for a new sign for a new food service establishment at the old Christies/Chef's Table location. Only the sign board will change and the existing sign posts will be reused. The sign is located in the island in front of the property. It requires ZBA setbacks approval. Mr. Achilles described the sign board:

- 3.4 ft high by 4.6 ft wide by $\frac{3}{4}$ inch Azek board
- 2 sided, 22 s.f. total
- Raised white and black acrylic graphics on $\frac{3}{4}$ inch teal background
- Existing 4 x 4 metal columns are white

Mr. Achilles said the sign board has straight sides with no curves. There will be no changes to the building exterior but it will be painted white.

George Masumian asked if the sign has lighting. Mr. Achilles said there is no sign lighting but a nearby light pole in the parking lot makes the sign visible. Mr. Masumian verified that the thickness of the sign is $\frac{3}{4}$ inch.

Vesna Herman asked why the sign needs ZBA approval. Mr. Achilles said the sign site is not compliant so the new sign needs a new approval.

Vesna Herman said it is a nice looking sign, she likes it.

George Masumian said it is a great improvement, a nice sign.

Ward French agreed.

THE SIGN DESIGN IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)


ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS
- SPECIAL PERMIT USE
- SIGNAGE

Submission Date: 2-5-21

1. Property Address 274 Riverside Avenue
(As listed in the Assessor's records)
2. Property PID# 7059 Zoning District: GBD
3. Owner's Name: Lexham Riverside LLC Daytime Tel #: _____
Owner's Address: 970 Farmington Ave, Ste. 205A West Hartford CT E-mail: _____
4. Agent's Name *(if different)*: ARTfx Signs Daytime Tel #: 860-242-0031
Agent's Address: 27 Britton Drive, Bloomfield CT 06002 E-mail: lynda@artfxsigns.com
5. Zoning Board of Appeals Case # *(if any)* TBD
6. Existing Uses of property: Office/Commercial
7. Reason for this Request: Design Review for (2) 4.16.sq.ft. freestanding signs non-illuminated


Applicant's Signature *(If different than owner)*

See Consent Form Enclosed
Owner's Signature *(If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.)*

Architectural Review Board Recommendation:

Chair's Signature: _____ Date: _____



artfxsigns.com

27 Britton Drive, Bloomfield, CT 06002 860-242-0031 800-466-4278 F 860-242-2898

Owner Consent Form: Sign Installation and Permits

I, Thomas H. Bailey as authorized signatory of
Lexham Riverside, LLC, the owner of the
property located at 274 Riverside Avenue, Westport, CT
do hereby authorize ARTfx to obtain permits and install signage at the
above address.

Further, ARTfx agrees that all work will be done in compliance with all applicable
laws, codes, and ordinances, and any stipulations or restrictions listed on
permits.

Signature: 

Printed Name: Thomas H. Bailey

Date: 2/5/21



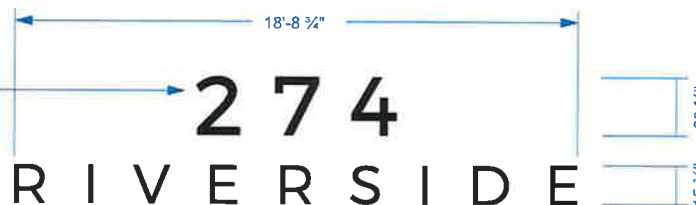
Entrance Elevation

Scale: 1/8" = 1'- 0"

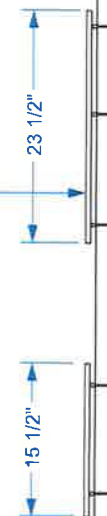
1/2" Acrylic letters,
mounted with 1/2" spacers
Low luster black

Letter Layout

Scale: 1/4" = 1'- 0"



1/2" Acrylic letters,
mounted with 1/2" spacers
Low luster black



Letter Section

Scale: 1" = 1'- 0"



27 Britton Drive, Bloomfield, CT 06002 860-242-0031 800-466-4278 Fax 860-242-2898 artfxsigns.com
 These plans are copyrighted by ARTFX. Unless purchased they are the exclusive property of ARTFX. They are submitted to you for the sole purpose of your consideration of whether to purchase from ARTFX, a sign manufactured according to these plans. Distribution or exhibition of these plans beyond your company is forbidden. If you would like to obtain legal ownership of these plans, you may purchase a Copyright Release from ARTFX.

Project:

274 Riverside Ave., Westport, CT

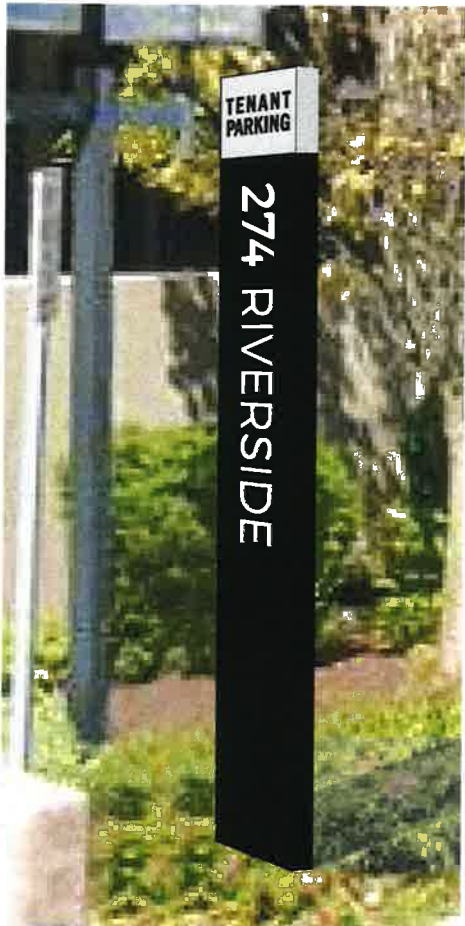
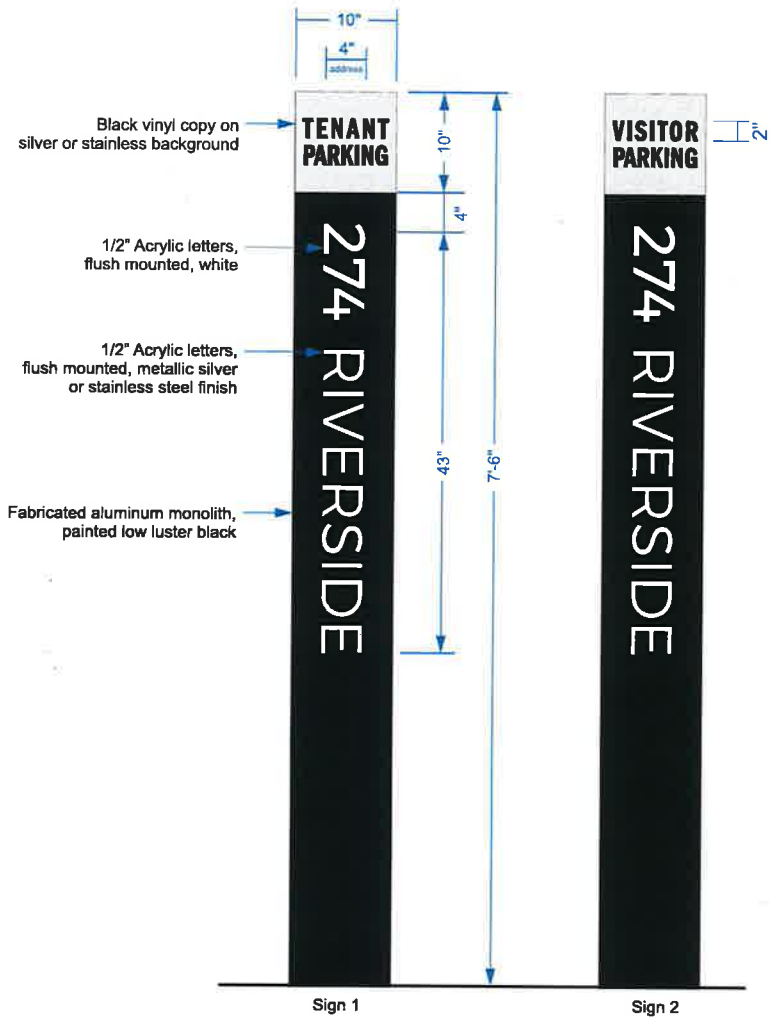
Scale:
As Noted

Date:
1/27/21

Drawn by:
PNH

Checked by:

Sheet:
1



Parking Sign - Location 1
Double Face Monolith



Parking Sign - Location 2
Double Face Monolith

Existing post and panel sign
23 1/4" h x 26 1/2" w x 52" tall



Existing



Tenant Parking, side A - NTS



Tenant Parking, side B - NTS



Visitors Parking - NTS

Existing post and panel sign
23 1/4" h x 26 1/2" w x 52" tall



Existing



27 Britton Drive, Bloomfield, CT 06002 860-242-0031 800-466-4278 Fax 860-242-2898 artfxsigns.com
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Project:

274 Riverside Ave., Westport, CT

Scale:
As Noted

Date:
1/27/21

Drawn by:
PNH

Checked by:

Sheet:
3

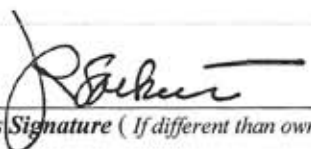
ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

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- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS**
- SPECIAL PERMIT USE**
- SIGNAGE**

Submission Date: 2-8-2021

1. Property Address 1111 Post Road East, Westport, CT
(As listed in the Assessor's records)
2. Property PID# 9111 Zoning District: BPD
3. Owner's Name: Mr. Robert Hartt Daytime Tel #: 203-984-8961
Owner's Address: 1 Morningside Drive N., Westport, CT E-mail: rhartt@hartra.com
4. Agent's Name *(if different)*: James R. Sackett, AIA, RA Daytime Tel #: 203-967-3456
Agent's Address: 1 Dock Street, Stamford, CT 06902 E-mail: jim_sackett@cpgarch.com
5. Zoning Board of Appeals Case # *(if any)* NA
6. Existing Uses of property: Vacant - Former Bank
7. Reason for this Request: Proposed New Bank Tenant for Westport National Bank - Exterior + Interior Alterations.


Applicant's Signature *(If different than owner)*

*NO REAL ESTATE, LLC
By: North Realty Advisors, LLC
TSY: THE ART.*
Owner's Signature *(If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.)*

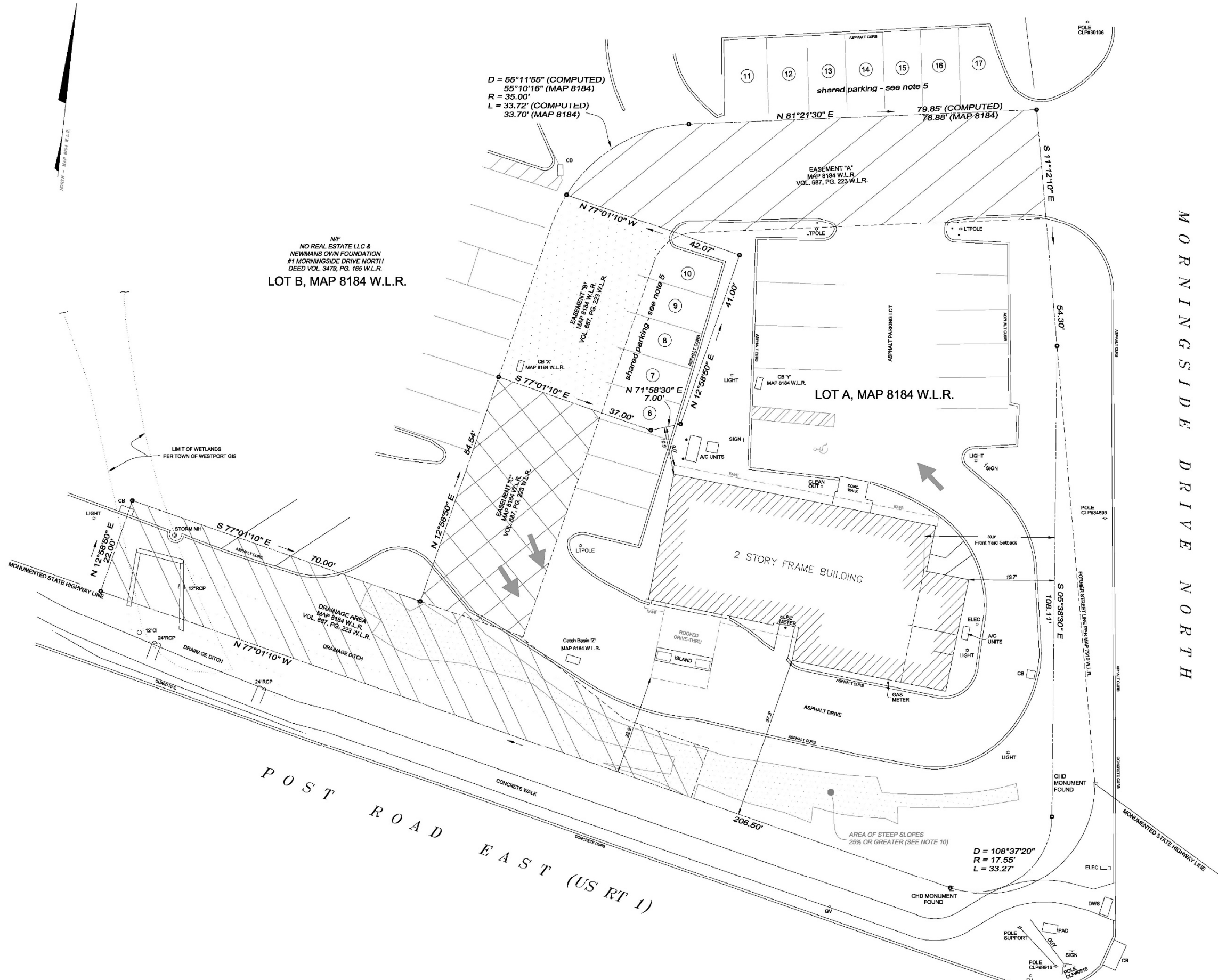
Architectural Review Board Recommendation:

Chair's Signature: _____ Date: _____



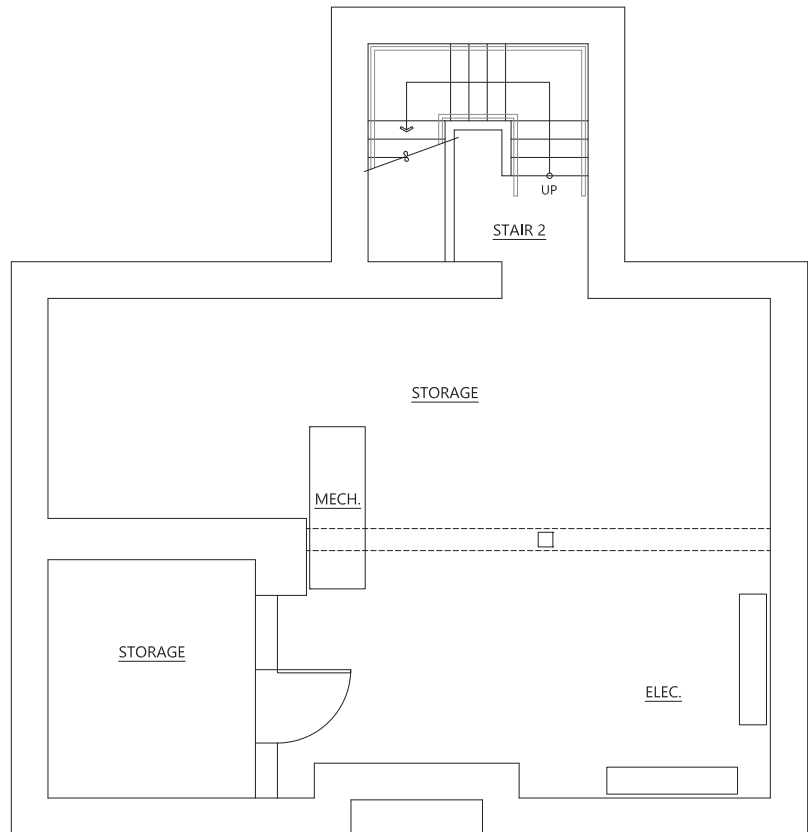
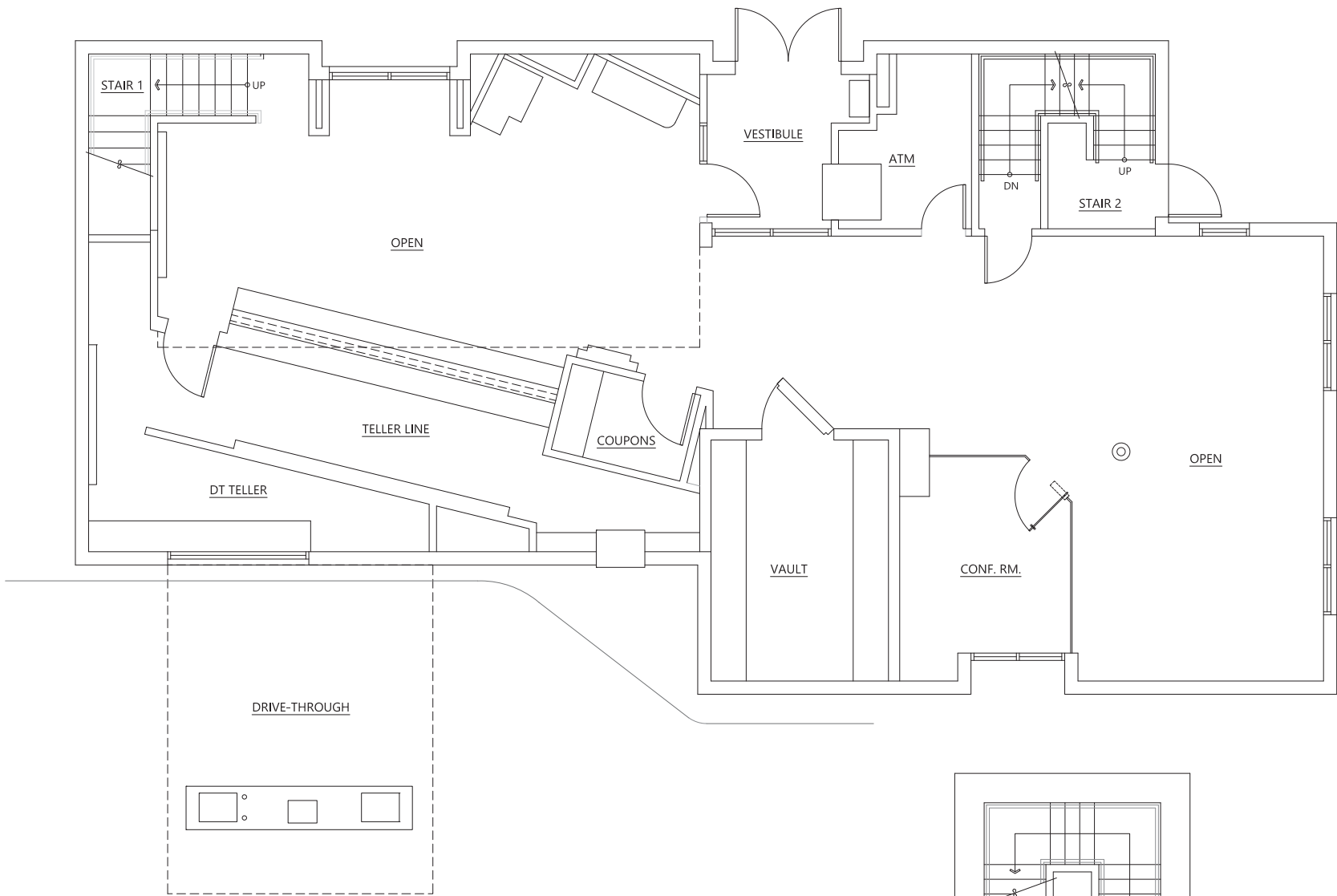
Westport ARB Submission – 2-23-2021

February 8, 2021



PROPERTY SURVEY
DEPICTING
1111 POST ROAD EAST
WESTPORT, CONNECTICUT
PREPARED FOR
NO REAL ESTATE LLC





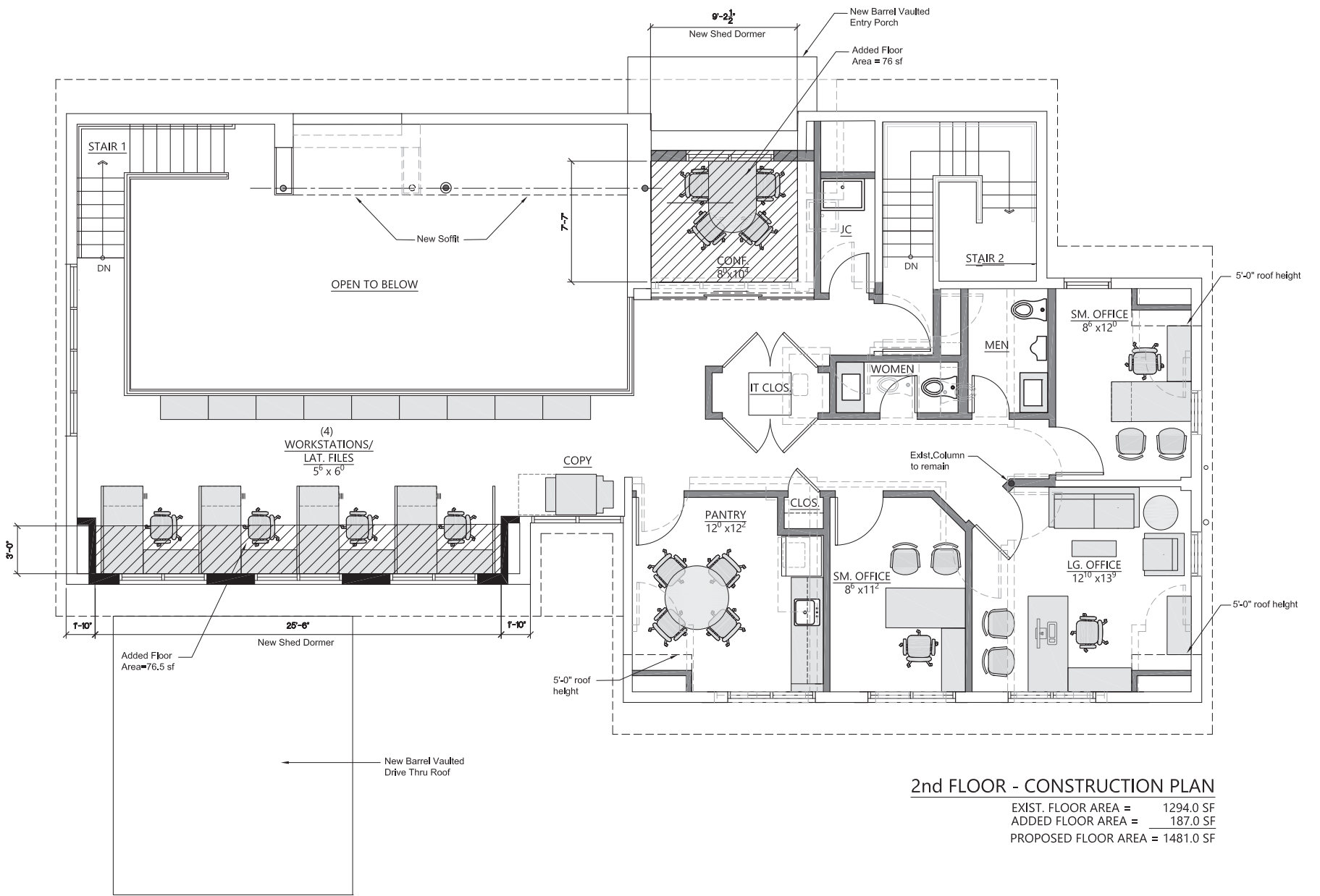




Neighborhood Photos

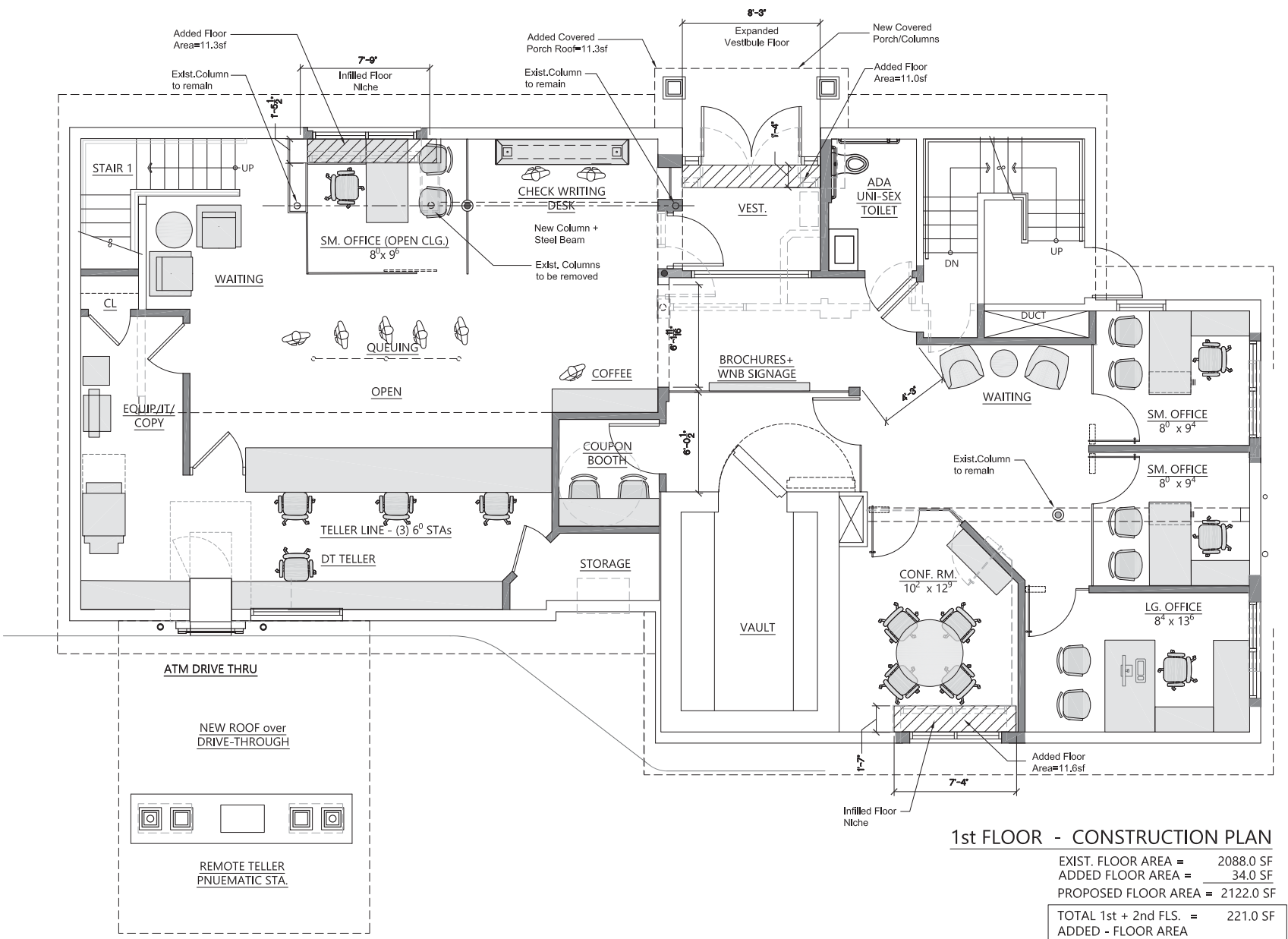
WESTPORT NATIONAL BANK

1111 Post Road East, Westport, CT



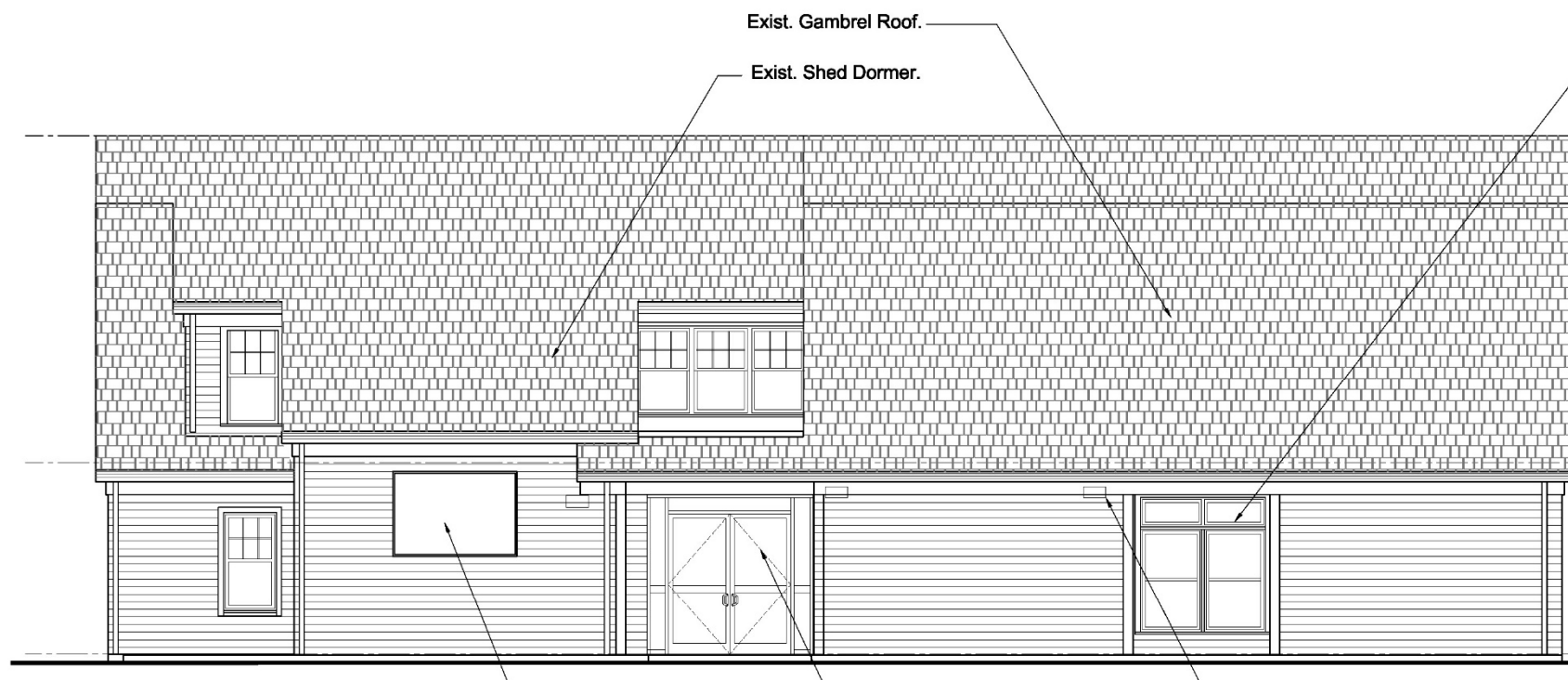
2nd FLOOR - CONSTRUCTION PLAN

EXIST. FLOOR AREA = 1294.0 SF
 ADDED FLOOR AREA = 187.0 SF
 PROPOSED FLOOR AREA = 1481.0 SF

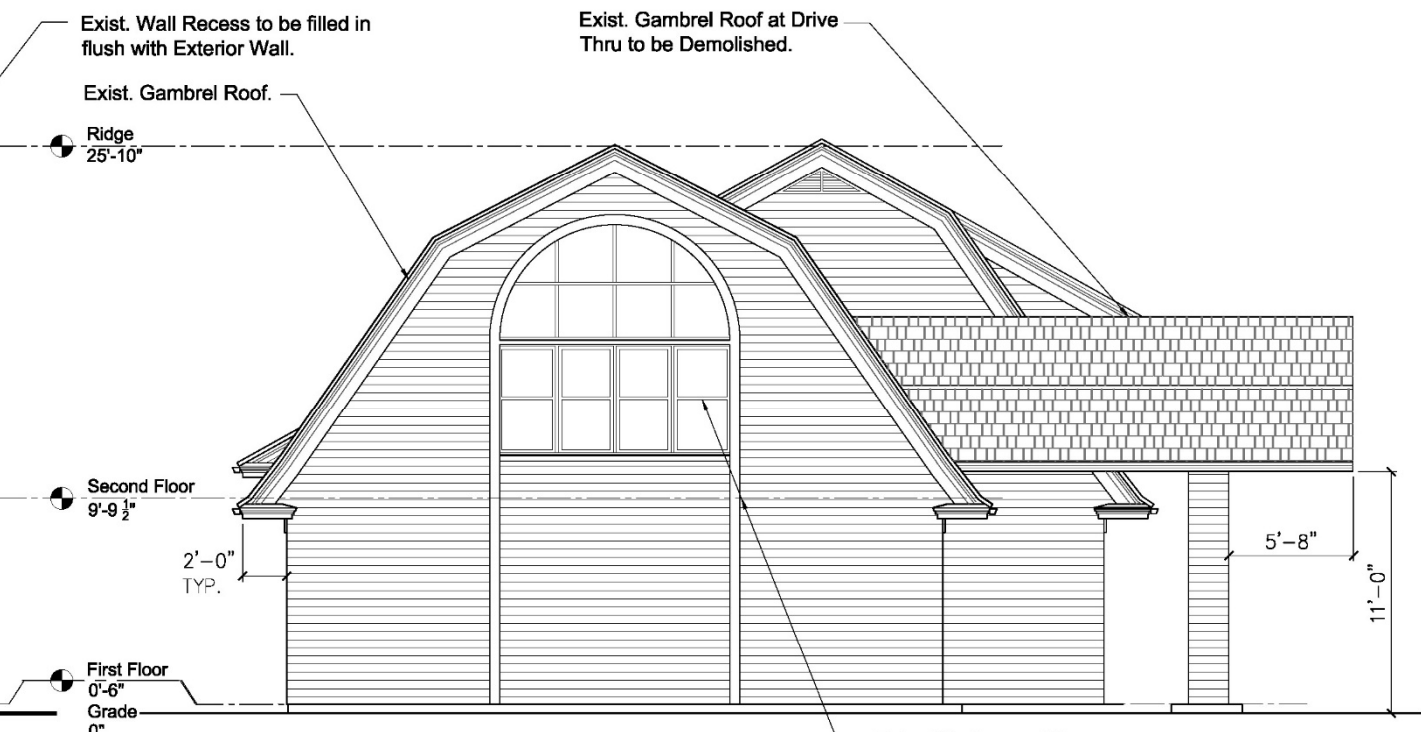


1st FLOOR - CONSTRUCTION PLAN

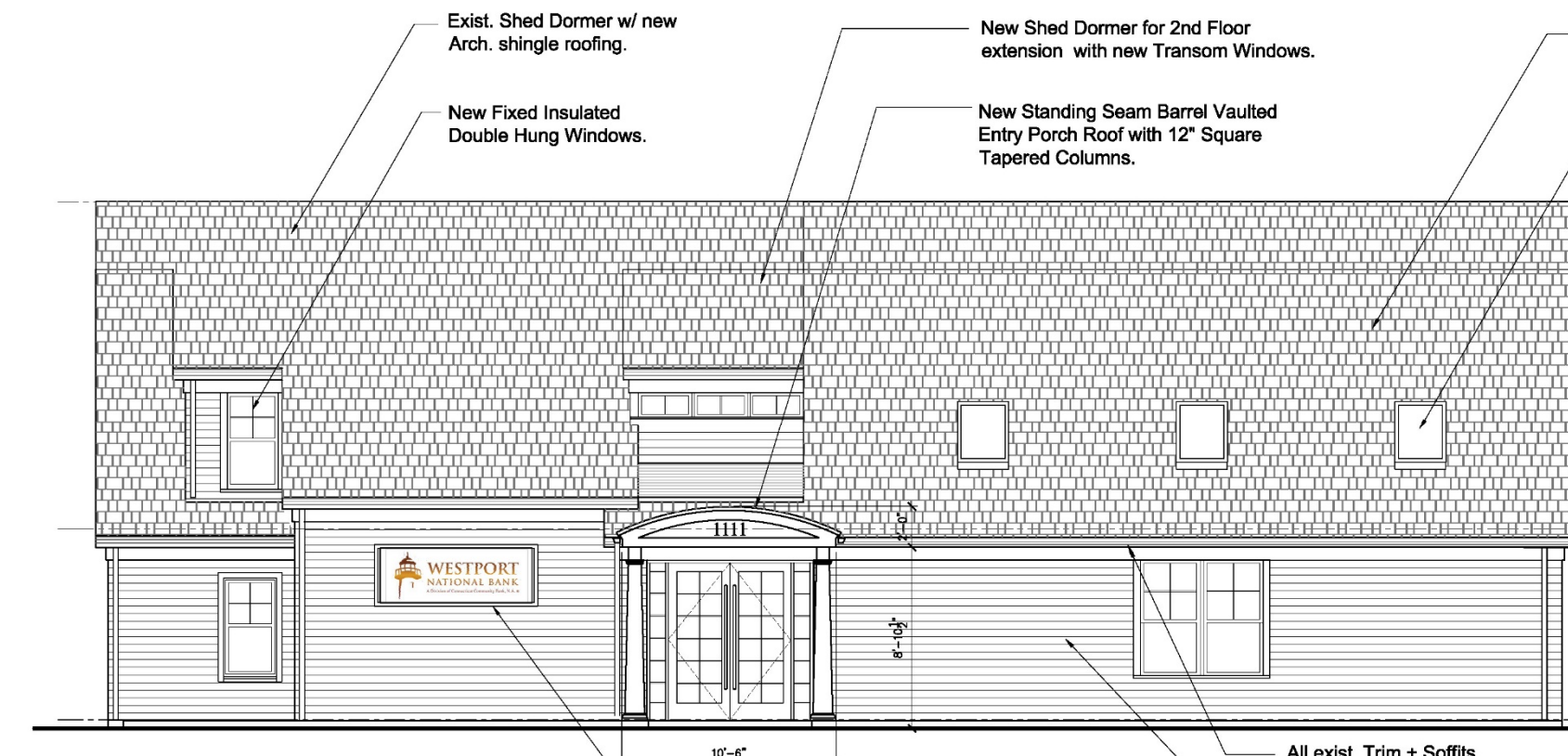
EXIST. FLOOR AREA = 2088.0 SF
 ADDED FLOOR AREA = 34.0 SF
 PROPOSED FLOOR AREA = 2122.0 SF
 TOTAL 1st + 2nd FLS. = 221.0 SF
 ADDED - FLOOR AREA



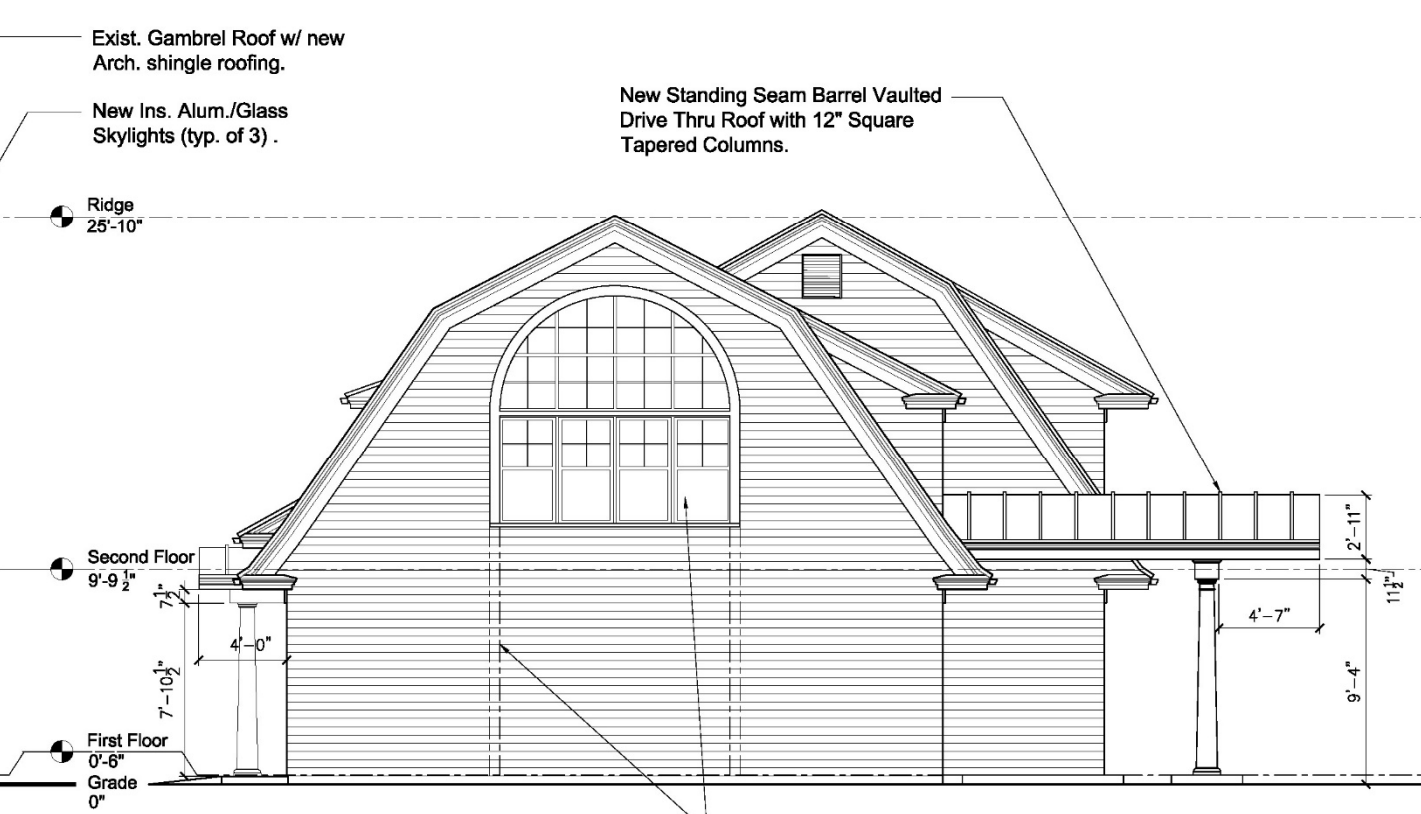
1 **EXISTING NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



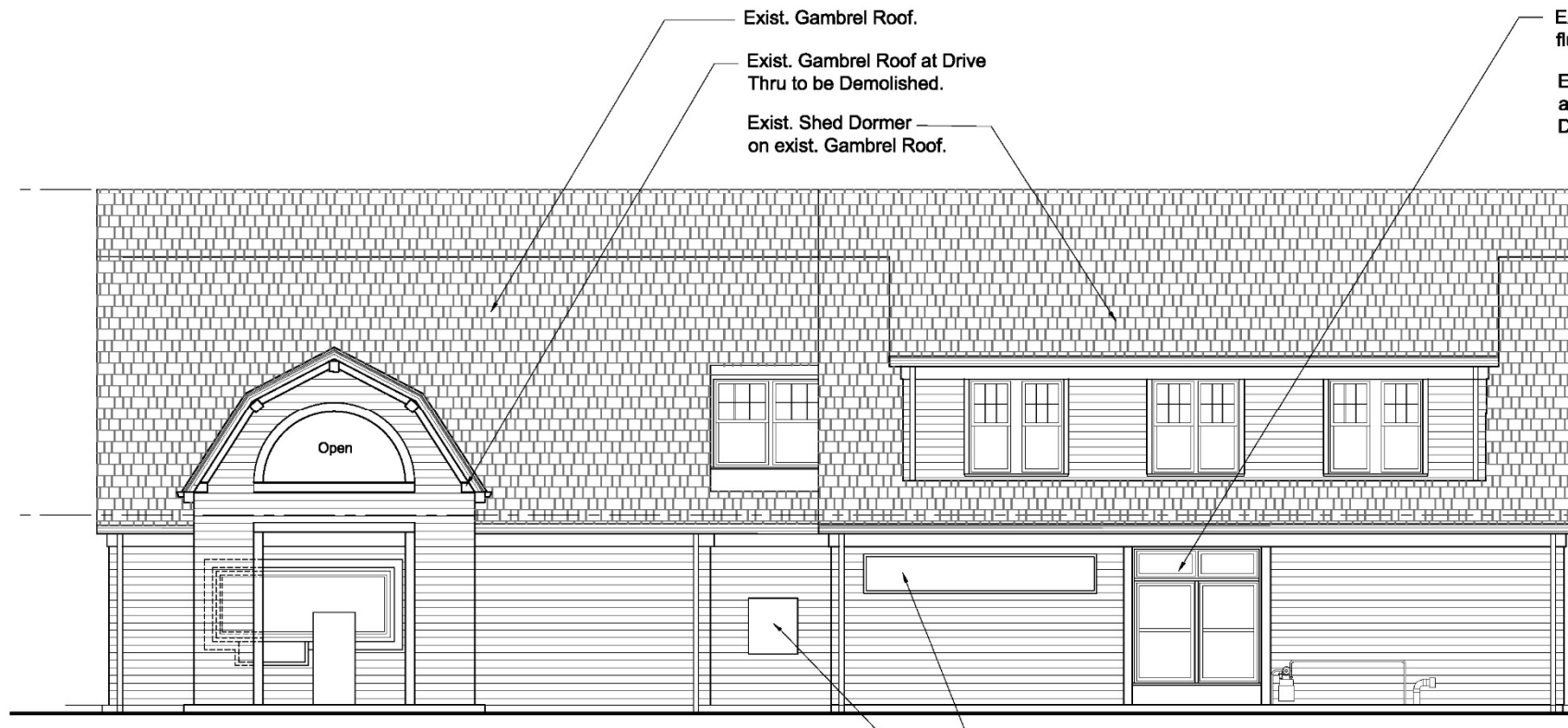
2 **EXISTING WEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 **PROPOSED NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



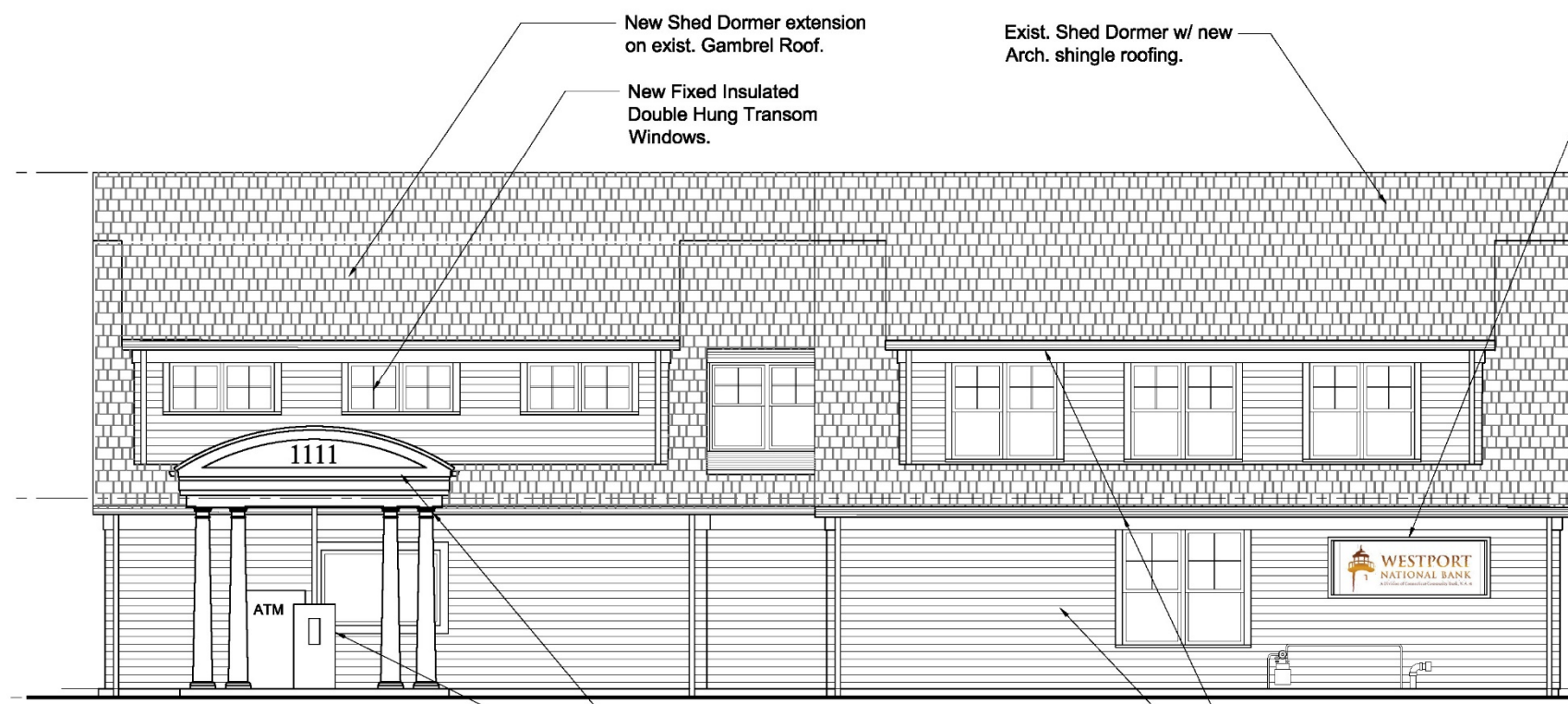
4 **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"



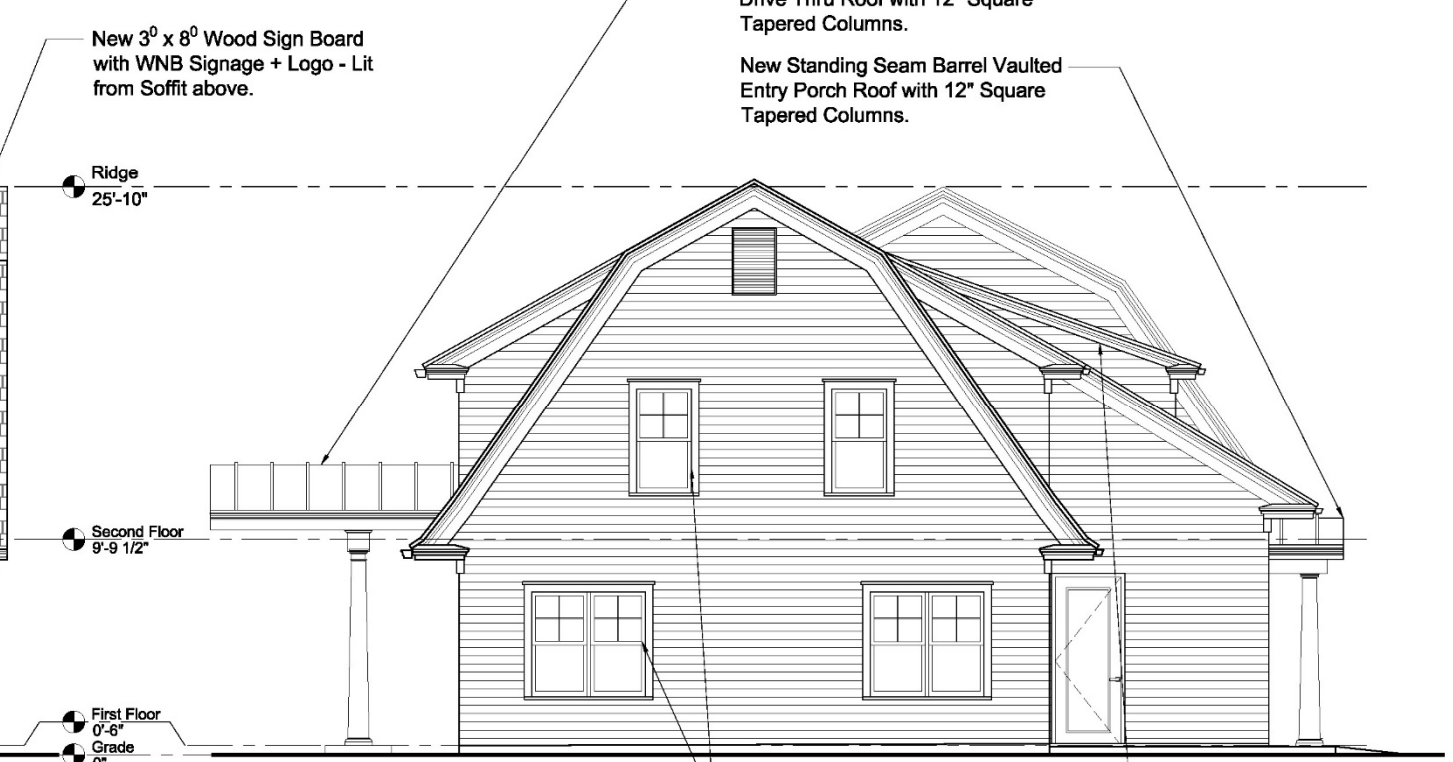
5 **EXISTING SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



6 **EXISTING EAST ELEVATION**
SCALE: 1/4" = 1'-0"



7 **PROPOSED SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



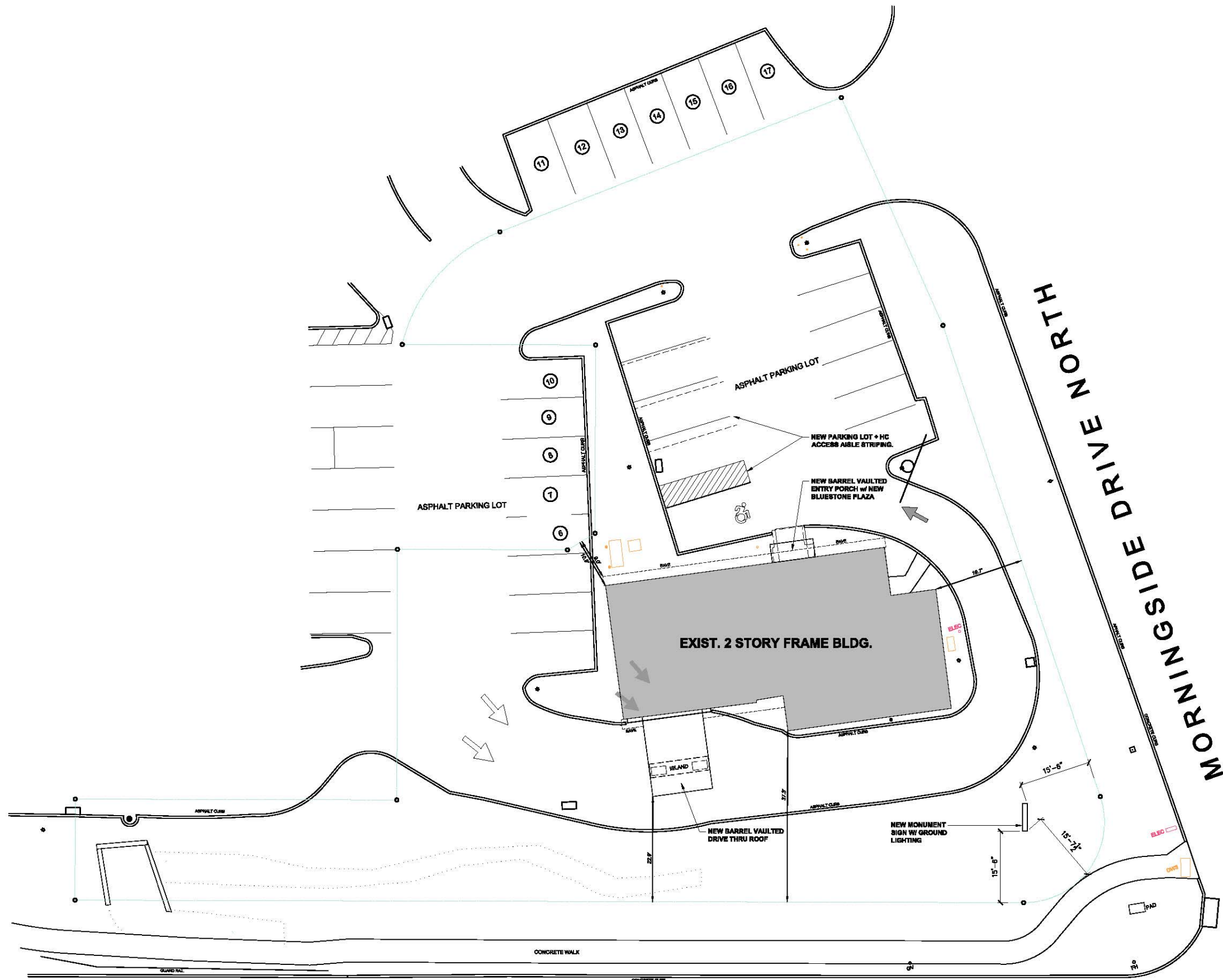
8 **PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"

- Exist. Illuminated Sign Board to be removed.
- Exist. Deposit Box to be removed.
- Exist. Shed Dormer w/ new Arch. shingle roofing.
- Exist. Wood Clapboard Siding to be repaired. Replace where necessary.
- All exist. Trim + Soffits to be replaced.
- New Standing Seam Barrel Vaulted Drive Thru Roof with 12" Square Tapered Columns.
- New Fixed Insulated Double Hung Transom Windows.
- New Shed Dormer extension on exist. Gambrel Roof.
- New Wall Mtd. ATM Machine and Pnuematic Station on existing Island with new Teller Window.

South + East Elevations - Existing + Proposed
WESTPORT NATIONAL BANK

1111 Post Road East, Westport, CT



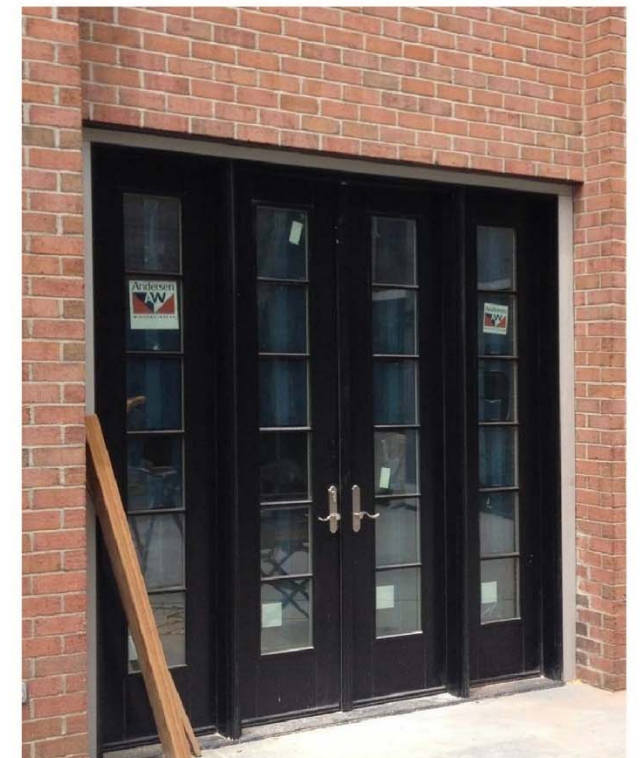
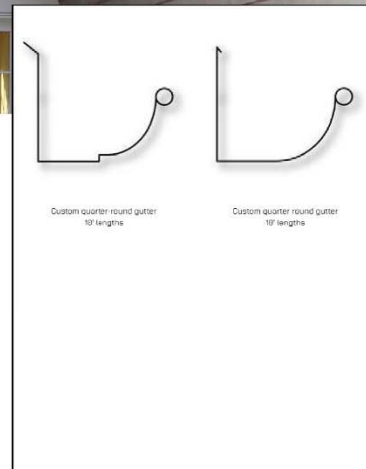


POST ROAD EAST (USRT 1)

**Proposed Site Plan
WESTPORT NATIONAL BANK**

1111 Post Road East, Westport, CT







125 Front St., Bridgeport, CT 06606 203.335.3403 Fax 203.333.5092 abc3i.com
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WE BUILD YOUR IMAGE

PROJECT:
 Westport National Bank
 1111 Post Road East, Westport, CT

SCALE:
 As Noted

DATE:
 3 Feb '21

DRAWN BY:
 ALD

DRAWING # / FILE SAVE:
 WNB\1111 PRE\ Wall & Directionals.cdr

Logo Colors



Option 1 - MODIFIED Bank Brand - 3'-0" X 8'-0" Wall Sign
Scale: 1/2" = 1'-0"

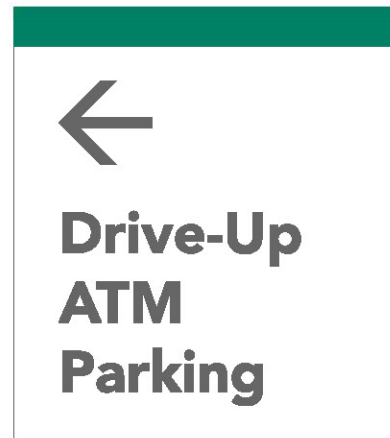
Bronze Color



Option 1 - MODIFIED Bank Brand - 3'-0" X 8'-0" Wall Sign
Scale: 1/2" = 1'-0"



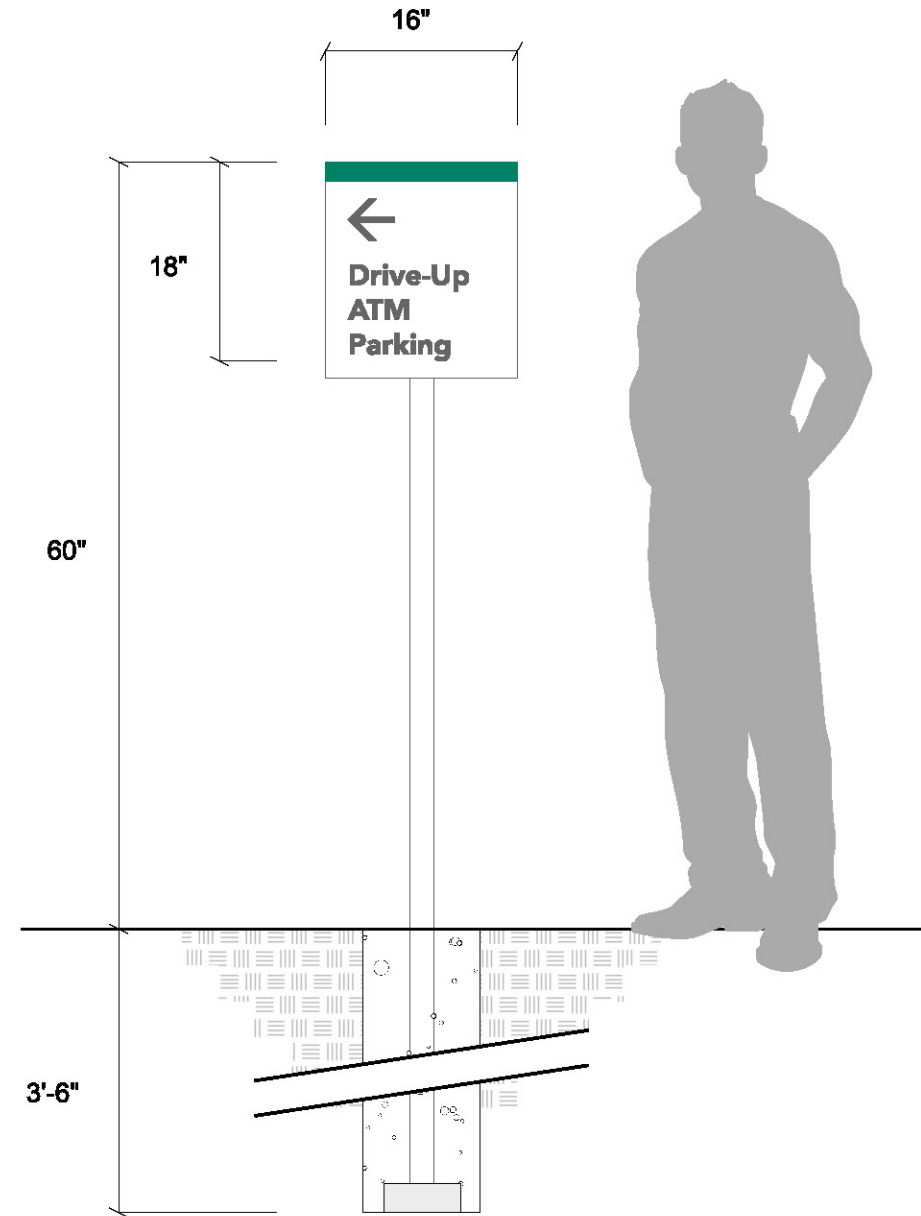
Sign 1 - S/F
Scale: 1-1/2" = 1'-0"



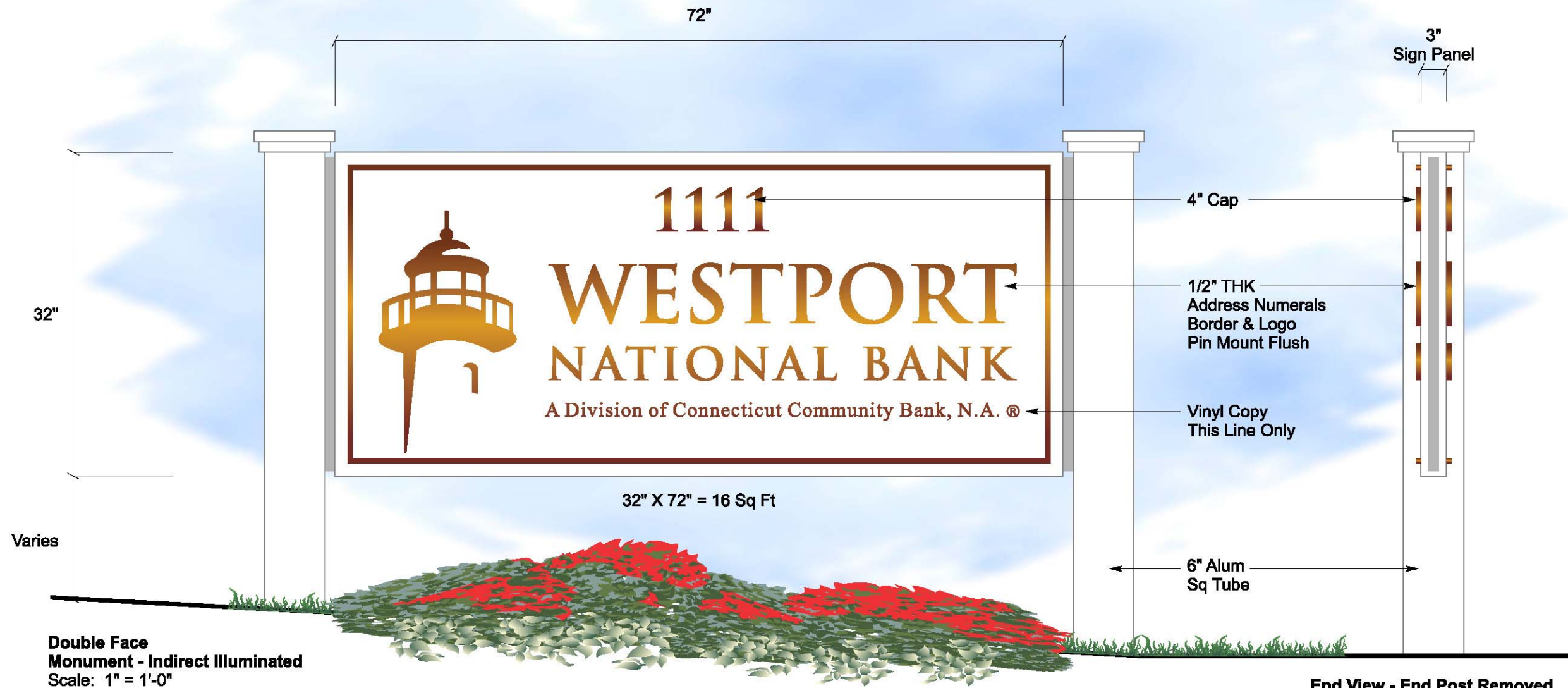
Sign 2 - S/F
Scale: 1-1/2" = 1'-0"



Sign 3 - S/F
Scale: 1-1/2" = 1'-0"



Typical Mounting -
2 Sq Ft / Side
2X2 Alum Sq Tube
Scale: 3/4" = 1'-0"



Double Face Monument - Indirect Illuminated
Scale: 1" = 1'-0"

End View - End Post Removed
Scale: 1" = 1'-0"

MAP	MAP
MATCHES Bldg Trim	41312SP Med Bronze



125 Front St., Bridgeport, CT 06606 203.335.3403 Fax 203.333.5092 abc3i.com
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PROJECT:
Westport National Bank
1111 Post Road East, Westport, CT

SCALE: As Noted	DATE: 5 Feb '21	DRAWN BY: ALD	DRAWING # / FILE SAVE: WNB\1111 PRE\ Monument E_02_08_21.cdr
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Thank You