



WESTPORT™

**JOINT COMMITTEE PUBLIC MEETING**  
(Historic District Commission and Architectural Review Board)

**NOTICE AND AGENDA**  
**Tuesday, February 1, 2022, 7:00 PM**  
**AGENDA**

Meeting ID: 881 5354 4808  
Passcode: 245492  
Dial by your location  
+1 646 876 9923 US (New York)

Join Zoom Meeting  
<https://us02web.zoom.us/j/88153544808?pwd=T3VHQmhlUGViM0dHemJlb2RrTGphZz09>

Notice is hereby given that the Joint Committee of the Historic District Commission and the Architectural Review Board will hold an electronic public meeting on **Tuesday, February 1, 2022** at 7:00 PM for the following purpose:

1. To approve minutes from the January 4, 2022 meeting.
2. To review and comment on the proposed demolition and construction of exterior storefront façade and doors at **160 – 184 Main Street** (PID# C10//140/000) submitted by Kimberly Coca, Heitler Houstoun Architects for property owned by Hulbert Thomas F EST OF C/O Harding & Carbone Inc. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
3. To adjourn the meeting.

Special Notice Regarding This Electronic Meeting:

There will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Joint Committee agenda for the meeting is available on-line at [www.westportct.gov](http://www.westportct.gov) and on the Town Calendar web page under February 1, 2022.

Bill Harris, HDC Chairman  
Ward French, ARB Chairman  
January 25, 2022

*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](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.*



**WESTPORT™**

**JOINT COMMITTEE PUBLIC MEETING**  
(Historic District Commission and Architectural Review Board)

**Tuesday, January 4, 2022, 7:00 PM**  
**DRAFT MINUTES**

**Members Present:**

David Mann, ARB Member

Bill Harris, HDC Co-Chair

Scott Springer, HDC Member

Wendy Van Wie, HDC Member

Martha Eidman, HDC Member

**Staff Present:**

Donna Douglass, HDC Administrator

Notice is hereby given that the Joint Committee of the Historic District Commission and the Architectural Review Board held an electronic public meeting on **Tuesday, January 4, 2022** at 7:00 PM for the following purpose:

1. To approve minutes from the December 7, 2021 meeting.  
**MOTION (made by Eidman): To approve the minutes of the December 7, 2021 meeting.**  
**SECOND: Mann**  
**SEATED: Eidman, Mann**  
**VOTE: Unanimously approved**
- ~~2. To review and comment on the proposed new Main Street tunnel submitted by Miggs Burroughs for property owned by the Town of Westport. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.~~  
**Withdrawn by applicant.**
3. To review and comment on the proposed new addition and windows at **10 Bay Street** (PID# C09//156/000) submitted by Nick DeMaio, Philip Cerrone Architect for property owned by 10 Bay Street Property LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.  
**MOTION (made by Eidman): To approve the revised application as submitted for the proposed new addition and windows at 10 Bay Street (PID# C09//156/000) submitted by Nick DeMaio, Philip Cerrone Architect for property owned by 10 Bay Street Property LLC..**  
**SECOND: Harris**  
**SEATED: Mann, Harris, Springer, Van Wie, Eidman**  
**VOTE: Unanimously approved**
4. To review and comment on the proposed new signage and awning at **40 Post Road East/21 Jesup Road** (PID# C09//153/000) submitted by John Massari, Accent Signs & Awnings for property owned by Winwest Post LLC/Win Properties Inc. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

**MOTION (made by Harris): To approve a modified version of the application posted in the agenda/meeting packet presented live during the meeting as a compliance alternative for the proposed new signage and awning at 40 Post Road East/21 Jesup Road (PID# C09//153/000) submitted by John Massari, Accent Signs & Awnings for property owned by Winwest Post LLC/Win Properties Inc.**

**SECOND: Springer**

**SEATED: Mann, Harris, Springer, Van Wie, Eidman**

**VOTE: Unanimously approved**

5. To review and comment on the proposed façade renovation at **139 Main Street** (PID# C10//081/000) submitted by Frederick William Hoag Architect for property owned by KMD RE LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

**MOTION (made by Mann): To approve the proposed application with the railing being code compliant and complementary to the existing iron work with a preference to maintain the current iron work if possible for the façade renovation at 139 Main Street (PID# C10//081/000) submitted by Frederick William Hoag Architect for property owned by KMD RE LLC.**

**SECOND: Harris**

**SEATED: Mann, Harris, Springer, Van Wie, Eidman**

**VOTE: Unanimously approved**

6. To adjourn the meeting.

**Meeting Adjourned at 7:49 PM**

Bill Harris, HDC Chairman  
Ward French, ARB Chairman  
January 5, 2022

**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**  
**REVIEW and RECOMMENDATION**

PROPERTY ADDRESS: 160-184 Main Street, Westport, CT 06881

OWNER OF RECORD: IA Thomas Hulbert TR Daytime Tel #: 860-616-1392

OWNER'S ADDRESS: C/O Cushman & Wakefiled, 51 Trumbull St Hartford, CT 06103 E-mail: Kim.Neilander@cushwake.com

APPLICANT'S NAME (if different): \_\_\_\_\_ Daytime Tel #: \_\_\_\_\_

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

APPLICANT'S ADDRESS: \_\_\_\_\_ E-mail: \_\_\_\_\_

*Kim Neilander* Cushman & Wakefield U.S, Inc. subagent for Bank of America, N.A. as  
agent for: Bank of America

***Property Owner's Signature***

***Legal Representative 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
- 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: (Call for Meeting dates)**

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

- Submit a narrative, describing 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 and
- 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 Building(s) (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.
- Also, submit such other material 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](mailto:ddouglass@westportct.gov)

Joint Committee Recommendations to P&Z Commission are; \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Joint Committee Chair's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# VUORI WESTPORT

166 MAIN STREET  
WESTPORT, CT 06880



T.000  
COVER

## DRAWING INDEX

T.000	COVER, DRAWING INDEX, BUILDING INFORMATION
A.100	SITE PLAN
A.101	PHOTOS OF EXISTING STOREFRONT
A.102	NEIGHBORING BUILDINGS
A.103	EXISTING EXTERIOR ELEVATION
A.104	PROPOSED EXTERIOR ELEVATION
A.105	SECTIONS THROUGH PROPOSED STOREFRONT
A.106	PROPOSED STOREFRONT MATERIALS
A.107	PROPOSED STOREFRONT RENDERINGS
A.201	1ST FLOOR DEMOLITION PLAN
A.202	1ST FLOOR CONSTRUCTION PLAN

## BUILDING INFORMATION

PROJECT NAME: VUORI WESTPORT (VUWP)  
ADDRESS ( BUILDING ) : 184 MAIN STREET, WESTPORT, CT 06880  
ADDRESS ( PROJECT SPACE ) : 166 MAIN STREET, WESTPORT, CT 06880

### PROJECT SCOPE:

2,973 SF TENANT BUILD OUT OF EXISTING RETAIL SPACE, SCOPE OF WORK INCLUDES DEMOLITION AND CONSTRUCTION OF EXTERIOR STOREFRONT FACADE AND DOORS; INTERIOR NON-LOAD BEARING PARTITIONS, LIGHTING, ELECTRICAL, PLUMBING, MECHANICAL, SPRINKLER, FIRE ALARM AND FINISHES.

**NO CHANGE TO EXISTING OCCUPANCY, USE OR EGRESS.**

### BUILDING PLANNING:

OWNER: HULBERT THOMAS F EST OF  
CO OWNER: C/O HARDING & CARBONE INC  
ZONING MAP: BCD  
PARCEL: C10140000  
LOT FRONTAGE: 149'-0"  
LOT DEPTH: VARIES - ANGLED LOT (62'-112")

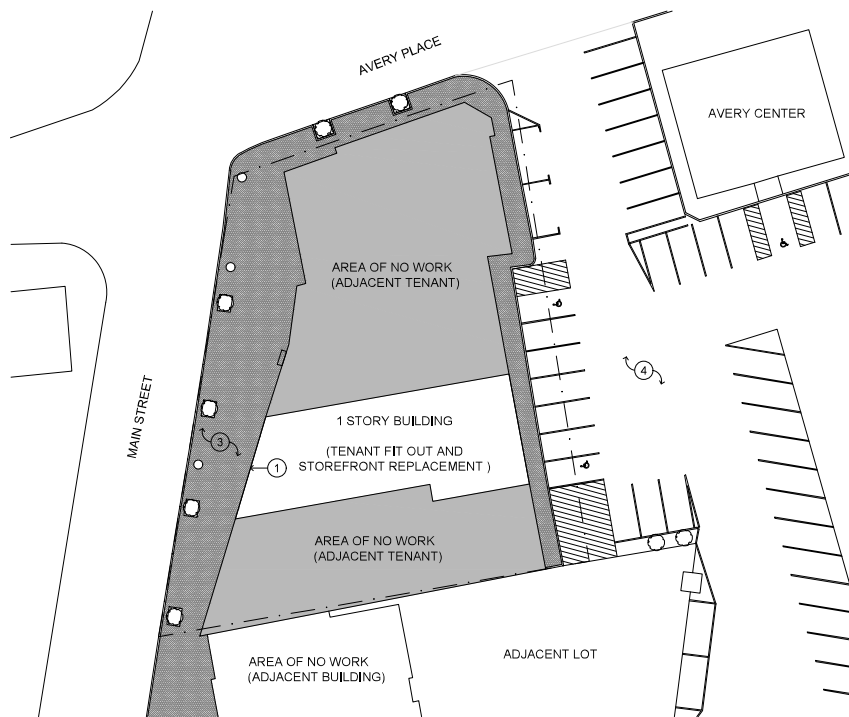
ZONING DISTRICT: BCD (BUSINESS CENTER DISTRICT) & VDO (VILLAGE DISTRICT OVERLAY)  
HISTORIC DISTRICT: VILLAGE OVERLAY DISTRICT  
HISTORICAL ZONING MAPS: VDO (VILLAGE DISTRICT OVERLAY)  
BUILDING IS NOT LISTED ON THE HISTORIC RESOURCES INVENTORY

NUMBER OF BUILDINGS: 1  
NUMBER OF FLOORS: 1 STORY & BASEMENT  
YEAR BUILT: 1948  
YEAR REMODELED: 2012  
BUILDING USE: RETAIL  
PRIMARY LAND USE: 320-RETAIL

GROSS FLOOR AREA: 12,560 SQ. FT  
RESIDENTIAL UNITS: NONE  
TOTAL # OF UNITS: 5 RETAIL UNITS

166 MAIN STREET, WESTPORT, CT 06880  
AKA 184 MAIN STREET  
1,21.22







**HEITLER  
HOUSTON  
ARCHITECTS**  
15 W 36TH STREET, NEW YORK, NY 10018  
T: 212.553.4250 F: 212.553.4251  
WWW.HEITLERHOUSTONARCHITECTS.COM



**SITE PLAN KEYNOTES**

- ① LOCATION OF NEW STOREFRONT WITHIN EXISTING OPENING.
- ② NOT USED.
- ③ EXISTING PAVING, LANDSCAPE & SITE FURNITURE TO REMAIN.
- ④ EXISTING PARKING & SERVICE, ENTRY TO REMAIN.

**SITE PLAN LEGEND**

-  EXISTING PAVING
-  EXISTING PARKING LOT
-  EXISTING BUILDING FOOTPRINT
-  EXISTING TREE
-  EXISTING FENCE
-  PROPERTY LINE

**A.100**  
SITE PLAN

166 MAIN STREET, WESTPORT, CT 06880  
AKA 184 MAIN STREET  
1.21.22  
SCALE: 1/32"=1'-0"

**HEITLER  
HOUSTON  
ARCHITECTS**  
15 W 36TH STREET, NEW YORK, NY 10018  
T: 212.553.4250 F: 212.553.4251  
WWW.HEITLERHOUSTON.COM



A.101

PHOTOS OF EXISTING STOREFRONT

166 MAIN STREET, WESTPORT, CT 06880  
AKA 184 MAIN STREET  
1,21.22

**HEITLER  
HOUSTON  
ARCHITECTS**  
15 W 36TH STREET NEW YORK, NY 10018  
T: 212.553.4250 F: 212.553.4251  
WWW.HEITLERHOUSTON.COM





NEIGHBORING BUILDINGS - KEY



1  
NEIGHBORING BUILDINGS



2  
NEIGHBORING BUILDINGS - NORTH



3  
NEIGHBORING BUILDINGS - SOUTH



4  
NEIGHBORING BUILDINGS - SOUTH



5  
NEIGHBORING BUILDINGS - SOUTH



6  
NEIGHBORING BUILDINGS - OPPOSITE VIEW



7  
NEIGHBORING BUILDINGS - OPPOSITE VIEW



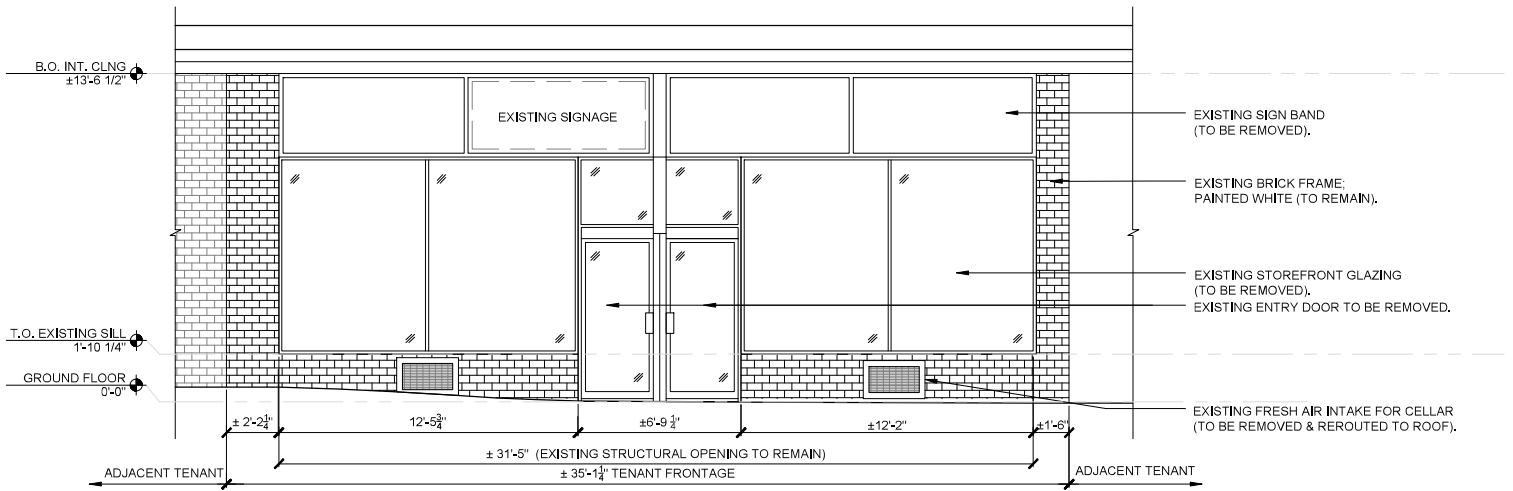
8  
NEIGHBORING BUILDINGS - OPPOSITE VIEW

**A.102**  
NEIGHBORING BUILDINGS

166 MAIN STREET, WESTPORT, CT 06880  
AKA 184 MAIN STREET  
1.21.22

**HEITLER  
HOUSTON**  
ARCHITECTS  
15 W 36TH STREET, NEW YORK, NY 10018  
T: 212.553.4250 F: 212.553.4251  
WWW.HEITLERHOUSTON.COM

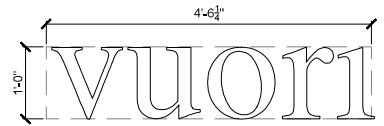




**A.103**  
EXISTING EXTERIOR ELEVATION

166 MAIN STREET, WESTPORT, CT 06880  
 AKA 184 MAIN STREET  
 1.21.22  
 SCALE: 1/4"=1'-0"

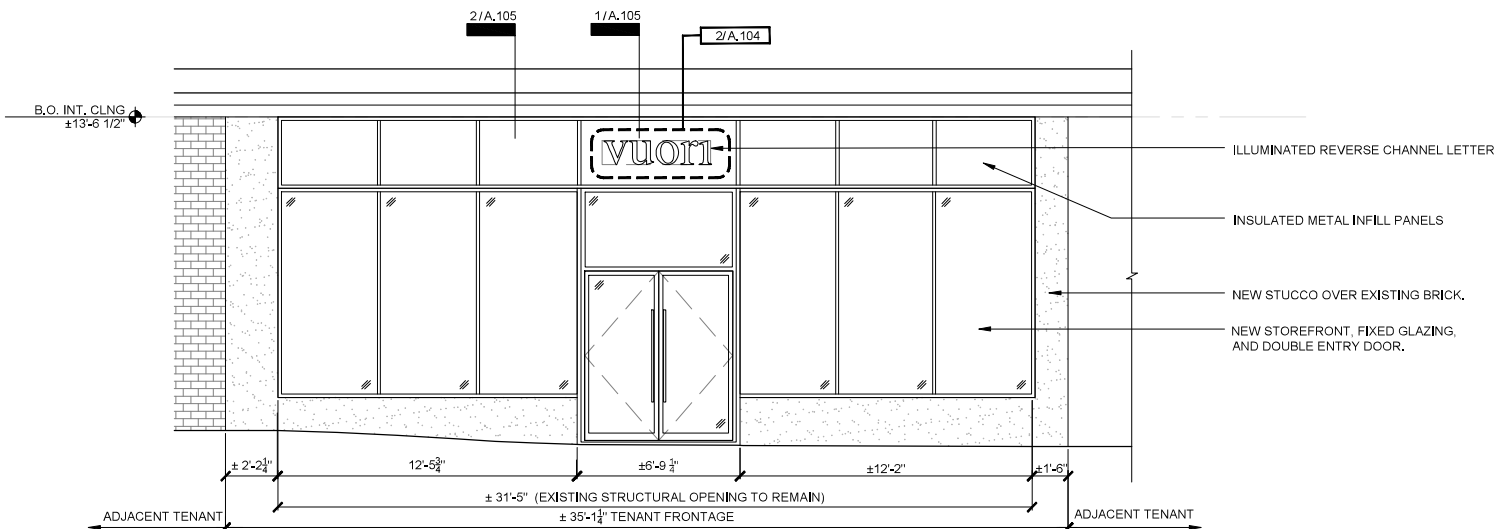
**HEITLER  
 HOUSTON  
 ARCHITECTS**  
 15 W 36TH STREET, NEW YORK, NY 10018  
 T: 212.553.4250 F: 212.553.4251  
 WWW.HEITLERHOUSTON.COM



2

SIGNAGE

3/4" = 1'-0"



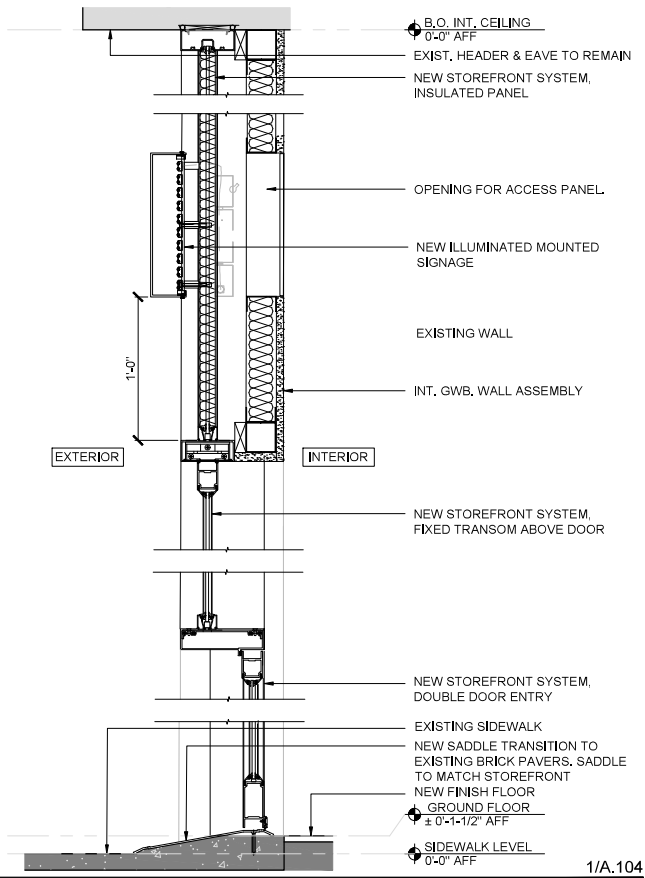
A.104

PROPOSED EXTERIOR ELEVATION

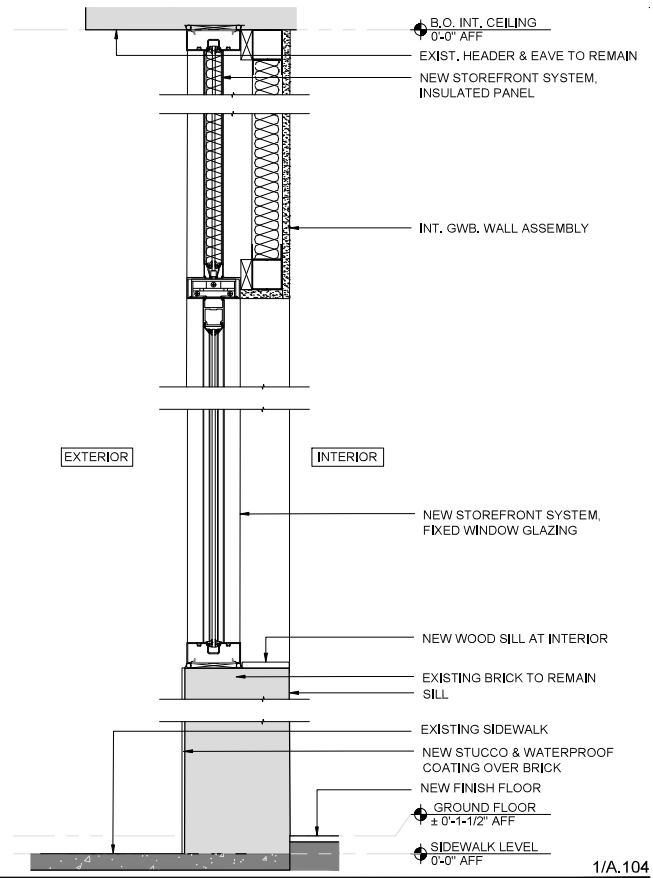
166 MAIN STREET, WESTPORT, CT 06880  
 AKA 184 MAIN STREET  
 1.21.22

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

**HEITLER  
 HOUSTON  
 ARCHITECTS**  
 15 W 36TH STREET, NEW YORK, NY 10018  
 T: 212.553.4250 F: 212.553.4251  
 WWW.HEITLERHOUSTON.COM



**1**  
STOREFRONT SECTION AT DOOR  
1 1/2" = 1'-0"



**2**  
STOREFRONT SECTION AT WINDOW  
1 1/2" = 1'-0"

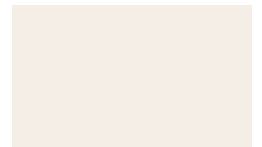
**A.105**  
SECTIONS THROUGH PROPOSED STOREFRONT

166 MAIN STREET, WESTPORT, CT 06880  
AKA 184 MAIN STREET  
1.21.22  
SCALE: 1"=1'-0"

**HEITLER  
HOUSTON  
ARCHITECTS**  
15 W 36TH STREET, NEW YORK, NY 10018  
T: 212.533.4250 F: 212.533.4251  
WWW.HEITLERHOUSTON.COM



STOREFRONT MULLION AND  
METAL PANEL FINISH: BLACK  
ANNODIZED



FINE STUCCO FINISH: STO  
16003

A.106

PROPOSED STOREFRONT MATERIALS

166 MAIN STREET, WESTPORT, CT 06880  
AKA 184 MAIN STREET  
1,21.22

**HEITLER  
HOUSTON  
ARCHITECTS**  
15 W 36TH STREET, NEW YORK, NY 10018  
T: 212.533.4250 F: 212.533.4251  
WWW.HEITLERHOUSTON.COM



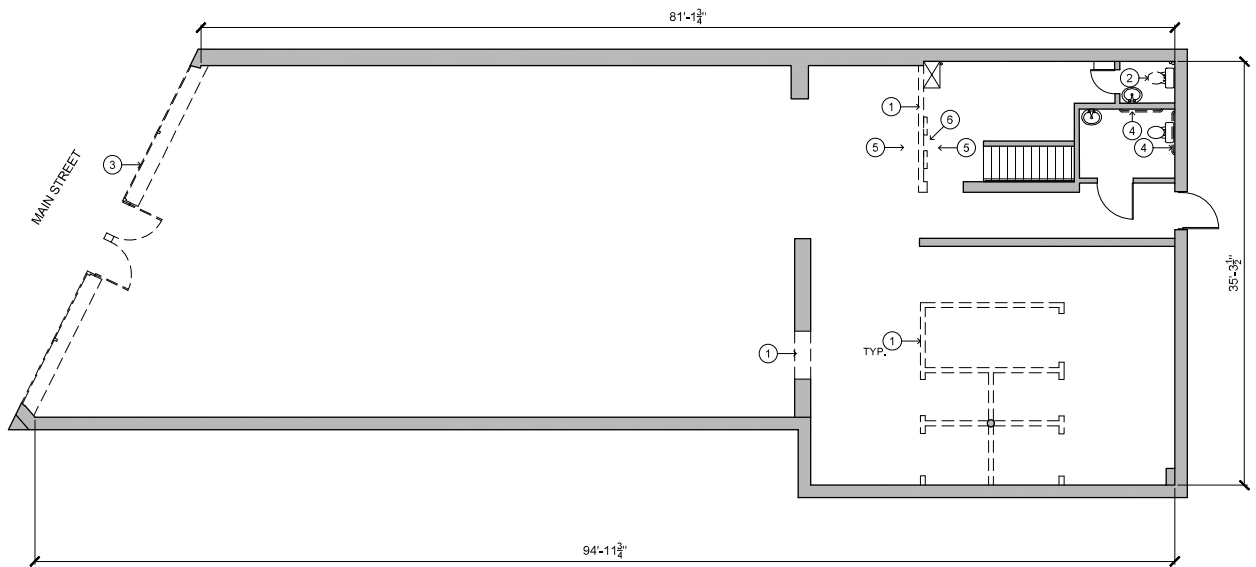
A.107

PROPOSED STOREFRONT RENDERING

166 MAIN STREET, WESTPORT, CT 06880  
AKA 184 MAIN STREET  
1.21.22

**HEITLER  
HOUSTON  
ARCHITECTS**  
15 W 36TH STREET, NEW YORK, NY 10018  
T: 212.553.4250 F: 212.553.4251  
WWW.HEITLERHOUSTON.COM





**DEMOLITION PLAN KEYNOTES**

- ① REMOVE EXISTING INTERIOR PARTITION WALL.
- ② REMOVE EXISTING PLUMBING FIXTURE.
- ③ REMOVE EXISTING STOREFRONT AND DOORS, SEE EXTERIOR ELEVATIONS, EXISTING BRICK BELOW SILL AND AT PIERS TO REMAIN.
- ④ REMOVE EXISTING GRAB BARS.
- ⑤ REMOVE EXISTING POWER RECPCTACLE
- ⑥ REMOVE EXISTING DATA

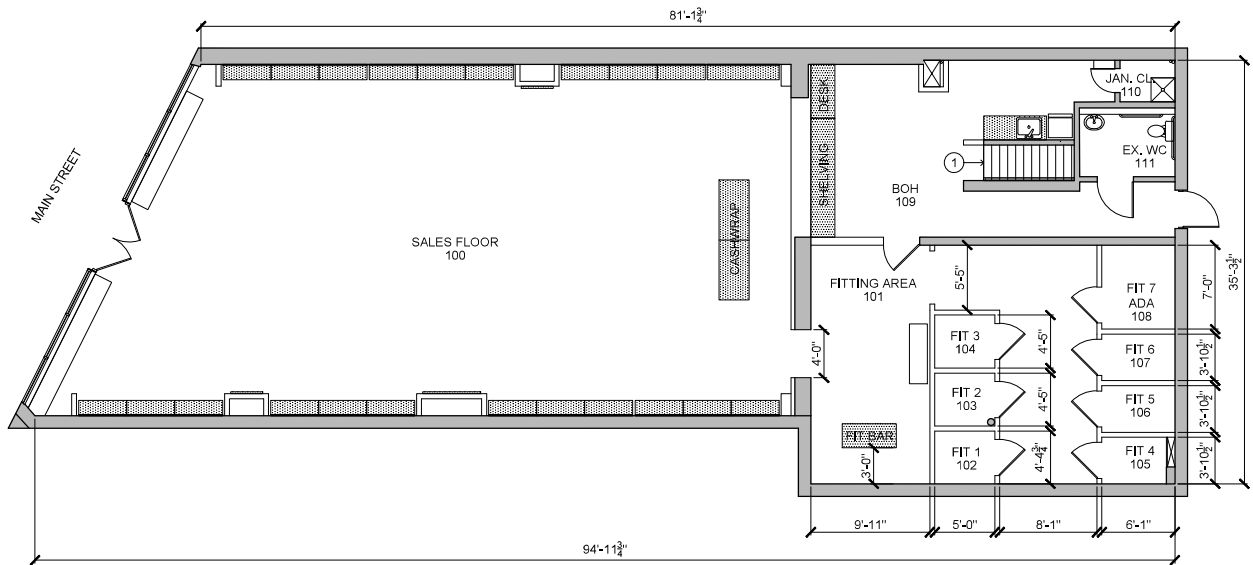
166 MAIN STREET, WESTPORT, CT 06880  
 AKA 184 MAIN STREET  
 1.21.22

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

**HEITLER  
 HOUSTON  
 ARCHITECTS**  
15 W 36TH STREET, NEW YORK, NY 10018  
 T: 212.553.4250 F: 212.533.4251  
 WWW.HEITLERHOUSTON.COM

A.201

1ST FLOOR DEMOLITION PLAN



**CONSTRUCTION PLAN KEYNOTES**

- ① EXISTING STAIRS TO RETAIL STORAGE AT CELLAR BELOW.

A.202

1ST FLOOR CONSTRUCTION PLAN

166 MAIN STREET, WESTPORT, CT 06880  
 AKA 184 MAIN STREET  
 1.21.22

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

**HEITLER  
 HOUSTON  
 ARCHITECTS**  
 15 W 36TH STREET, NEW YORK, NY 10018  
 T: 212.553.4250 F: 212.533.4251  
 WWW.HEITLERHOUSTON.COM