



WESTPORT™

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

Tuesday, February 1, 2022, 7:00 PM
DRAFT MINUTES

Members Present:

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

Bill Harris, HDC Co-Chair
Scott Springer, HDC Member
Wendy Van Wie, HDC Member
Martha Eidman, HDC Member
Rachel Felcher, 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, February 1, 2022** at 7:00 PM for the following purpose:

1. To approve minutes from the January 4, 2022 meeting.
MOTION (made by Van Wie): To approve the minutes of the January 4, 2022 meeting.
SECOND: Springer
SEATED: Harris, Eidman, Springer, Van Wie
VOTE: Unanimously approved
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.
MOTION (made by Eidman): To approve 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.
SECOND: Halper
SEATED: Halper, Herman, Harris, Springer, Van Wie, Eidman, Felcher
VOTE: Unanimously approved
3. To take such action as the meeting may determine to approve eligibility for a *Historic Residential Structures Special Permit under §32-18 of the Westport Zoning Regulations*, by application dated January 26, 2022 for **35 Wright Street**.
No Action taken. Item held open for the March 1, 2022 Joint Committee Meeting.

4. To adjourn the meeting.

Meeting Adjourned at 7:52 PM

Bill Harris, HDC Chairman
Ward French, ARB Chairman
February 3, 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

RECEIVED
MAR 09 2022
HISTORIC DISTRICT
COMMISSION

PROPERTY ADDRESS: 44 Church Lane
OWNER OF RECORD: BW CHURCH EAST LLC Daytime Tel #: 203-221-8998
OWNER'S ADDRESS: P O BOX 5040, Westport, CT 06881 E-mail: david@davidadamrealty.com
APPLICANT'S NAME (if different): Richard W. Redniss (Redniss & Mead) Daytime Tel #: 203-327-0500
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: 22 First Street - Stamford, CT 06905 E-mail: rick.redniss@rednissmead.com

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

Joint Committee Recommendations to P&Z Commission are; _____

Joint Committee Chair's Signature: _____ Date: _____

March 7, 2022

Planning and Zoning Commission
c/o Mary Young, AICP, Director of Planning & Zoning
Town of Westport
110 Myrtle Ave, Room 203
Westport CT 06880

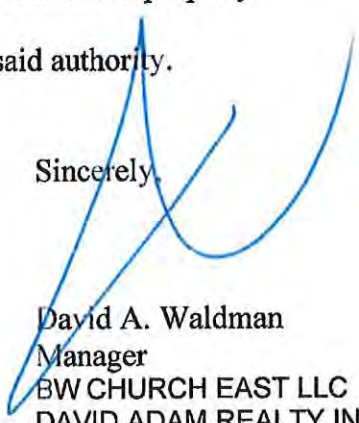
Re: 44 Church Lane - Westport, CT

Dear Ms. Young:

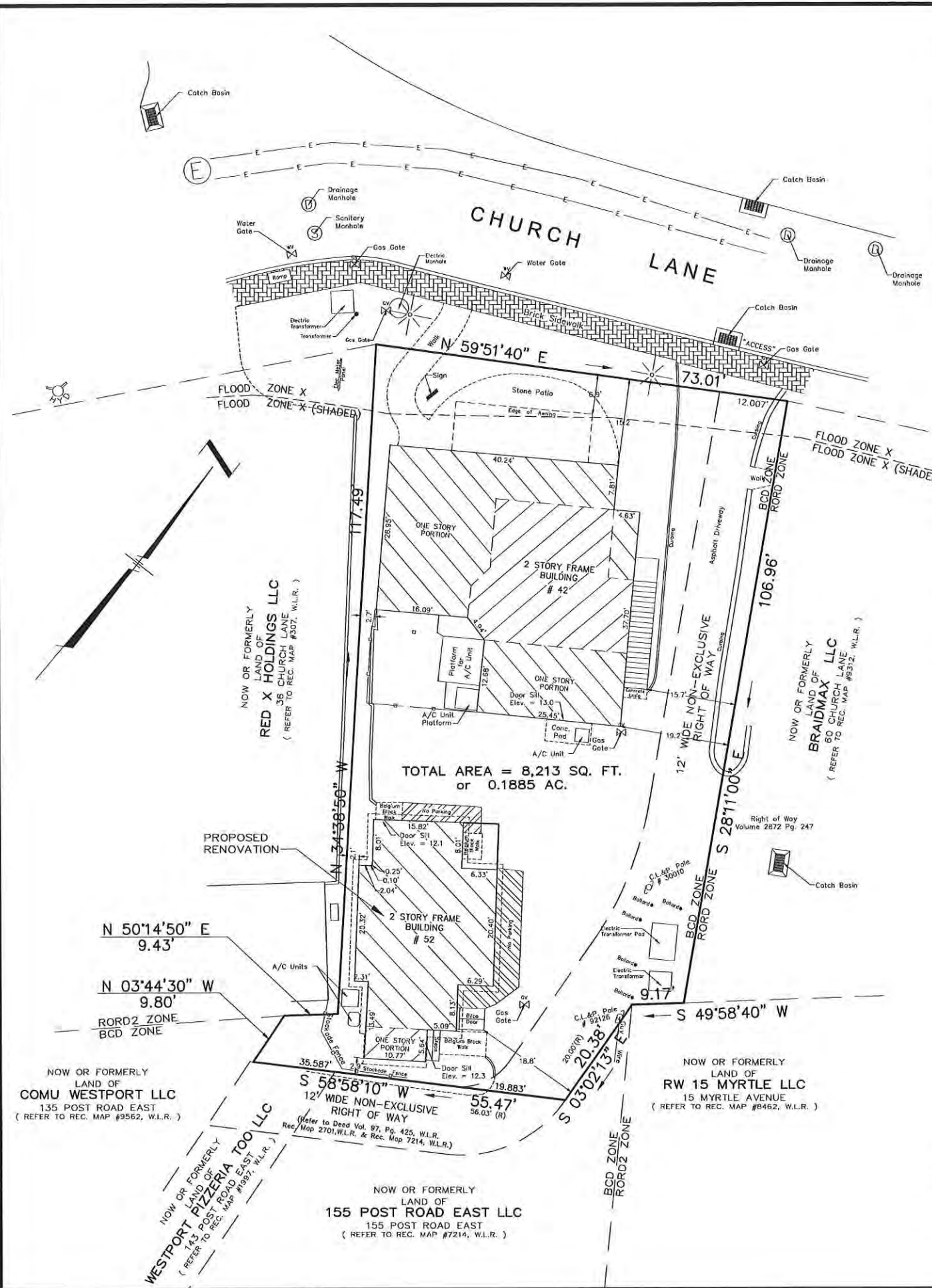
This letter serves to authorize Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to act as our agents in connection with the preparing, filing, and processing of any and all land use applications relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,



David A. Waldman
Manager
BW CHURCH EAST LLC
DAVID ADAM REALTY INC



NOTES:

- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM 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) THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
- 3) THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- 4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO MEAN SEA LEVEL NAVD '88 DATUM.
- 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 155 ON ASSESSOR'S MAP C-10.
- 6) THE SUBJECT PROPERTY IS LOCATED IN 'BCD' BUSINESS CENTER DISTRICT ZONE.
- 7) THE SUBJECT PROPERTY IS OWNED BY BW CHURCH EAST LLC. REFER TO RECORD DEED VOL. 3465, PG. 190 ON FILE IN THE OFFICE OF THE WESTPORT TOWN CLERK.
- 8) AREA OF FRONT BUILDING = 1,681 SQ. FT.
AREA OF REAR BUILDING = 829 SQ. FT.
- 9) HEIGHT OF FRONT BUILDING TO MIDPOINT OF ROOF = 23.4± FEET
HEIGHT OF REAR BUILDING TO MIDPOINT OF ROOF = 21.2± FEET
- 10) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" SHADED & FLOOD ZONE "X" AS SHOWN ON FEMA MAP ENTITLED "FIRM FLOOD INSURANCE MAP FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 413 OF 626 CONTAINS: COMMUNITY TOWN OF WESTPORT, NUMBER 09D019, PANEL 0413, SUFFIX G, MAP NUMBER 09D01C0413G, MAP REVISED JULY 8, 2013".

MAP REFERENCE:

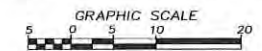
- RECORD MAP # 7213, W.L.R. ENTITLED "SURVEY PLAN PREPARED FOR MAP SHOWING SUBDIVISION OF MOBILE OIL COMPANY AT WESTPORT, CONN. SCALE 1" = 10' AUGUST 30, 1974" BY LEONARD SURVEYORS. CERTIFIED SUBSTANTIALLY CORRECT EDWARD G. SHAUGHNESSY, CONN. REG. NO. 6407.
- RECORD MAP # 2701, W.L.R. ENTITLED "MAP OF PROPERTY TO BE ACQUIRED BY B.V. BROOKS ET AL WESTPORT, CONN. APRIL 1990 SCALE 1" = 20'". CERTIFIED SUBSTANTIALLY CORRECT W.J. WOOD JR., CIVIL ENG. SURVEYOR.
- RECORD MAP # 7214, W.L.R. ENTITLED "MAP OF PROPERTY FOR NORTH ATLANTIC OIL, LTD. WESTPORT, CONN. SEPT. 25, 1974" CERTIFIED SUBSTANTIALLY CORRECT DAVID S. HUNTINGTON FOR THE HUNTINGTON COMPANY ENGR'S & SURVEYORS, FAIRFIELD, CONN.
- RECORD MAP # 8312, W.L.R. ENTITLED "MAP OF PROPERTY LOCATED AT 60 CHURCH LANE, PREPARED FOR WESTPORT CHAMBER OF COMMERCE, INC. WESTPORT, CONN. SCALE 1" = 10' REV. JANUARY 6, 1999" BY B.G. ROOT, SURVEYOR - WESTPORT. SUBSTANTIALLY CORRECT BRUCE G. ROOT, P.L.S. CONN. REG. NO. 12062.
- RECORD MAP # 8462, W.L.R. ENTITLED "MAP OF SCONSET SQUARE PREPARED FOR B.V. BROOKS WESTPORT, CONN. SCALE 1" = 20' DECEMBER 3, 1996" BY LEO LEONARD - SURVEYOR. CERTIFIED SUBSTANTIALLY CORRECT CLASS A-2 ACCURACY LEO LEONARD, P.E. & L.S. CONN. REG. NO. 2496.

MINIMUM ZONING REQUIREMENTS:

LOT AREA	NONE
LOT WIDTH	50' ON STREET
FRONT YARD	30' or 20'
SIDE YARD	6' (SEE ZONING REG'S)
REAR YARD	6' (SEE ZONING REG'S)
HEIGHT	TWO STORIES - 25 FEET FOR FLAT ROOF & 30 FEET TO MIDPOINT
BUILDING COVERAGE	SHALL NOT EXCEED (75%) OF THE AREA OF THE LOT WHICH LIES WITHIN THE BCD. (F.A.R.) 0.25
LOT COVERAGE:	EXISTING TOTAL BUILDING = 30.6 % B.L.C.
	PROPOSED TOTAL BUILDING COVERAGE = 30.95 % B.L.C.
	PROPOSED HEIGHT OF BUILDING #52 = 20.5 FEET

**ZONING/LOCATION SURVEY
MAP OF PROPERTY**

PREPARED FOR
BW Church East LLC
44 CHURCH LANE
WESTPORT, CONNECTICUT
SCALE: 1" = 10' FEB. 28, 2022



WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted herein.
Walter H. Skidd
WALTER H. SKIDD, L.S. Conn. Reg. # 14663
1992 STRATFIELD ROAD - FAIRFIELD, CONN.
TELEPHONE (203) 373-0401
Email: wskidd@optonline.net



ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

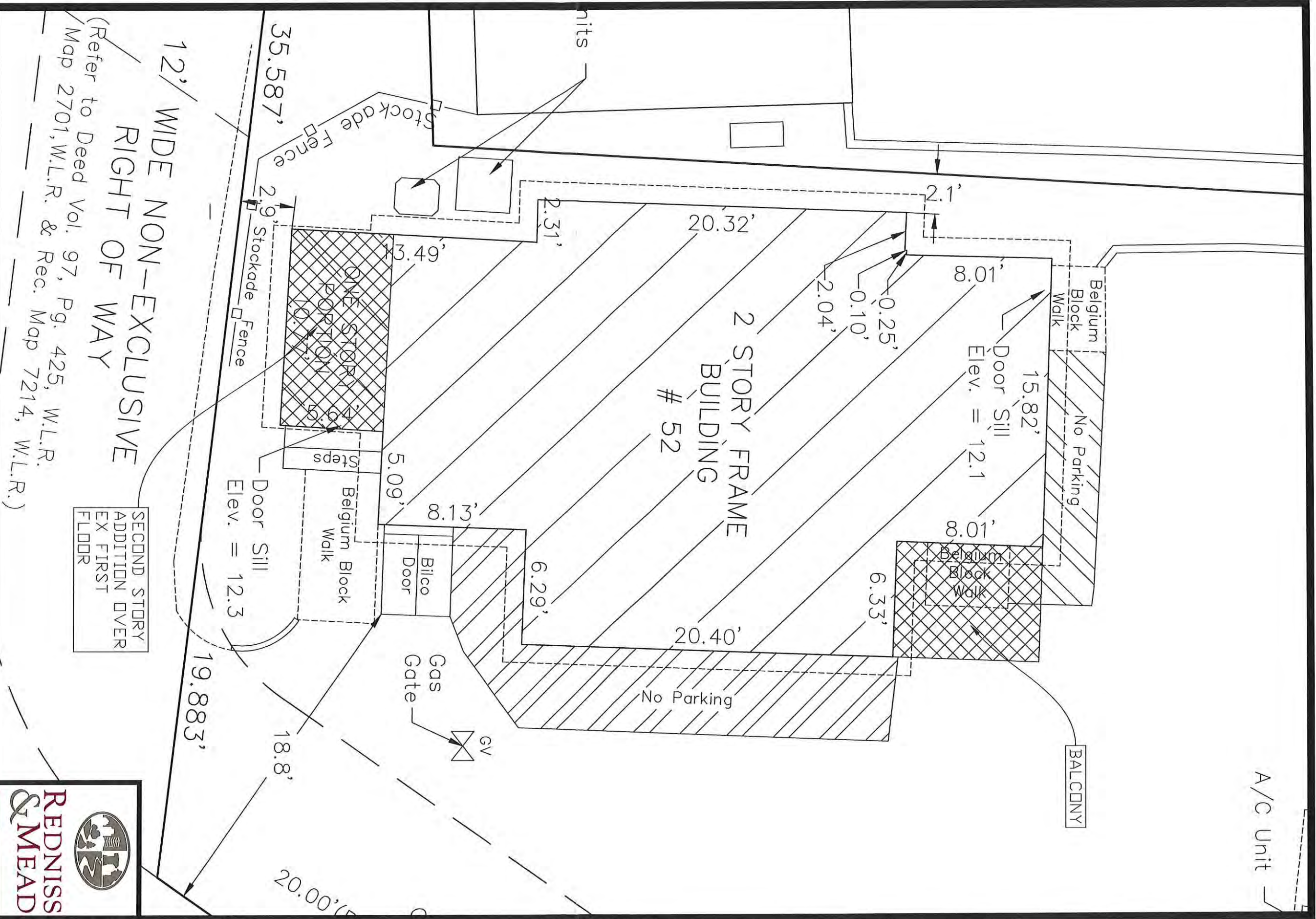
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.

EMBOSSSED SEAL



12' WIDE NON-EXCLUSIVE
RIGHT OF WAY
(Refer to Deed Vol. 97, Pg. 425, W.L.R.
Map 2701, W.L.R. & Rec. Map 7214, W.L.R.)

SECOND STORY
ADDITION OVER
EX FIRST
FLOOR

PROPOSED SITE EXHIBIT
44 CHURCH STREET
WESTPORT, CT

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com



COMPL. NO.:	DATE:
10536	3/3/2022
SCALE:	1"=5'

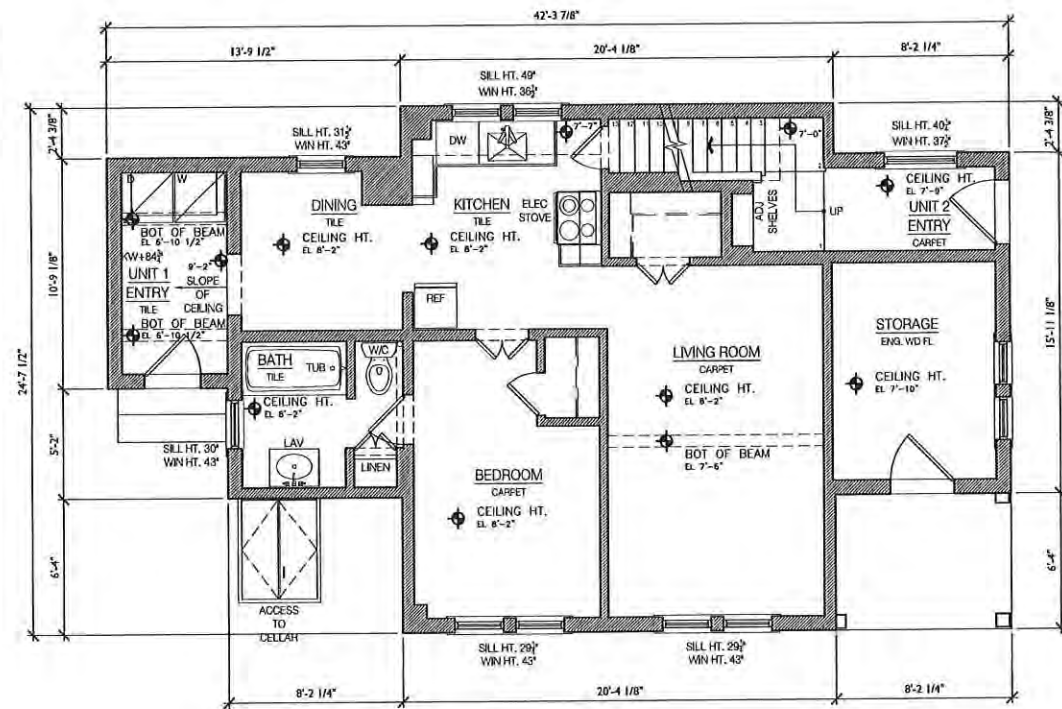
project:
52 CHURCH

location:
52 CHURCH LANE
WESTPORT, CT 06880
owner:
BW CHURCH EAST LLC

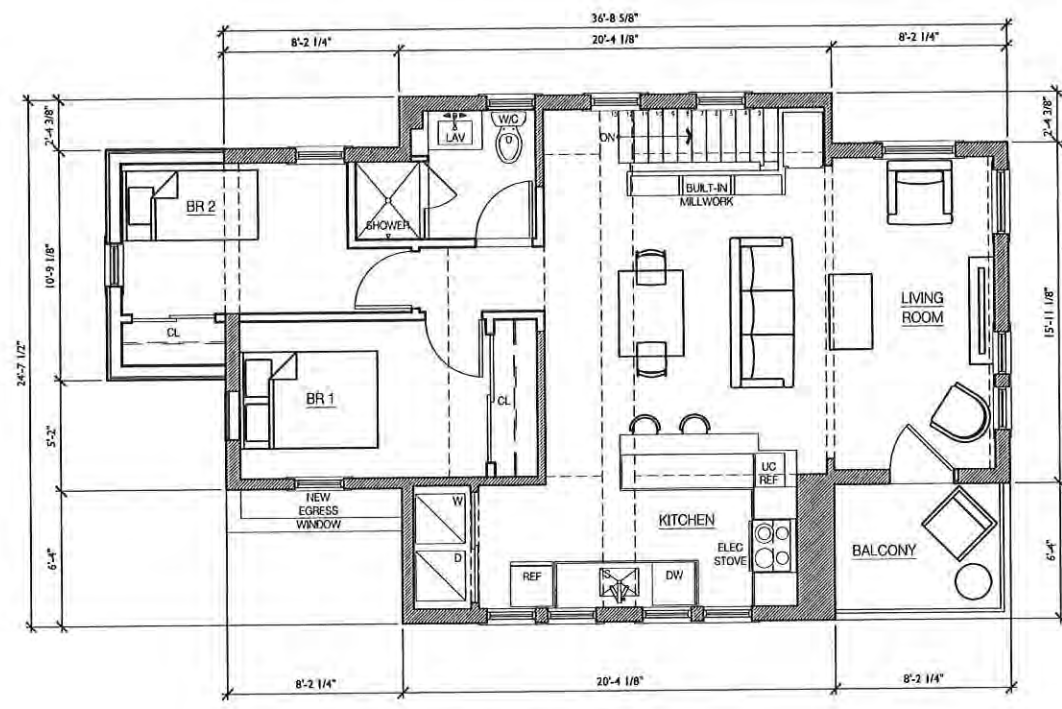
project team:
Urbane New Haven, LLC
Designer
470 James St #3
New Haven, CT 06515
203 764 2277

BUILDING AREA		
	EXISTING AREA SF (GROSS)	PROPOSED AREA SF (GROSS)
FIRST FLOOR:		
UNIT 1	638	638
UNIT 2	90	90
STORAGE	94	94
TOTAL	822	822
SECOND FLOOR:		
UNIT 2	762	822
BALCONY	0	52

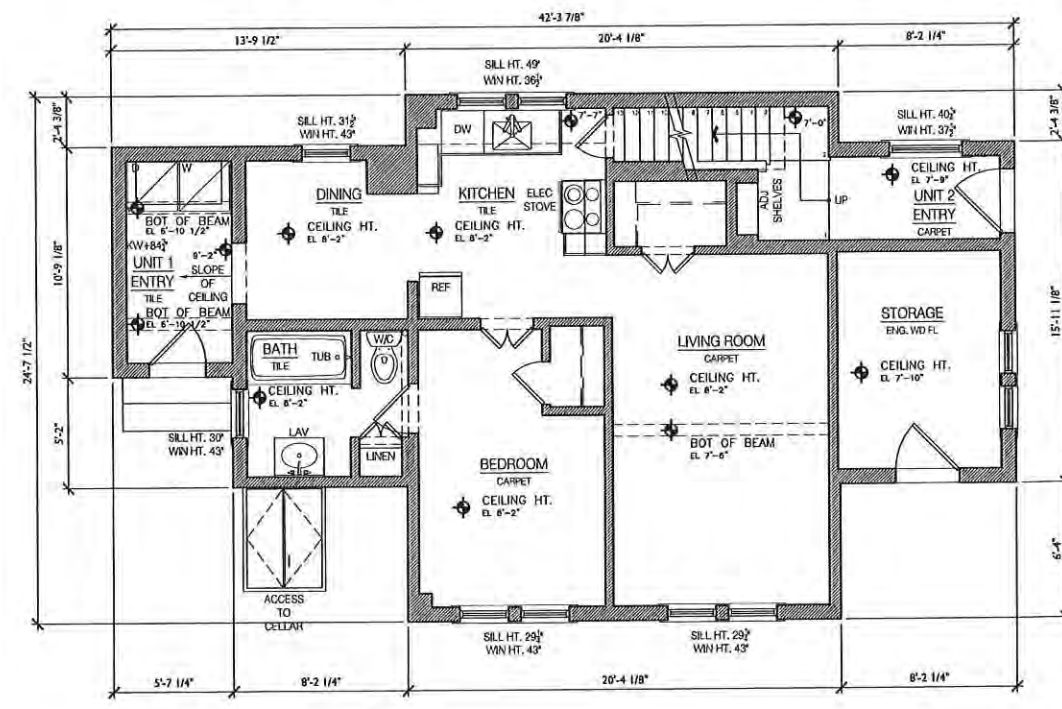
KEY
 EXISTING WALL
 PROPOSED WALL



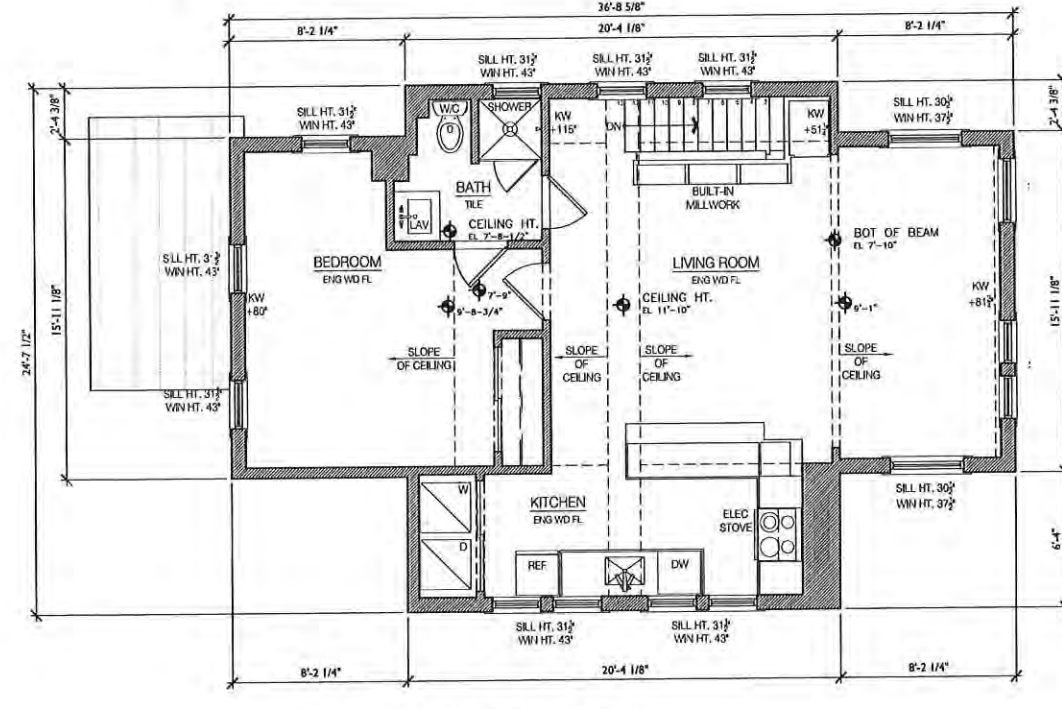
3 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



4 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

no.	date	description
1	10FEB 2022	25% CD's

title:
EXISTING & PROPOSED FLOOR PLANS

date: 10 FEB 2022
scale: 1/4" = 1'-0"

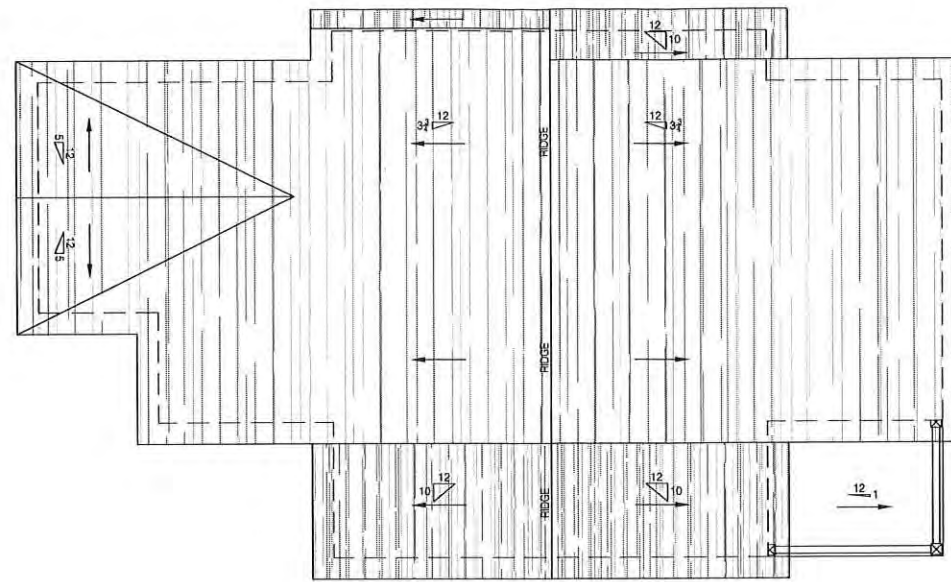
drawing number:
A-100



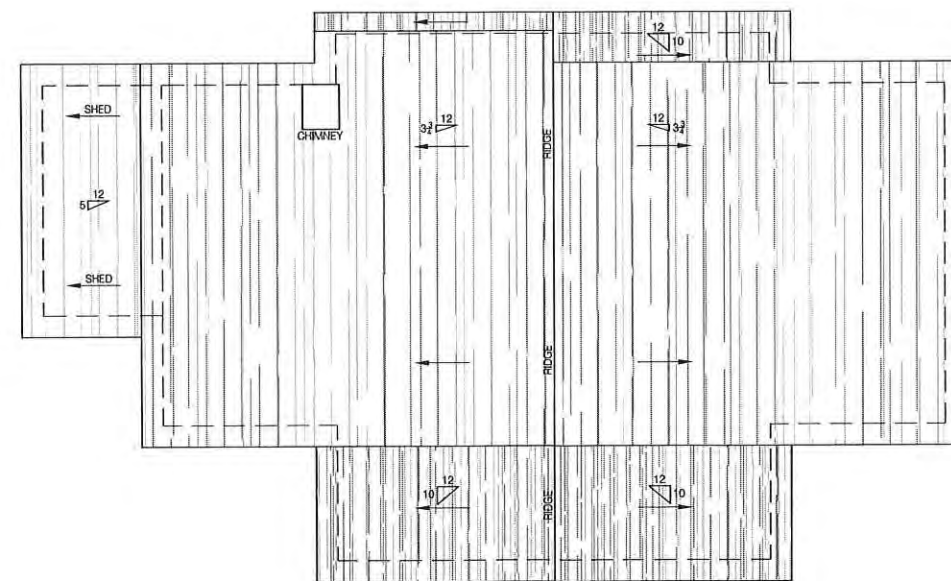
project:
52 CHURCH

location:
**52 CHURCH LANE
WESTPORT, CT 06880**
owner:
BW CHURCH EAST LLC

project team:
Urbane New Haven, LLC
Designer
470 James St #3
New Haven, CT 06515
203 764 2277



2 PROPOSED ROOF PLAN
A-101 1/4" = 1'-0"



1 EXISTING ROOF PLAN
A-101 1/4" = 1'-0"

no.	date	description
1	10FEB 2022	25% CD's

title:
EXISTING & PROPOSED ROOF PLANS

date: 10 FEB 2022

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

drawing number:

A-101



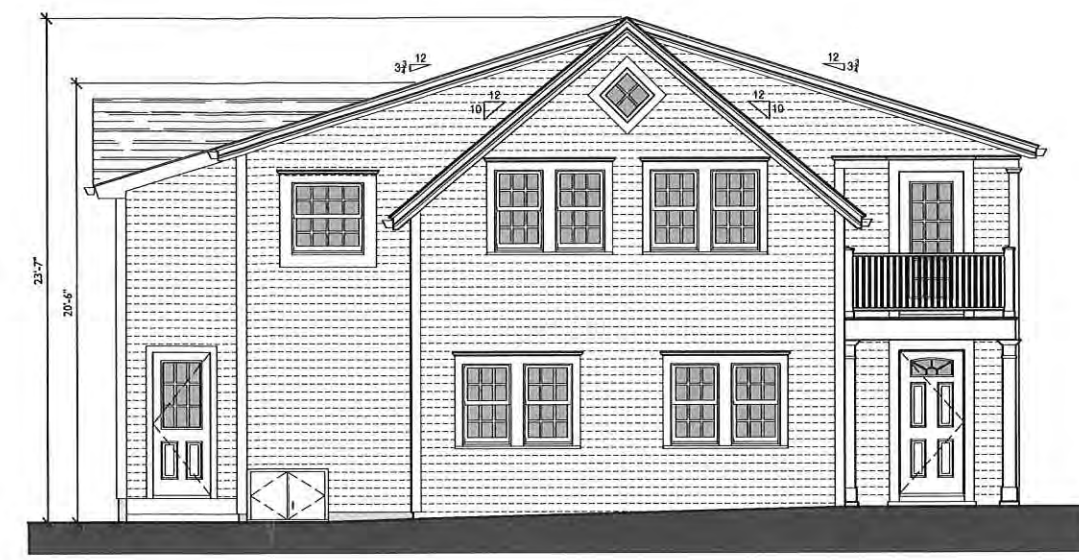
project:
52 CHURCH

location:
52 CHURCH LANE
WESTPORT, CT 06880
owner:
BW CHURCH EAST LLC

project team:
Urbane New Haven, LLC
Designer
470 James St #3
New Haven, CT 06515
203 764 2277



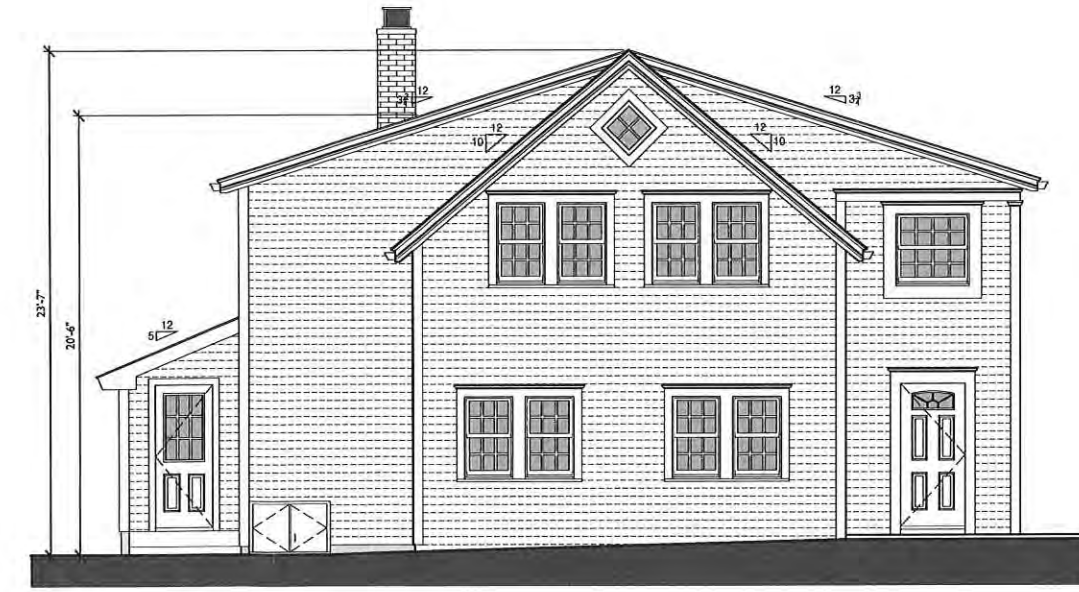
3 PROPOSED ELEVATION - NORTH
A-200 1/4" = 1'-0"



4 PROPOSED ELEVATION - EAST
A-200 1/4" = 1'-0"



1 EXISTING ELEVATION - NORTH
A-200 1/4" = 1'-0"



2 EXISTING ELEVATION - EAST
A-200 1/4" = 1'-0"

no.	date	description
1	10FEB 2022	25% CD's

title:
EXISTING & PROPOSED ELEVATIONS

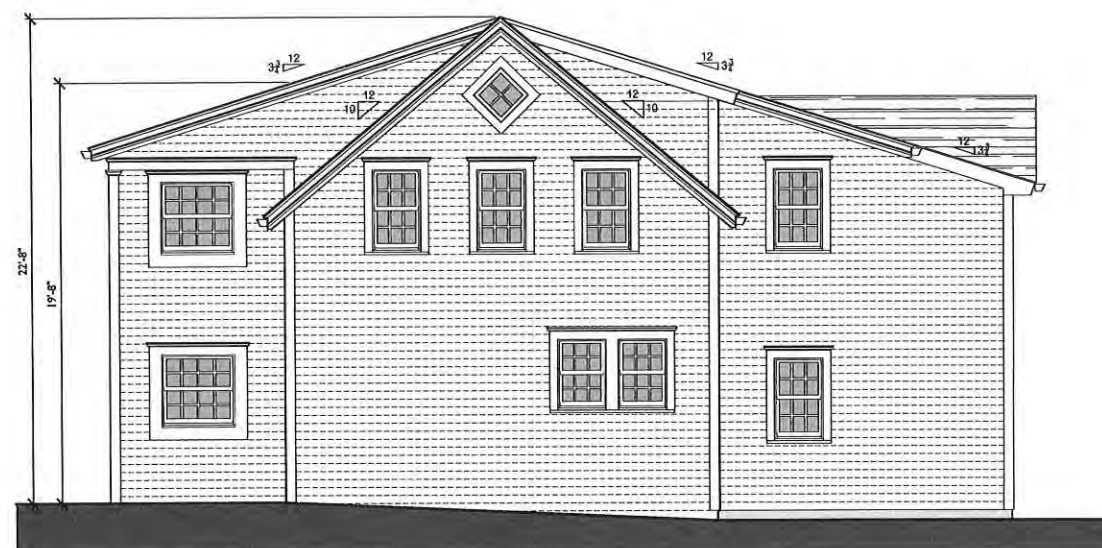
date: 10 FEB 2022
scale: 1/4" = 1'-0"

drawing number:
A-200

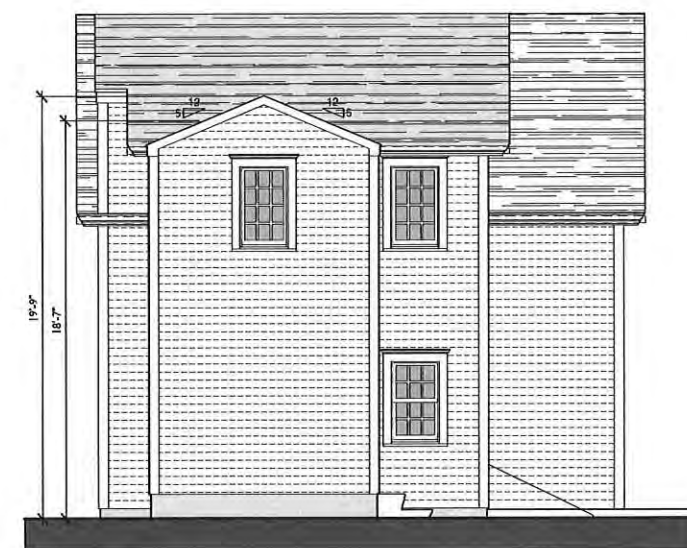


project:
52 CHURCH
location:
52 CHURCH LANE
WESTPORT, CT 06880
owner:
BW CHURCH EAST LLC

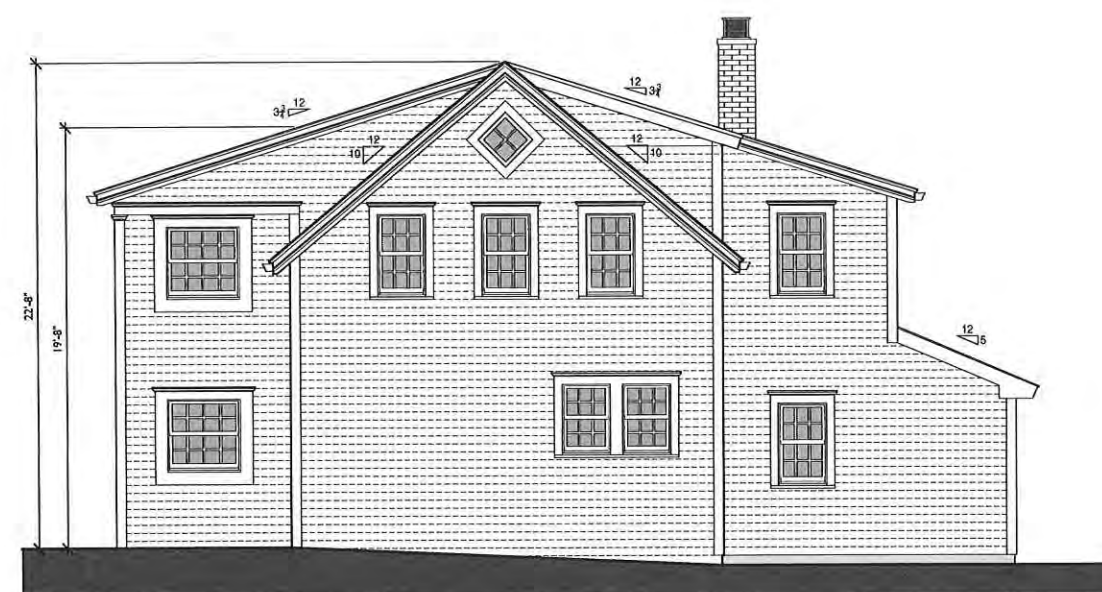
project team:
Urbane New Haven, LLC
Designer
470 James St #3
New Haven, CT 06515
203 764 2277



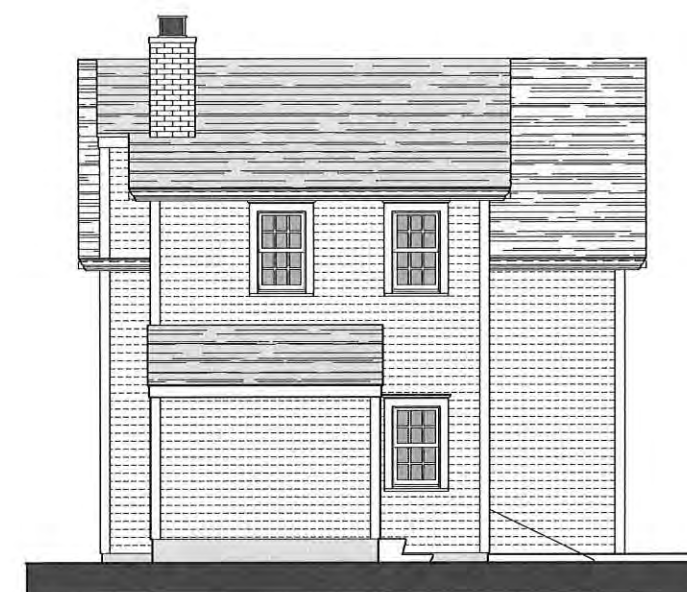
3
A-201 PROPOSED ELEVATION - WEST
1/4" = 1'-0"



2
A-202 PROPOSED ELEVATION - SOUTH
1/4" = 1'-0"



1
A-201 EXISTING ELEVATION - WEST
1/4" = 1'-0"



2
A-202 EXISTING ELEVATION - SOUTH
1/4" = 1'-0"

no.	date	description
1	10FEB 2022	25% CD's

title:
EXISTING & PROPOSED ELEVATIONS

date: 10 FEB 2022
scale: 1/4" = 1'-0"

drawing number:
A-201





Jen Toole
DEMOCRATS FOR

46



50

BYD



HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator,
Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

* Note: Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) _____
 Building Name (Historic) _____
 Street Address or Location 44 Church Lane (East Church Street)
 Town/City Westport Village _____ County Fairfield
 Owner(s) The Maxx & Luke LLC Public Private

PROPERTY INFORMATION

Present Use: Commercial
 Historic Use: _____
 Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Colonial Revival Date of Construction ca. 1920

Material(s) (Indicate use or location when appropriate):

- | | | | | |
|--|---|--------------------------------------|--|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick | <input checked="" type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding |
| <input type="checkbox"/> Fieldstone | <input type="checkbox"/> Board & Batten | <input type="checkbox"/> Stucco | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input type="checkbox"/> Concrete (Type _____) | <input type="checkbox"/> Cut Stone (Type _____) | <input type="checkbox"/> Other _____ | | |

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other _____

Roof (Type)

- Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other _____

(Material)

- Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
 Built up Tile Other _____

Number of Stories: 2 Approximate Dimensions _____

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: Side addition

FOR OFFICE USE: Town # _____ Site # _____ UTM _____

District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

- Barn Shed Garage Carriage House Shop Garden
- Other landscape features or buildings: _____

Surrounding Environment:

- Open land Woodland Residential Commercial Industrial Rural
- High building density Scattered buildings visible from site

• Interrelationship of building and surroundings:
See Continuation Sheet

• Other notable features of building or site (*Interior and/or Exterior*)
See Continuation Sheet

Architect _____ Builder _____

• Historical or Architectural importance:
See Continuation Sheet

• Sources:
See Continuation Sheet

Photographer PAL _____ Date 10/6/2011 _____

View _____ Negative on File _____

Name _____ Date 10/6/2011 _____

Organization PAL _____

Address 210 Lonsdale Avenue, Pawtucket, RI 02860 _____

• Subsequent field evaluations:

Threats to the building or site:

- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____

STATE OF CONNECTICUT

COMMISSION ON CULTURE & TOURISM
STATE HISTORIC PRESERVATION OFFICE
One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY	
TOWN NO.:	SITE NO.:
UTM: 18/	/ / / / /
QUAD:	
DISTRICT:	NR: Actual Potential

CONTINUATION SHEET

Item Number: _____ Date: October 2011
PAL, Pawtucket, RI 02860

44 Church Lane, Westport, CT

Interrelationship of building and surroundings:

The building is located close to the south side of Church Lane and faces north on a level paved lot. Curbed planters dot the property and contain bushes and deciduous trees. Tall scrub brush lines the western boundary providing privacy and obstructing the view of the rear of the property.

Other notable features of building or site (Interior and/or Exterior):

The building is a two-story, two-bay-by-two-bay, L-shaped, Colonial Revival style, former single family residence. It was later converted to into a mixed use space. The asphalt shingle-clad, cross-hip roof has deep overhangs, a hip-roof dormer on the north slope, and a corbelled brick chimney at the ridge. The walls are clad in clapboard on the first story and wood shingle on the second story. An original, full-width porch on the north (facade) elevation was enclosed. A one-story addition on the east elevation connects to the enclosed porch's east elevation, which now provides retail space. A shed roof all visible on the 1931 Sanborn was extended across the entire south elevation. All the additions were constructed after 1940. Two entrances in the enclosed porch consist of twelve-light wood doors with flat wood trim. A secondary entrance recessed on the facade and consists of a wood panel door with a nine-light window in the top half. Windows in the main block of the house primarily consist of six-over-six and one-over-one, double-hung, late-twentieth-century replacement sash in varying sizes. Large, 24-light windows are located in the store fronts on the facade. Despite the multiple additions, the original plan is still visible. Minor alterations also include the replacement of some exterior materials.

Historical or Architectural importance:

The house was constructed ca. 1920 based on its appearance on the 1923 Sanborn Map of Westport, but not on the 1910 Sanborn Map. According to the 1953 directory, the property was owned by Harold V. Baker, a butcher and grocer. Baker still resided in the house in 1937, followed by Frank A. O'Neill and T.H. Markowski from 1946 through 1950. The law firm of Bradley & Bradley occupied the house for approximately a decade from 1960 through 1970. Subsequent occupants include Virginia D. Maloney in 1980 and The Video Connection in 1991. The current owner, The Maxx & Luke LLC, purchased the property in 1996.

Sources:

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Hopkins, G.M. Atlas of the County of Fairfield. 1879; Sanborn Fire Insurance Maps. 1891-1940; Westport Directory (W.D.). Loveland, CO: US West Marketing Resources, 1991; W.D. Chicago, IL: Johnson Publishing Co., 1985; W.D. Providence, RI: C. DeWitt White Co., 1917-1918; W.D. New Haven: The Price & Lee Co., 1923-1974.

STATE OF CONNECTICUT

**COMMISSION ON CULTURE & TOURISM
STATE HISTORIC PRESERVATION OFFICE**
One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item Number: _____ Date: October 2011
PAL, Pawtucket, RI 02860

44 Church Lane, Westport, CT

PHOTOGRAPHS



View of the northwest and northeast elevations.

<i>FOR OFFICE USE ONLY</i>	
TOWN NO.:	SITE NO.:
UTM: 18/ / / / / /	
QUAD:	
DISTRICT:	NR: Actual Potential

HISTORIC RESOURCES INVENTORY BUILDING AND STRUCTURES

HISTORIC DISTRICT COMMISSION
TOWN HALL
110 Myrtle Avenue
Westport, Connecticut 06880

203-226-8511 Ext. 210

FOR OFFICE USE ONLY	
Town No.: 5318-1	Site No.: 158
UTM	
QUAD:	
DISTRICT	IF NR, SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION

DESCRIPTION

1. BUILDING NAME (Common) *WESTPORT INSURANCE CTR.* (Historic)

2. TOWN/CITY *WESTPORT* **VILLAGE** *FC* **COUNTY** *FC*

3. STREET AND NUMBER (and/or location) *42-44 Church Lane*

4. OWNER(S) *Carmen Preele* Public Private

5. USE (Present) *OFFICE, STORES, RESIDENTIAL* (Historic)

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD Yes No INTERIOR ACCESSIBLE Yes No IF YES, EXPLAIN *COMMERCIAL USE*

7. STYLE OF BUILDING *ITALIANATE (ORIG.)?* ~~OFFSHORE STORES & RESIDENCE~~ **DATE OF CONSTRUCTION**

8. MATERIAL(S) (Indicate use or location when appropriate)

<input checked="" type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding	<input type="checkbox"/> Brick	<input type="checkbox"/> Other (Specify)
<input checked="" type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding	<input checked="" type="checkbox"/> Fieldstone <i>BASE</i>	
<input type="checkbox"/> Board & Batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Concrete Type:	<input type="checkbox"/> Cut stone Type:	

9. STRUCTURAL SYSTEM

<input checked="" type="checkbox"/> Wood frame	<input type="checkbox"/> Post and beam	<input type="checkbox"/> balloon
<input type="checkbox"/> Load bearing masonry	<input type="checkbox"/> Structural iron or steel	
<input type="checkbox"/> Other (Specify)		

10. ROOF (Type)

<input type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor	<input type="checkbox"/> sawtooth
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input checked="" type="checkbox"/> Hip	<input type="checkbox"/> Round	<input type="checkbox"/> Other (Specify)

(Material)

<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify)

11. NUMBER OF STORIES *2* **APPROXIMATE DIMENSIONS** *60' x 60'*

12. CONDITION (Structural) (Exterior)

<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
------------------------------------	-------------------------------	-------------------------------	---------------------------------------	------------------------------------	-------------------------------	--	---------------------------------------

13. INTEGRITY (Location) **WHEN ?** (Alterations) **IF YES, EXPLAIN**

<input type="checkbox"/> On original site	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<i>FRONT ENCLOSED & EXTENDED FOR STORES</i>
---	--------------------------------	---	-----------------------------	---

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input type="checkbox"/> Other landscape features or buildings (Specify)
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	<i>ASPHALT ALL AROUND</i>

15. SURROUNDING ENVIRONMENT

<input type="checkbox"/> Open land	<input type="checkbox"/> Wood-land	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Indus-trial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density

16. INTERESTS HISTORY OF BUILDING AND SURROUNDINGS
 FREESTANDING IN FORMER RESIDENCE
 CONVERTED TO PROFESSIONAL OFFICES - AREA ON
 NARROW STREET. **IN SCALE WITH NEIGHBORS AND PERICK**

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)
 OF SMALL RESIDENCES THAT ONCE LINED THE ST. AT THE EDGE
 OF A COMM. AREA

- DARK BROWN w/ YELLOW TRIM
- ENTRANCES ON SIDE TO APTS. ABOVE
- FRONT MUCH ALTERED for store front
- 1901 Box on 4 square ft
- OVERALL - POOR CONDITION FROM ORIG. STATE

SMALL 2 FL. RESIDENCE IN REAR PROBABLY PREDATED THIS STRUCTURE.

18. ARCHITECT _____ BUILDER _____

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

1879 - MAP SHOWS OWNERSHIP OF LARGE PARCEL INCLUDING THIS LOT AS: MISS A. WOOD.

1891 - NOT SHOWN ON MAP

1901 - SITE SHOWS NO BLDG. ON SITE. BUT A PEAKED ROOF STRUCTURE IN REAR THAT IS THERE TODAY
 check again - look at 1911 map & city directories who lived here, how used

1959 - MARJORIE DRESS SHOP & THE BRADLEY & BRADLEY MAP & BOOK SHOP

1946 - DRS. PHILLIPS & HART, MDS at #44 (PHILLIPS ALSO LIVED THERE)

SOURCES

1939 DR. H.J. PHILLIPS, MD at #44 ("")

1933 HARRY S. (MD) & ANNA A. PHILLIPS at #44

COMPILED BY PHOTO	PHOTOGRAPHER	L. Mawney 9/83	DATE	
	VIEW	North	NEGATIVE ON FILE	WADC
	NAME	L. Mawney, B. Salvo	DATE	9/83 / - 12/85
	ORGANIZATION	WADC		
	ADDRESS	Town Hall westport		

20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

<input type="checkbox"/> None known	<input type="checkbox"/> Highways	<input type="checkbox"/> Vandalism	<input type="checkbox"/> Developers	<input type="checkbox"/> Other _____
<input type="checkbox"/> Renewal	<input type="checkbox"/> Private	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Zoning	<input type="checkbox"/> Explanation _____

#42-44 Church Lane

16

ALTHOUGH #42-44 CHURCH LANE HAS UNDERGONE SOME FACADE AND SITE ALTERATIONS, IT STILL ~~MAINTAINS~~ CONVEYS A STRONG SENSE OF ITS MODEST, RESIDENTIAL PAST. A STRAIGHTFORWARD ITALIANATE STRUCTURE IT PROBABLY DATES FROM THE EARLY 1900'S. ITS YARD HAS BEEN GIVEN OVER ALMOST ENTIRELY TO PAVED PARKING.

17

THE MASSING OF THIS STRUCTURE CLEARLY REFLECTS ITS CRUCIFORM OR 4-SQUARE LAYOUT WITHIN. A BROAD ROOF WITH SHADY ~~RETURN~~ EAVES CONFORMS TO THE BLDG'S BOX-LIKE SHAPE. THE ENCLOSED SPACE ALONG THE BLDG'S FRONT MAY HAVE BEEN A RAISED PORCH WITH SHED ROOF. ⁽¹⁹⁾ THE ~~THE~~ DARK BROWN CLAPBOARD STRUCTURE'S COMMERCIAL PAST DATES BACK TO THE 1950'S WHEN IT HOUSED A DRESS SHOP AND A BOOKSTORE. PRIOR TO THAT TWO PHYSICIANS PRACTICED THERE AND ONE, DR. H.J. PHILLIPS LIVED THERE ALSO. ~~THE~~ LATE 19th C MAPS SHOW NO STRUCTURE ON THIS SITE SO THIS BLDG AS IT STANDS TODAY MAY VERY WELL BE THE ONLY STRUCTURE TO HAVE EVER STOOD ON THIS SPOT.

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, CT 06106

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item number: _____

PAL, Pawtucket, RI 02860
June 2000

Address: 42-44 Church Lane

Name: House

NR District:

Local District:

Neg No.: 31:9

HRS ID No.: 0096



PHOTO

PHOTOGRAPHER: Lucinda McWeeney DATE: 9/83

VIEW: North (front) east ^{looking SW} NEGATIVE ON FILE: WHDC



COMPILED BY

NAME: Lucinda McWeeney, Bruce Salvo DATE: 9/83 - 12/83

ORGANIZATION: Westport Historic District Commission

ADDRESS: Westport Town Hall - 110 Myrtle Avenue - Westport, CT 06880

20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None Known Highways Vandalism Developers
 Renewal Private Zoning Deterioration
 Other _____
 Explanation _____

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

RECEIVED
MAR 21 2022
HISTORIC DISTRICT
COMMISSION

PROPERTY ADDRESS: 29 Church Lane, Westport, CT. 06880

OWNER OF RECORD: Bedford Square Properties c/o David adam Realty _____ Daytime Tel #:203-221-8148

OWNER'S ADDRESS: 57 WiltonRd, Westport, CT 06880 _____ E-mail:David@davidadamrealty.com

APPLICANT'S NAME (if different): Howard bass, CEO Manna Toast Westport, LLC _____ Daytime Tel #: 203-856-0031

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: 29 Church lane, Westport, CT 06880 _____ E-mail: Howie@mannatoast.com

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

Joint Committee Recommendations to P&Z Commission are; _____

Joint Committee Chair's Signature: _____ Date: _____



29 Church lane – Outdoor Dining Pavilion Project Narrative

Background

Bedford Square was initially designed and approved as a mixed use residential and commercial development that would help to revitalize and re-invigorate downtown Westport while maintaining Westport's unique small town feel and charm.

Manna Toast

The owners and property managers have worked hard to attract a mix of commercial tenants including Manna Toast; a plant based and locally sourced, sustainable and community driven all-day cafe. The restaurant has been very well received by the local farms it supports, by the community, neighborhood, by the DMA and by WWCC.

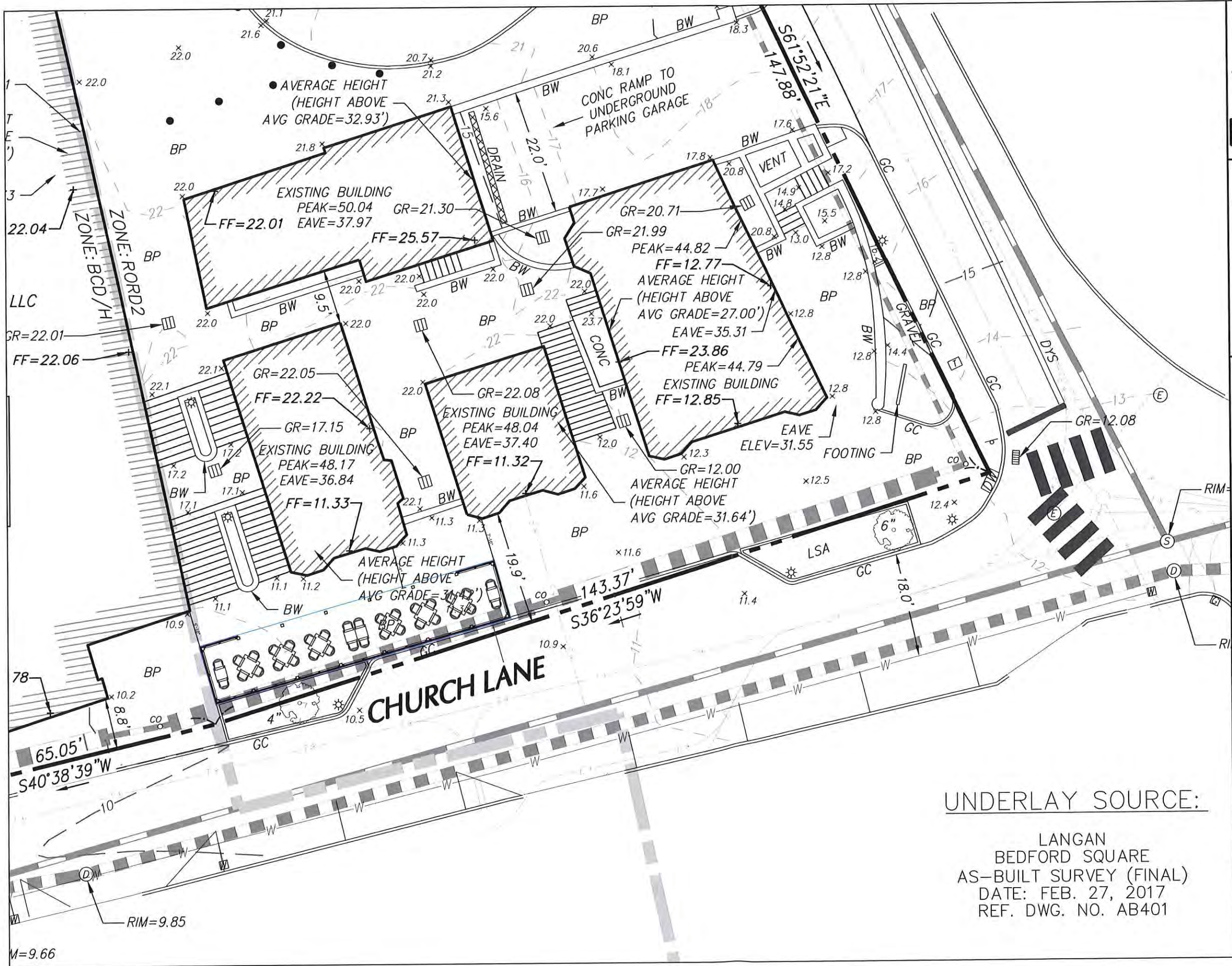
Outdoor Dining Pavilion

One of the main attractions of the leased space was the approved outdoor dining and seating that would accompany it. That outdoor seating, along with the seasonal closing of Church Lane, has created an almost "European"-like street-side cafe atmosphere, which not only improves walkability but also augments the enjoyment of the waterfront and outdoors in downtown Westport. With Covid 19 restrictions and caution, customers and especially families with small children (unvaccinated) have continued to look for well-designed outdoor dining in all types of weather.

To design and construct our outdoor pavilion at 29 Church Lane, Manna Toast was inspired by the outdoor dining pavilions at two of NYC's most well-regarded restaurants: Union Square Cafe and Scarpetta. The design was intended to continue the look and feel of the Bedford square facade and maintain its distinctive character, landscape and development patterns. The dining pavilion has large plexi-panels and a clear roof to allow plenty of natural light, visibility from all sides and angles, and is completely open along one long side. The materials and color palette were chosen to be in keeping with the exterior trim and design of the Bedford Square Buildings, Church Lane and the Cafe interior itself. The height of the structure was carefully analyzed to keep it well below the second-floor windows in the nearby structures, and the "girder line" height was chosen to be sympathetic with the tops of the windows in the front facade of the cafe, keeping inferred cornice lines parallel. The minimalist vertical structure was conceived to be virtually see-through, with columns spaced at regular intervals and with non-transparent horizontal closure at table height, but still offer safety, wind-load counterbalance, and structural rigidity as specified by the town building department. Furthermore, the component design allows for selected plexi-panels as well as selected side panels to be removed in the summer to enhance access to Church Lane when the street is closed. Pedestrian sidewalk access is maintained at a minimum clearance of 6'-10" but averages over 7'.







M

MANNA TOAST

DATE

MAR. 18, 2021

REVISIONS:

PROJECT

MANNA TOAST
BEDFORD SQUARE CAFE

DRAWING TITLE

OUTDOOR DINING
PAVILION WITH
COMPONENT STRUCTURE

SITE PLAN

TITLE BLOCK

STREET ADDRESS OF CONSTRUCTION:
29 CHURCH LANE
BEDFORD SQUARE, WESTPORT
SPACE: "GUNN-A"

APPLICANT

MANNA TOAST, LLC
25 COVLEE DRIVE
WESTPORT, CT 06880

UNDERLAY SOURCE:

LANGAN
BEDFORD SQUARE
AS-BUILT SURVEY (FINAL)
DATE: FEB. 27, 2017
REF. DWG. NO. AB401

SCALE

1/16" = 1'-0"

SHEET

1 OF 4

M=9.66

MANNA TOAST

DATE

MAR. 18, 2021

REVISIONS:

PROJECT

MANNA TOAST
BEDFORD SQUARE CAFE

DRAWING TITLE

OUTDOOR DINING
PAVILION WITH
COMPONENT STRUCTURE

STREET PLAN / FLOOR
PLAN (WITH CAFE)

TITLE BLOCK

STREET ADDRESS OF CONSTRUCTION:

29 CHURCH LANE
BEDFORD SQUARE, WESTPORT
SPACE: "GUNN-A"

APPLICANT

MANNA TOAST, LLC

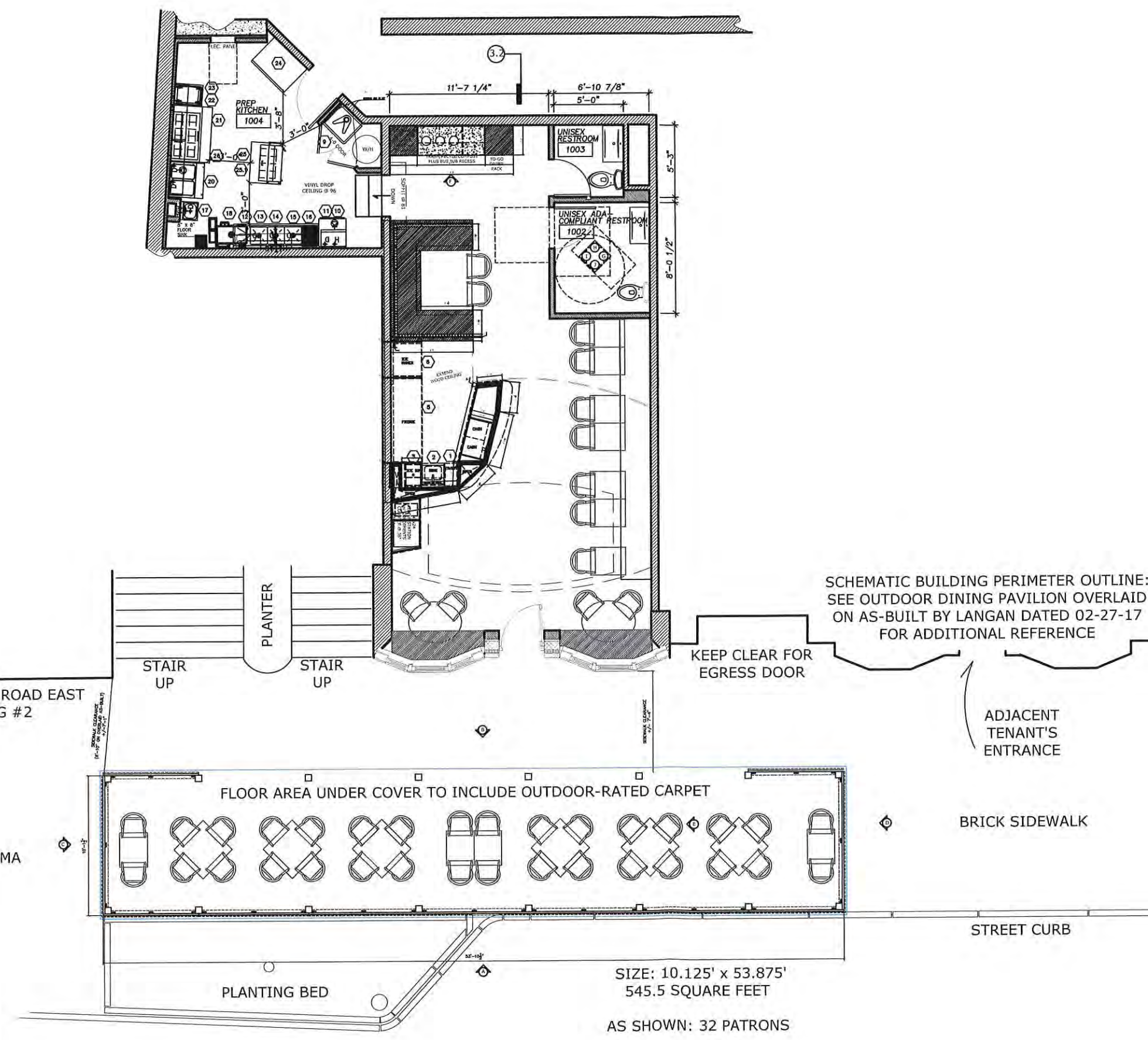
25 COVLEE DRIVE
WESTPORT, CT 06880

SCALE

1" = 1'-0"

SHEET

2 OF 4



MANNA TOAST

DATE

MAR. 18, 2021

REVISIONS:

PROJECT

MANNA TOAST
BEDFORD SQUARE CAFE

DRAWING TITLE

OUTDOOR DINING
PAVILION WITH
COMPONENT STRUCTURE

ELEVATIONS; SECTIONS;
ELECTRICAL PLAN

TITLE BLOCK

STREET ADDRESS OF CONSTRUCTION:

29 CHURCH LANE
BEDFORD SQUARE, WESTPORT
SPACE: "GUNN-A"

APPLICANT

MANNA TOAST, LLC

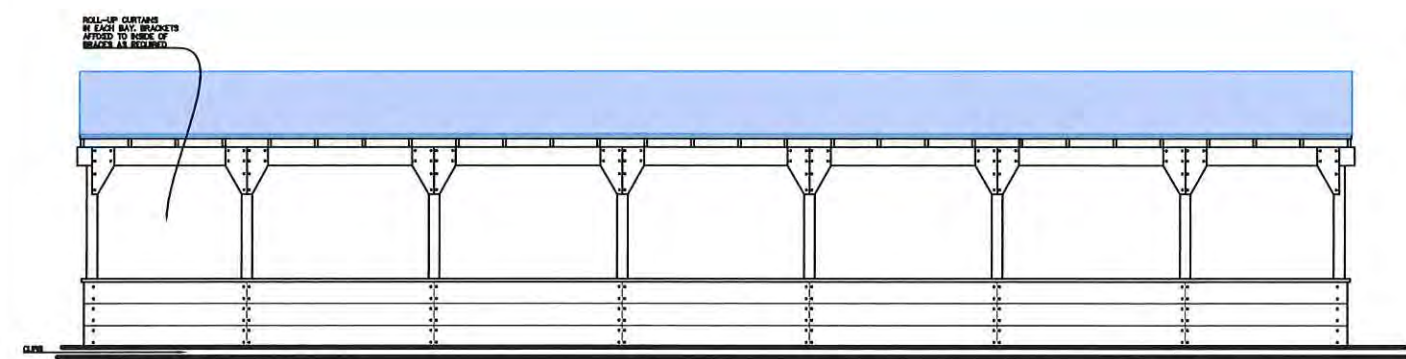
25 COVLEE DRIVE
WESTPORT, CT 06880

SCALE

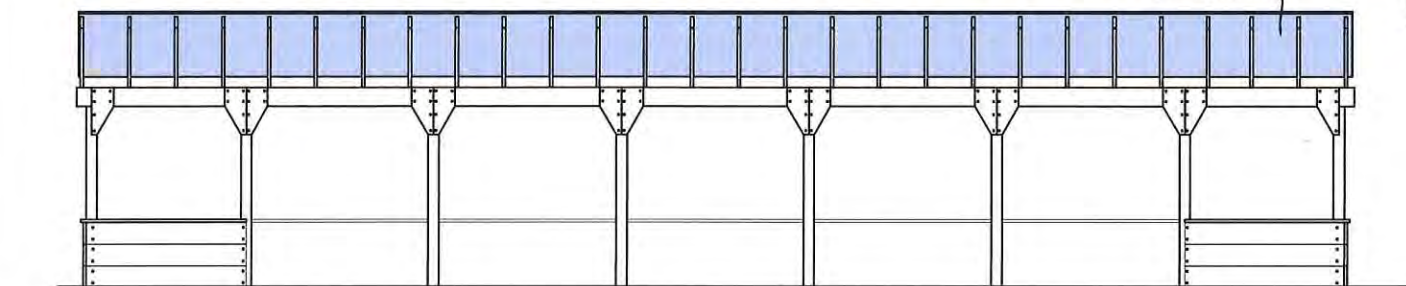
1/8" = 1'-0"

SHEET

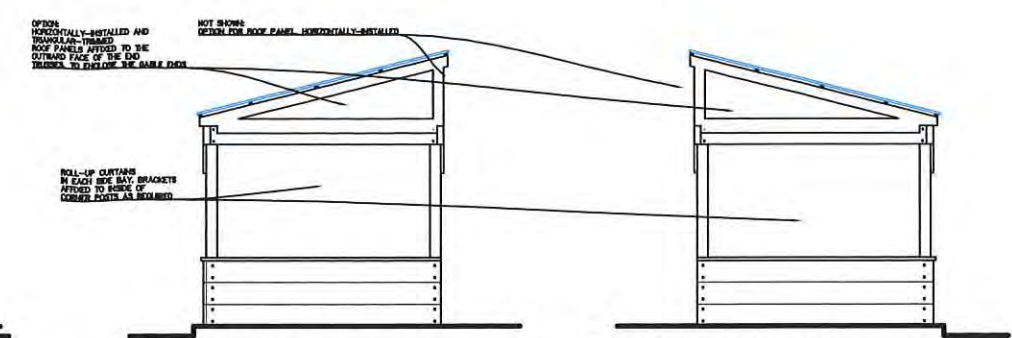
3 OF 4



© STREET-SIDE ELEVATION

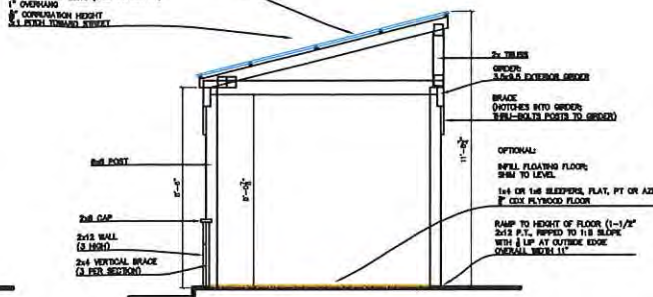


© SIDEWALK ELEVATION



© LEFT ELEVATION

© RIGHT ELEVATION

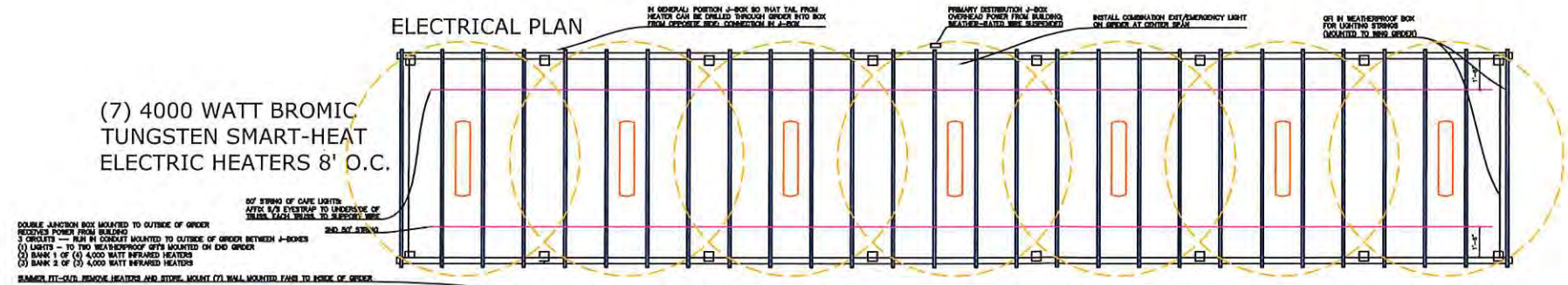


© LEFT SECTION

ESTIMATED STRUCTURE WEIGHT
UPON ASSEMBLY:

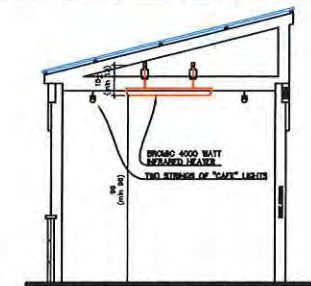
5,583.21 LBS NOT INCLUDING
PURLINS, HARDWARE &
FASTENERS, AND ELECTRICAL
FITTINGS.

WIND @ 10 LBS/FT = 5,454.8 LBS

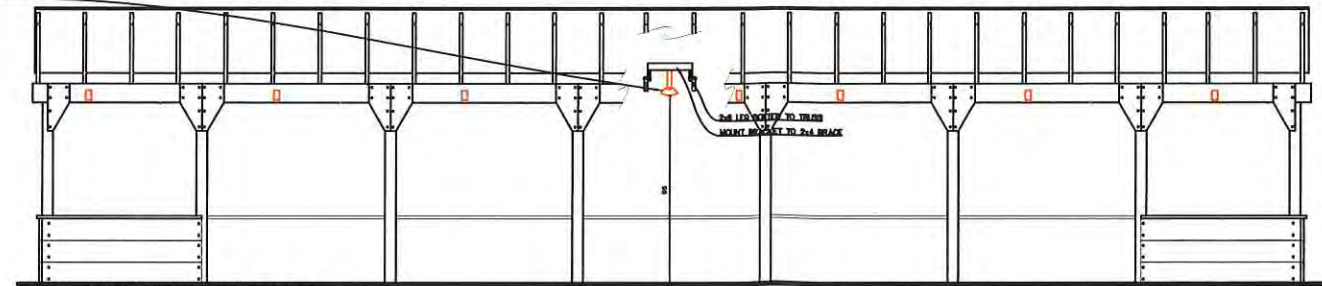


(7) 4000 WATT BROMIC
TUNGSTEN SMART-HEAT
ELECTRIC HEATERS 8' O.C.

DOUBLE JUNCTION BOX MOUNTED TO OUTSIDE OF ORDER
RECEIVES POWER FROM BUILDING
3 CIRCUITS - RUN IN CONDUIT MOUNTED TO OUTSIDE OF ORDER BETWEEN J-BOXES
(1) LIGHTS - TO TWO WEATHERPROOF OPEN MOUNTED ON DOD ORDER
(2) BANK 1 OF (4) 4000 WATT INFRARED HEATERS
(3) BANK 2 OF (3) 4000 WATT INFRARED HEATERS
BRACKET FIT-OVER HEATERS AND STOPS MOUNT (7) WALL MOUNTED FUSE TO BACK OF HEATER



ELECTRICAL SECTION



ELECTRICAL ELEVATION

MANNA TOAST

DATE

MAR. 18, 2021

REVISIONS:

PROJECT

MANNA TOAST
BEDFORD SQUARE CAFE

DRAWING TITLE

OUTDOOR DINING
PAVILION WITH
COMPONENT STRUCTURE

FRAMING; COMPONENTS;
STREET-SIDE ELEVATION

TITLE BLOCK

STREET ADDRESS OF CONSTRUCTION:

29 CHURCH LANE
BEDFORD SQUARE, WESTPORT
SPACE: "GUNN-A"

APPLICANT

MANNA TOAST, LLC

25 COVLEE DRIVE
WESTPORT, CT 06880

SCALE

AS NOTED

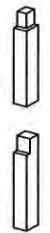
SHEET

4 OF 4

COMPONENT LIST

- 16 posts
- 11 wall assemblies
- 16 girders
- 30 braces
- 28 trusses
- 5 runs of purlins by roof panel mfg.
- 27 roof panels (plus 9 if roof panels are used to wrap the vertical gable ends and section above the primary girders)

- Floating floor:
- 18 sheets 3/4" CDX
 - 324 LF 1x6 PT
 - 3 2x12x16' PT



(4) 6x6 CORNER POSTS
8'-6" OVERALL HEIGHT
NOTCHED TOP END; 2" INTO POST AND 9.25" DEEP; 2 OUTSIDE EDGES
* MATCH DIMS OF EXTERIOR GLULAM SO IT IS FLUSH WITH TOP OF THE POST AND PROTRUDES 1.5" OUTSIDE OF POST



(12) 6x6 MIDDLE POSTS
8'-6" OVERALL HEIGHT
NOTCHED TOP END; 2" INTO POST AND 9.25" DEEP; 1 OUTSIDE EDGE*
MATCH DIMS OF EXTERIOR GLULAM SO IT IS FLUSH WITH TOP OF THE POST AND PROTRUDES 1.5" OUTSIDE OF POST

GENERAL SCHEMATIC OF WALLS
- STACK (3) 2x12
- TWO VERTICAL 2x4s TIGHT TO POSTS
- ONE VERTICAL 2x4 AT CENTER
- CAP WITH 2x6, NOTCH TO WRAP OUTSIDE OF POSTS

WALL COUNTS

WING WALLS: (4) AT 6'-11-1/4"
END WALLS: (2) AT 10'-0"
MID WALLS: (5) AT 8'-0"

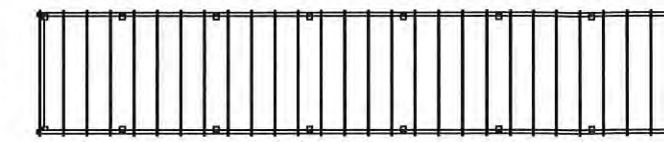
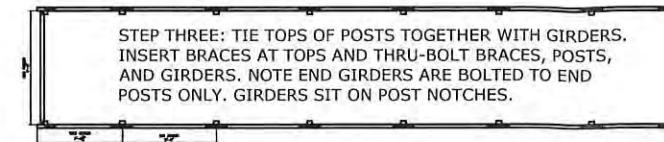
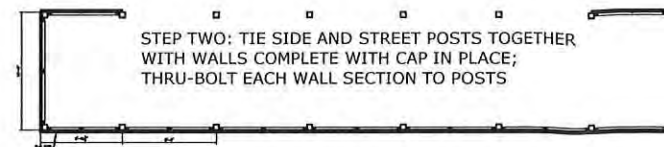
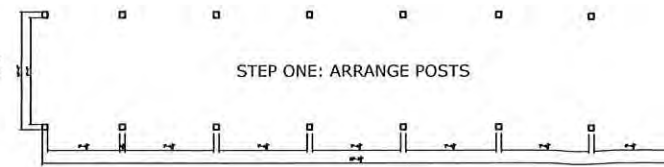
(4) WING GIRDERS
3.5"x9.5" EXTERIOR-RATED BEAM
7'-2-3/4" LENGTH
NOTCHED ONE END TO RECEIVE 2x12 BRACE AT END
INSET NOTCH AT OUTBOARD END TO RECEIVE 2x12 BRACE AT CORNER

(10) MID GIRDERS
3.5"x9.5" EXTERIOR-RATED BEAM
8' LENGTH
NOTCHED BOTH ENDS TO RECEIVE 2x12 BRACE AT END

(2) END GIRDERS
3.5"x9.5" EXTERIOR-RATED BEAM
9'-8" LENGTH

(30) BRACES
CUT FROM 2x12
(6) THRU-BOLTS EACH BRACE

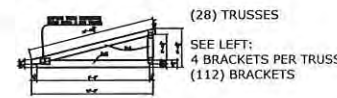
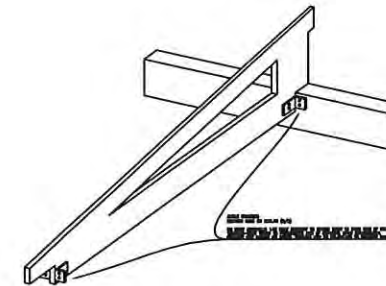
SKETCHES ARE NOT TO SCALE



STEP FOUR: DROP TRUSSES INTO GAP BETWEEN GIRDERS. TWO OUTSIDE TRUSSES SIT OUTSIDE END GIRDERS. 24" O.C. SPACING FOR RAFTERS. BRACKET INSTALLATION ON FIRST ASSEMBLY.

PLAN SCALE

$$\frac{1}{16}'' = 1'-0''$$



STEP FIVE: NOT SHOWN -- TIE TOPS OF RAFTERS WITH PURLINS PROVIDED BY TUFTEX. FIVE PURLINS, ONE AT TIP AND TAIL OF RAFTER; THREE EVENLY SPACED BETWEEN. PREDRILL AND ATTACH ROOF PANELS. ATTACH ROOF PANELS TO GABLE ENDS (CUT TO FIT) AND TO SIDEWALK SIDE ABOVE GIRDER IF DESIRED.



UNDERLAY SOURCE:

HOAG ARCHITECT
SHEET C-2
ISSUED 5/1/17

SCALE OF UNDERLAY APPROXIMATED

ELEVATION SCALE

$$\frac{1}{8}'' = 1'-0''$$