



**WESTPORT™**

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

**Tuesday, April 5, 2022, 7:00 PM**  
**DRAFT MINUTES**

**Members Present:**

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

Scott Springer, 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, April 5, 2022**, at 7:00 PM for the following purpose:

1. To approve minutes from the February 1, 2022, meeting.  
**MOTION (made by French): To approve the minutes of the February 1, 2022, meeting.**  
**SECOND: Springer**  
**SEATED: French, Herman, Springer, Felcher**  
**VOTE: Unanimously approved**
2. To review and comment on the proposed conversion of rear building from residential units to Affordable Housing, a minor second floor addition over a first-floor element, and construction of a balcony at **44 Church Lane** (Parcel ID# C10//155/000) submitted by Rick Redniss, Redniss & Mead for property owned by BW Church East LLC, C/O David Adam Realty Inc. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.  
**MOTION (made by French): To approve the proposed conversion of rear building from residential units to Affordable Housing, a minor second floor addition over a first-floor element, and construction of a balcony at 44 Church Lane (Parcel ID# C10//155/000) submitted by Rick Redniss, Redniss & Mead for property owned by BW Church East LLC, C/O David Adam Realty Inc.**  
**SECOND: Herman**  
**SEATED: French, Herman, Springer, Felcher**  
**VOTE: Unanimously approved**
3. To adjourn the meeting.

**Meeting Adjourned at 7:21 PM**

Ward French, ARB Chairman  
April 6, 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)

RECEIVED

APR 18 2022

HISTORIC DISTRICT COMMISSION

**JOINT COMMITTEE**  
**REVIEW and RECOMMENDATION**

PROPERTY ADDRESS: #150 - NO W 14 W 142-150 Main St PTD CP/141/000

OWNER OF RECORD: T LLC ↓ Same Daytime Tel #: \_\_\_\_\_

OWNER'S ADDRESS: #5 Wilcox Lane Westport, 06880 CT E-mail: 203-229-5240

APPLICANT'S NAME (if different): MARTY SIGNS Daytime Tel #: 203 520 0213  
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: 17 Kings Hwy N. Westport E-mail: martysigns@optonline.net

[Signature]  
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: \_\_\_\_\_

Westport ARB Committee  
Town Hall, Westport, CT 06880

April 18, 2022

Re: Nomade  
146/150 Main Street Westport

Dear Committee Members;

We are submitting plans for two(2) signs:

One(1) Wall Sign

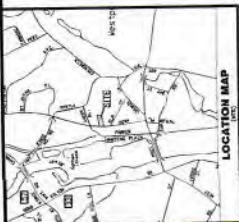
One (1) Ground Sign (panel fixed to existing sign pole that has been used for ground panels going back 40 years.)

The proposed signs are meant to mimic previous signs on the Tavern property ie: rustic dimensional wood signs with carved, painted graphics, sign panel sizes are the same size also. Material samples are also presented to the joint commission.

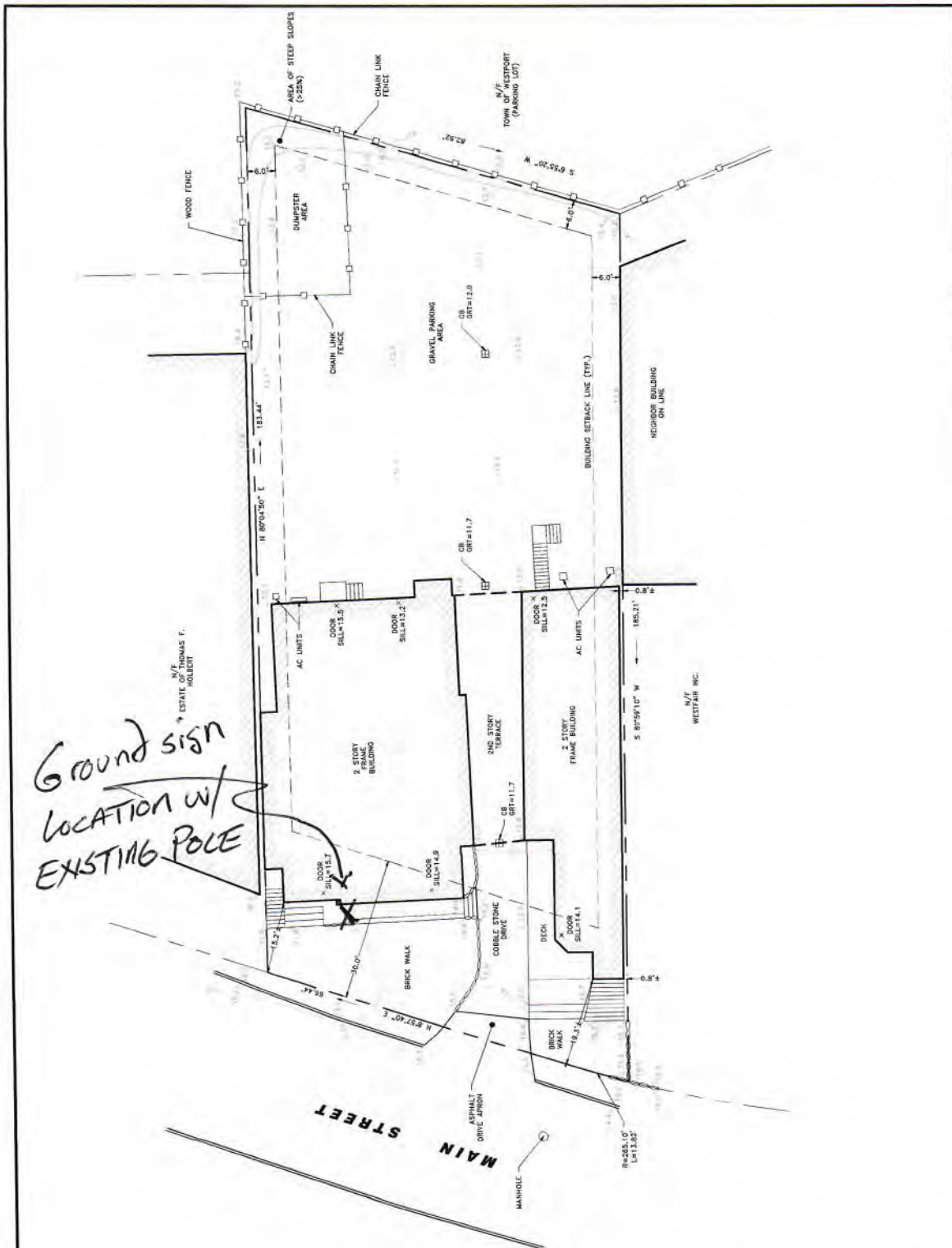
Thanks for your time and attention to this matter. If you need further clarification on any proposed point please don't hesitate to contact me.

Marty Rogers

MartySigns Westport



Ground sign location w/ existing pole



PROPERTY INFORMATION	
OWNER	TEUSCHER FAMILY, LLC
ADDRESS	14 MAIN STREET WESTPORT, CT
LOT AREA	14.34 SF, 1.02 AC.
ZONE	BC2 - BUSINESS CENTER DISTRICT

**PROPERTY INFORMATION:**

OWNER: TEUSCHER FAMILY, LLC  
 ADDRESS: 14 MAIN STREET, WESTPORT, CT  
 LOT AREA: 14.34 SF, 1.02 AC.  
 ZONE: BC2 - BUSINESS CENTER DISTRICT

**SURVEY NOTES:**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING AND MAPPING AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1998.
- THE TYPE OF SURVEY PERFORMED IS A 10' ACCURACY MAP. BEING THE MAIN DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS. THE ONLY IMPROVEMENT THAT NEED TO BE SHOWN IS THE EXISTING ON-PROPOSED BUILDING RELATIVE TO THE MATTER OF ZONING COMPLIANCE BEING ASSESSED.
- THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- THIS SURVEY CONFORMS TO HORIZONTAL CLASS A2 ACCURACY STANDARDS.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED IS A VIOLATION OF THE PROFESSIONAL ETHICS AND STANDARDS OF THE PROFESSION OF SURVEYING AND MAPPING.
- UNDERGROUND UTILITIES OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY WHICH BEARS THE SURVEYOR'S STAMP OR SEAL, REQUIRES ANY DECLARATION SHOWN HEREON TO BE VOID.
- THIS DECLARATION SHOWS THE DATE OF THE SURVEY, THE SURVEYOR'S NAME, AND THE SURVEYOR'S LICENSE NUMBER FOR THE STATE OF CONNECTICUT.
- REFER TO MAP 14-14 IN WESTPORT LAND RECORDS.
- DATE: 14/01/18.
- BUILDINGS ERECTED OVER THREE YEARS AGO.

ZONING MAP OF PROPERTY

**TEUSCHER FAMILY, LLC**

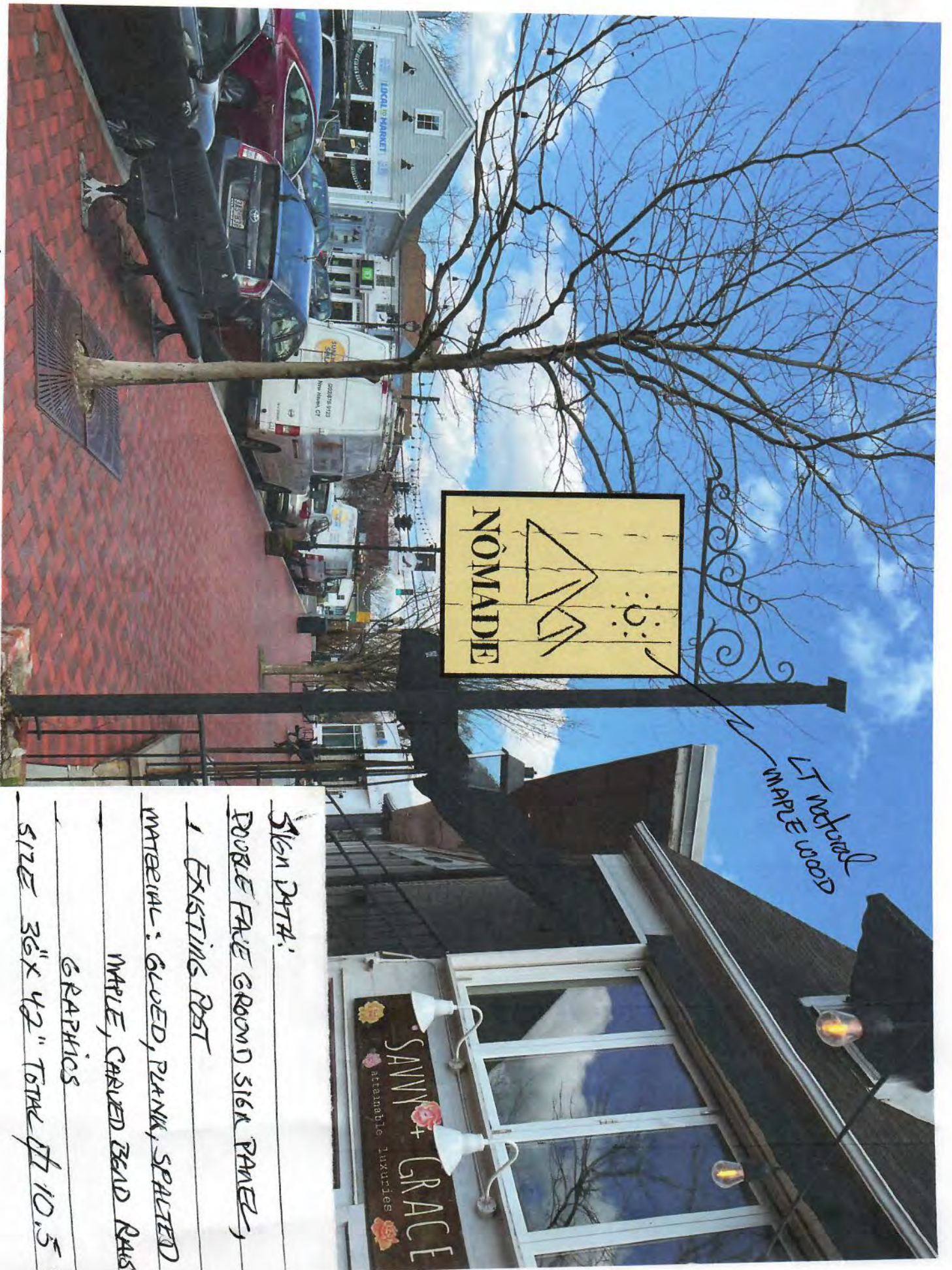
14 MAIN STREET  
WESTPORT, CT

DATE: 10/17/20  
 SHEET NO.: 1  
 OF 1

SCALE: 1"=10'

**DENNIS A. DELUS - LAND SURVEYORS**  
 P.O. BOX 203432  
 WESTPORT, CT 06891





LT Natural  
MAPLE WOOD

SIGN DATA:

DOUBLE FACE GROUND SIGN PANEL,

1 EXISTING POST

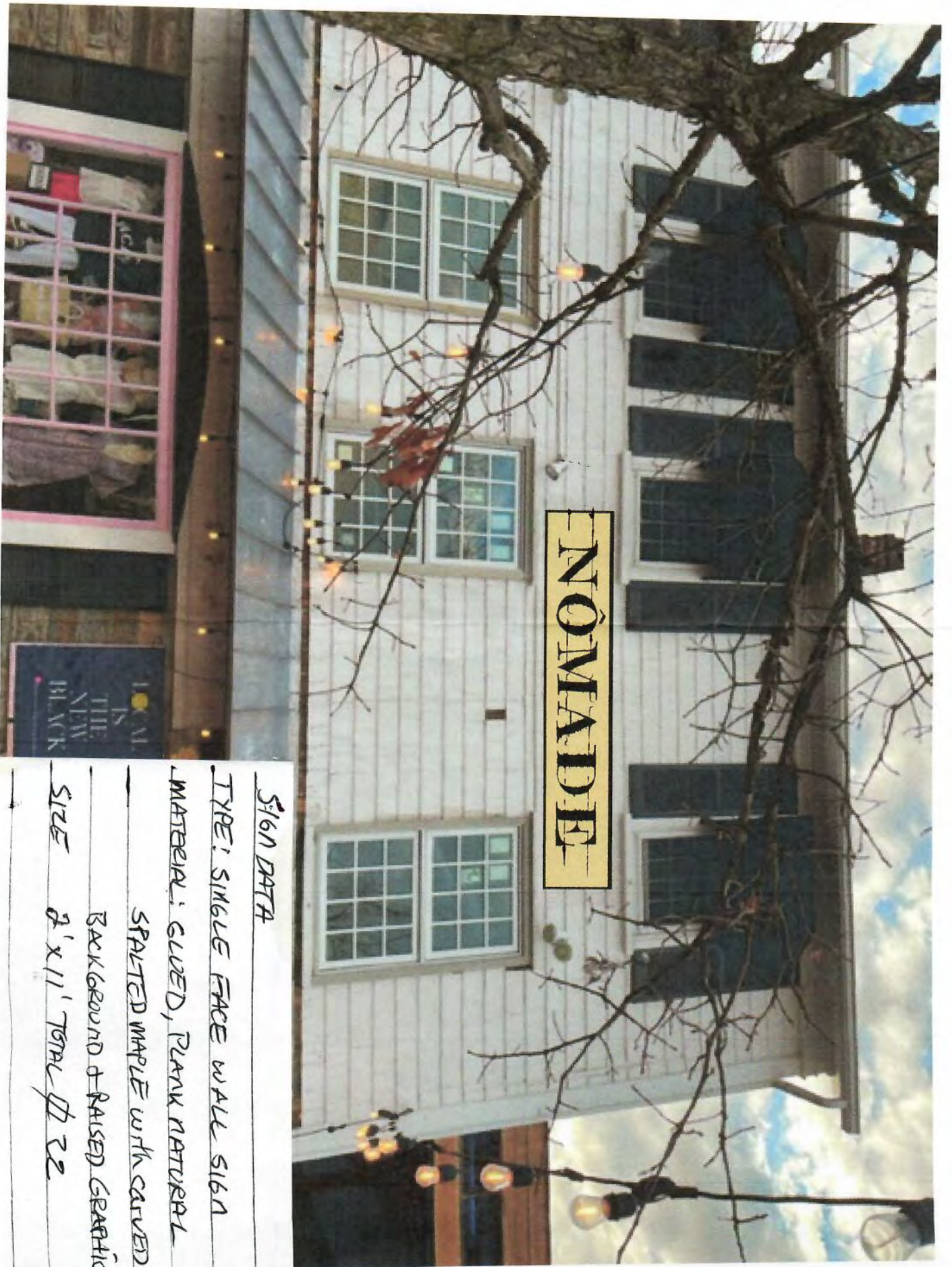
MATERIAL: GLOUED, PLANK, SPALTERED CT.

MAPLE, CARVED BEAD RAISED

GRAPHICS

SIZE 36" X 42" TOTAL H 10.5 X 2

SCALE 1/2" = 1'



SIGN DATA

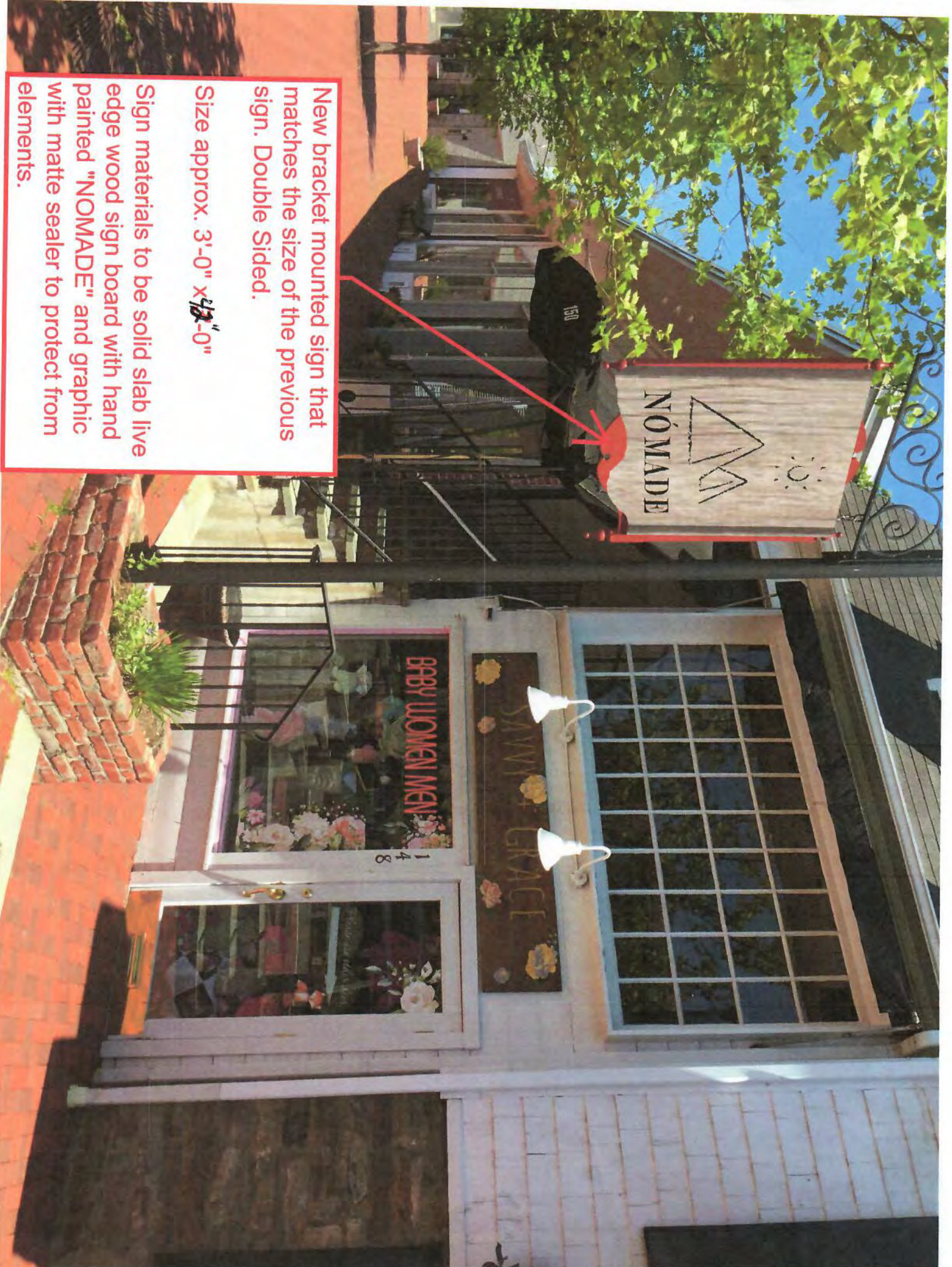
TYPE: SINGLE FACE WALL SIGN

MATERIAL: GLUED, PLANK NATURAL

SPLITTED MAPLE WITH CARVED

BACKGROUND + RAISED GRAPHICS

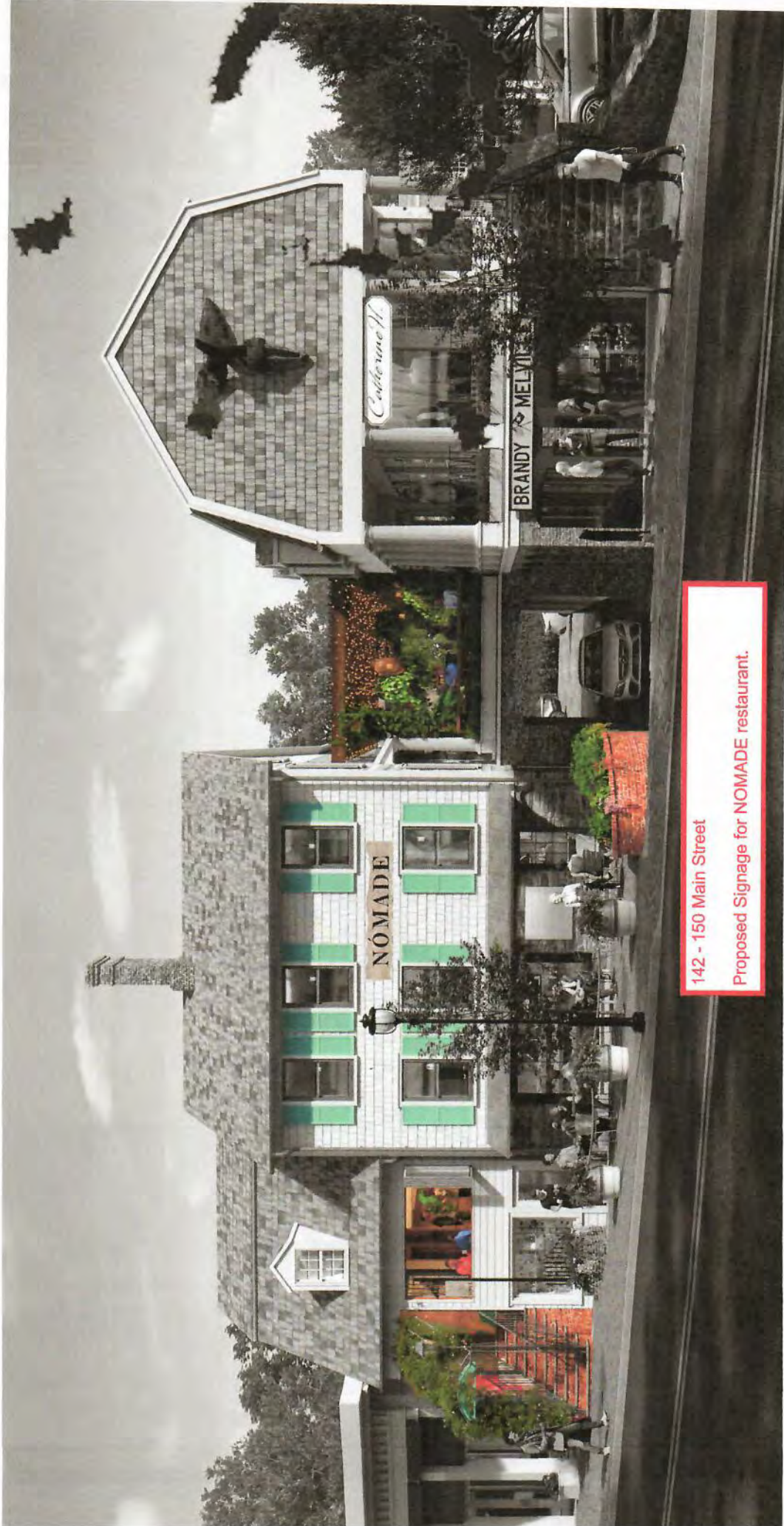
SIZE 8' x 11' TOTAL D 22



New bracket mounted sign that matches the size of the previous sign. Double Sided.

Size approx. 3'-0" x ~~42~~48"-0"

Sign materials to be solid slab live edge wood sign board with hand painted "NOMADE" and graphic with matte sealer to protect from elements.



142 - 150 Main Street

Proposed Signage for NÓMADE restaurant.





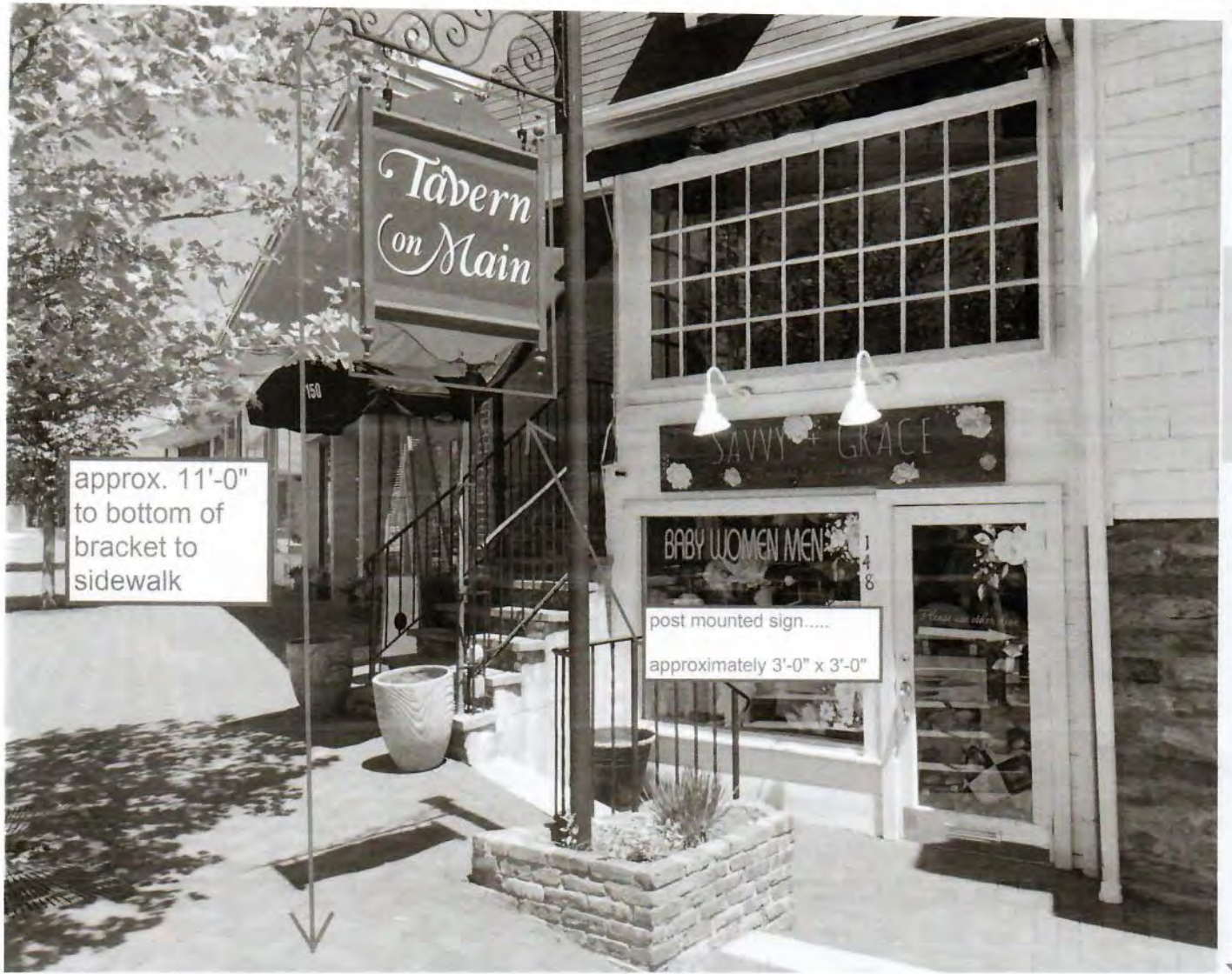
142 - 150 Main Street  
Previous Signage for Tavern on Main restaurant.



Download

Sign in

Sign up



SIGNAGE USED BEFORE



# 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) Tavern on Main  
 Building Name (Historic) Levi Downes House and Store  
 Street Address or Location 142 Main Street  
 Town/City Westport Village \_\_\_\_\_ County Fairfield  
 Owner(s) Teuscher Family Limited Partnership  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 Federal Date of Construction 1813

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

- |  |   |  |  |  |
|--|---|--|--|--|
| <input checked="" type="checkbox"/> Clapboard  | <input type="checkbox"/> Asbestos Siding        | <input checked="" type="checkbox"/> Brick                    | <input checked="" type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding  |
| <input checked="" 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 checked="" type="checkbox"/> Other <u>Flush board</u> |  |  |

### 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: Rear 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 Inc. \_\_\_\_\_ Date 10/6/2011

View \_\_\_\_\_ Negative on File \_\_\_\_\_

Name \_\_\_\_\_ Date 10/6/2011

Organization PAL Inc. \_\_\_\_\_

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

CONTINUATION SHEET

Item Number: \_\_\_\_\_ Date: October 2011  
PAL, Pawtucket, RI 02860

142 Main Street, Westport, CT

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

**Interrelationship of building and surroundings:**

The building is located close to the east side of Main Street and faces west. A flagstone patio extends across the facade meeting the brick sidewalk along the street. Brick planter boxes line the south side of the patio. A flagstone paved alley on the south side of the building runs below a raised pedestrian bridge to access a parking lot at the east (rear) side of the building.

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

The building is a two-story, three-bay-by-two-bay, former residence constructed in the Federal style. The asphalt shingle-clad, side-gable roof has a corbelled brick chimney at the ridge. The walls are clad in wood shingles and rest on a raised stone foundation. The primary entrance is in a recessed opening on the west (facade) elevation of a one-and-one-half-story, gambrel roof addition on the north side of the building. Secondary entrances are located in the basement level on the facade and consist of multi-light wood frame doors. Windows consist primarily of twelve-over-twelve, double-hung replacement sash. A bay window is located in the basement level. The storefront in the basement of the addition has a large plate glass window. A forty-light fixed window is located in the first story of the addition. A one-and-one-half-story non-historic building to the south, known as 146 Main Street, is connected to the south elevation by the raised pedestrian bridge. The original plan of the building was altered with the additions on the north and south sides and the reorientation of the original entrance. However, the original main block is still visible.

**Historical or Architectural importance:**

The building was constructed in 1813 for local grocer, Levi Downes. A former wing on the east elevation was historically occupied by the Downes School for Ladies run by Downes' daughter Esther. Due to a lack of documentation in the area, ownership history in the late-nineteenth and early twentieth century is unknown. By the early 1940s the building contained several apartments, which by 1948 had been converted to offices. The 1954 directory lists a gift shop, a clothing store, and two real estate offices at the address. By 1965, part of the building had been turned into restaurant Chez Pierre, which remained in the space through the 1980s. Several small shops continued to operate out of the space through the 1970s, 80s, and 90s. The Teuscher Family Limited Partnership purchased the property in 1996 and it currently functions as the Tavern on Main restaurant.

**Sources:**

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Hopkins, G.M. Atlas of the County of Fairfield. 1879; HRI. Hartford: CT Historical Commission, 1977; McWeeney, L., B. Salvo. HRI. Hartford: CT Historical Commission, 1983; 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., 1923-74.

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

142 Main Street, Westport, CT

PHOTOGRAPHS

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



View of the east and south elevations of 142 Main Street.



View of the west and north elevations of the addition at 146 Main Street.

**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: 66 Church Lane, Westport, CT 06880

OWNER OF RECORD: 66 Church Lane, LLC Daytime Tel #: 203-561-0708

OWNER'S ADDRESS: \_\_\_\_\_ E-mail: lorentzens@aol.com

APPLICANT'S NAME (if different): Laureen Haynes Daytime Tel #: 203-984-6474

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: 18 Tamarac Road, Westport, CT E-mail: ree@chocolatierree.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)
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- 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: \_\_\_\_\_

## Village District Overlay Design Principles and Standards

### 36-2 Design Principles and Standards

Application of the Design Principles and Design Standards will reinforce the existing patterns of land use and development with the Village District. As noted in §36-3 *Design Review*, The Planning and Zoning Commission and the Joint Committee will use the Design Standards as the basis for their review of the application. Should the Applicant apply for a Compliance Alternative (as defined in §5-2: *Specific Terms Definitions* of the Zoning Regulations), the Planning and Zoning Commission and the Joint Committee will refer to these governing Design Principles.

#### 36-2.1 Design Principles

The following Design Principles shall apply to new construction and substantial reconstruction and rehabilitation of properties within the Village District. These Design Principles are consistent with the legislative requirements of CGS § 8-2j.

- 36-2.1.1 Proposed buildings or modifications to existing buildings shall be harmoniously related to their surroundings, and the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification.
- 36-2.1.2 All spaces, structures and related site improvements visible from public roadways, public spaces, walkways, bikeways and the Saugatuck River shall be designed to be compatible with the elements of the area of the Village District in and around the proposed building or modification.
- 36-2.1.3 The color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping.
- 36-2.1.4 The removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.
- 36-2.1.5 The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district.
- 36-2.1.6 Proposed streets shall be connected to the existing district road network, wherever possible.
- 36-2.1.7 Open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting.
- 36-2.1.8 Locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district shall be integrated into the site design.
- 36-2.1.9 The landscape design shall complement the district's landscape patterns.
- 36-2.1.10 The exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings.
- 36-2.1.11 The scale, proportions, massing, and detailing of any proposed building shall be in proportion to the scale, proportion, massing, and detailing in the district.



### 36-2.2 Compliance Alternative

If the Planning and Zoning Commission and the Applicant jointly agree that a proposed design meets the compatibility objectives of §36-2.1 *Design Principles* but does not meet the requirements of §36-2.3 *Design Standards*, the Planning and Zoning Commission may accept the proposed design provided that it complies with the compatibility objectives §36-2.1 *Design Principles*.

A Compliance Alternative must accomplish the relevant Design Principle. The Applicant must submit documentation that indicates the specific proposed alternative method or standard that will be used, why the Design Standards are not applicable to the application, and how the project is fully compliant with the Design Principles. Approval by the Planning and Zoning Commission of a Compliance Alternative is discretionary, but shall not be unreasonably withheld if the Applicant has provided sufficient documentation to justify such request. The use of the Compliance Alternative must be by mutual consent between the Joint Committee, Planning and Zoning Commission and the Applicant.

### 36-2.3 Design Standards

The following design standards shall apply to new construction, substantial reconstruction and rehabilitation of properties, and changes that alter the exterior appearance of buildings within the Village District and in view from public streets, walkways, bikeways or from the Saugatuck River. Where applicable, these standards are designed to supplement existing regulations in §33, 34 and §35 of the Zoning Regulations.

Buildings that are used as single-family homes within the Village District do not have to comply with the following standards: §36-2.3.3 (2) - Placement and Treatment of Entries; §36-2.3.3 (6) - Transparency; §36-2.3.3 (7) - Awnings and Signage; §36-2.3.5 - Parking; and §36-2.3.6 - Streetscapes and Sidewalks.

#### 36-2.3.1 Building Placement and Orientation

- (1) **BUILDING PLACEMENT** – Building placement shall respect existing patterns of building placement for the street on which they are located and define the edges of streets and public spaces. The individuality of the building shall be subordinated to the overall continuity of the streets and public spaces. Buildings shall be placed to conceal parking at the interior or rear of building lots.
- (2) **BUILDING SETBACKS** – Infill buildings shall match the setback from the front lot line of the immediately adjacent buildings. If the setbacks do not match, the infill building may match one or the other, or may be an average of the two setbacks. *See Figure 36 A.*

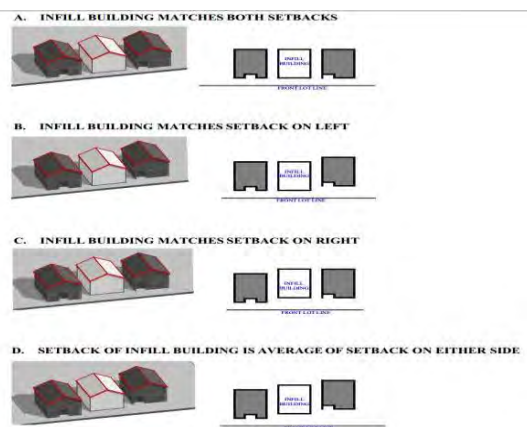


Figure 36A Setbacks for Infill Buildings

- (3) **BUILDING ORIENTATION** – Buildings shall be oriented with the primary building façade(s) facing the primary street frontage(s) of the site. Building massing and façades shall be designed to frame streets and public spaces to provide a sense of spatial enclosure and to define street edges. Building entrances, storefronts and windows shall be oriented to the primary street(s) with transparency to streets and public spaces.
- (4) **DESIGN TREATMENT OF EDGES** – Buildings that are not physically adjoined to abutters shall treat side yards and the spaces between buildings in a manner consistent with existing patterns of use, in terms of setbacks and use. Landscaping shall be used to define street edges and to buffer and screen edges that may have a negative visual impact, such as parking or loading areas. Access driveways and curb cuts using side yards may be combined between adjoining properties to access parking for multiple buildings at the interior of the block.

### 36-2.3.2 Building Massing and Form

- (1) **RELATIONSHIP TO EXISTING CONTEXT** – Building massing, form, and scale shall be complementary to and respectful of the patterns of existing buildings in the immediate vicinity. *See Figure 36 B.*



Figure 36B Relationship to existing contents and building form.

- (2) **BUILDING FORM** – The shape and massing of new and renovated buildings shall provide a balance among building height, story-height, building width and block width. The shape and massing of the building shall complement the abutting structures and define the edges of streets and open spaces. *See Figure 36 B.*
- (3) **SCALE** – The scale of proposed new or substantially rehabilitated buildings shall be compatible with the surrounding architecture and landscape context. Elements that may help to relate building massing proportionally shall include: articulated building bases through a change in material or color; placement of windows in a regular pattern; articulation of building entries with canopies, porches or awnings, and façade and roof projections (such as bay windows or dormers).
- (4) **PROPORTION** – The proportions of building elements shall be generally compatible with existing structures and the features and components of the façade.

- (5) **HEIGHT** – Infill buildings visible from public streets, public spaces, walkways, bikeways or the Saugatuck River shall continue the patterns of height of adjacent existing properties. Where the discrepancy between the proposed height and existing height patterns is greater than ten feet, the Joint Committee shall review design proposals with the Applicant for context sensitivity based upon the following: articulation of façade; building mass, scale, bulk and proportion; or other building massing considerations.
- (6) **BUILDING ROOFS** – Roofing materials visible from public streets, public spaces, walkways, bikeways or the Saugatuck River shall be of high quality and durable, including, but not limited to: slate, copper, ceramic slate tile, clay tile, concrete tile, or ribbed metal or architectural asphalt shingle. Flat horizontal roofs are exempted from this standard. Roofing materials shall not call undue attention to the roof itself with bright or contrasting colors, unless historically documented. Building mechanical equipment located on building roofs, sites, or other locations shall be not be visible from the street.

### 36-2.3.3 Building Façades

- (1) **FAÇADE DESIGN AND RELATIONSHIP TO EXISTING CONTEXT** – The façade, or primary building elevation, of new construction or substantial rehabilitation shall be compatible with the façade design of neighboring buildings so as to create continuity across projects and the street edge. Primary building façades with frontage along the street shall be sensitive to the existing context of building façades along that street. At least two of the following design elements should be repeated in adjacent buildings, excluding parking structures: design treatment at the ground level, relative location and size of doors, window style and proportions, location of signs, dominant façade material, dominant color, bay window style, and roof form. There shall be a direct vertical correspondence between the design of the façade of the upper floors and the ground level retail façades. New construction and substantial rehabilitation of properties adjacent to public open spaces shall be oriented to define the edges of those open spaces and provide a transparent ground floor to activate the public space. *See Figure 36C.*

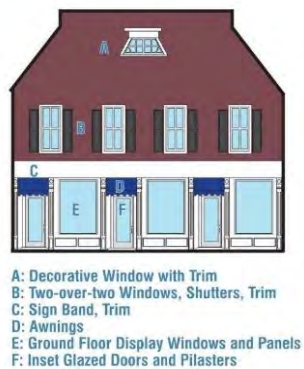


Figure 36C Façade Design and Relationship to existing context

- (2) **PLACEMENT AND TREATMENT OF ENTRIES** – Entrances shall be oriented to the primary street frontage and address the street with an active and welcoming entry composition that is integrated into the overall massing and configuration of the building form. Building and shop entrances shall be recessed to a minimum depth equal to the width of the door to prevent doors from swinging into the sidewalk. Building entries may add components to the building façade such as storefronts, canopies, porches, and stoops and shall provide a high level of visibility and transparency into ground floor uses. *See Figure 36 D.*



**Figure 36D Placement and Treatment of Entries**

- (3) **FAÇADE MATERIALS** – Materials shall be selected to be compatible with or complementary to the Village District. Materials on the façade that are subject to deterioration (plywood or plastic) shall be avoided or removed and replaced. Building façade exterior materials, including architectural trim and cladding, shall be of high quality and durable, including but not limited to: stone, brick, wood, metal, glass, sustainable cement masonry board products and integrated or textured masonry. Exterior material may not include vinyl siding. Uninterrupted, multi-level glazing may not be used as a primary façade design treatment. Repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building’s historic character. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (4) **ROOF PARAPET AND CORNICE LINES** – Building cornice lines shall be maintained, preserved or recreated to define building façades and create façade components consistent with historic parapet or cornice lines as originally designed and built in Village District. *See Figure 36 E.*



**Figure 36E Roof Parapet and Cornice Lines**

A: Similar Cornice Line and Roof Peak  
 B: Similar Cornice Lines

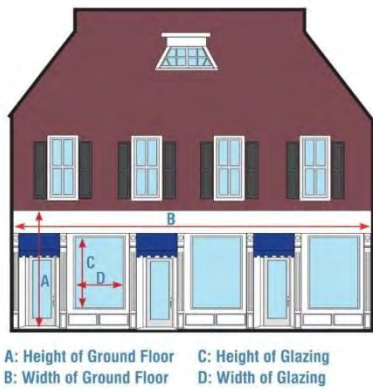
- (5) **PROPORTION AND PATTERN OF WINDOWS** – Original window patterns and openings shall be preserved or restored, including conservation and repair to preserve historical details, in the redevelopment of existing structures. New construction shall acknowledge and respond to existing adjacent window patterns in proportion, scale, rhythm and number of openings. *See Figure 36 F.*



**Figure 36F Proportion and Pattern of Windows**

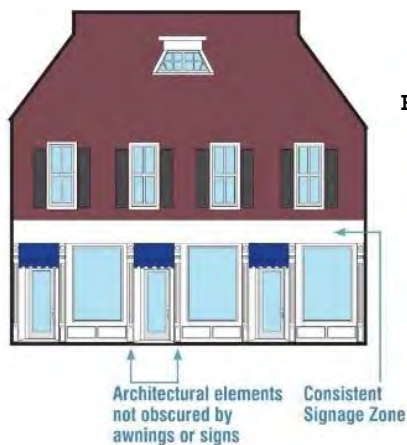
A: Decorative Window  
 B: Typical Pattern for Second Story  
 C: Ground Floor Display Windows  
 D: Inset Glazed Doors

- (6) **TRANSPARENCY** – Building façades facing the principal street or public open space shall have at least 25% of the overall façade in transparent windows and at least 40% of the ground floor façade in transparent windows. Along the secondary façades that face pedestrian alleys or connections, façades must achieve at least 15% transparency. Windows on the ground floor of the primary façade shall not be mirrored or use tinted glass or be obstructed by curtains, shades, or blinds. *See Figure 36 G on next pg.*



**Figure 36G Transparency**

- (7) **AWNINGS AND SIGNAGE** – Awnings and signs may not obscure important architectural details by crossing over pilasters or covering windows. Multiple awnings or signs on a single building shall be consistent in size, profile, location, material, color and design. On multi-tenant buildings the awnings and signs shall be allowed to vary in color and details, but shall be located at the same height on the building façade. *See Figure 36 H.*



**Figure 36 H Awnings and Signage**

### 36-2.3.4 Landscape

- (1) **LANDSCAPE USE AND ORIENTATION** – Landscape features shall shield negative views and define edges, and frame streets and public spaces. Plantings shall not obscure site entrances and exit drives, access ways, or road intersections or impair visibility of commercial storefronts. Tree species shall be selected to maintain relatively clear views of the ground floor and adequate height clearances for sidewalk circulation. Site and landscape features shall be integrated with the design of new construction and reflect a coordinated site and building design.
- (2) **OPEN SPACES** – Public and private open spaces shall be designed, landscaped, and furnished to be compatible with or complementary to the overall character of the Village District.
- (3) **SITE AND STREET EDGES** – New landscape strips with street trees, street trees in sidewalk tree wells, or landscaped medians shall be consistent with the existing landscape patterns of the location of proposed improvements. Landscape strips and sidewalk tree wells shall be of sufficient width to promote the health of street trees and other plantings.
- (4) **VIEWS** – Buildings shall be designed and located on the site so as to preserve views to the Saugatuck River.
- (5) **RAIN GARDENS** – Rain gardens may be provided as a contributing element of the site drainage, and integrated into the overall site. The plantings should be well adapted to wetland edge environments, including grasses, hedges, shrubs, or trees that tolerate intermittent wet conditions and extended dry periods. The design should prevent long-term standing water that would damage the plantings.

### 36-2.3.5 Parking

- (1) **PARKING PLACEMENT** – Parking shall be located at the interior of blocks, behind buildings, or at the rear of sites, away from prominent site edges, public spaces, and streets. *See Figure 36 I.*



**Figure 36 I**  
**Parking Placement**

- (2) **SCREENING AND LANDSCAPING** – Parking areas shall be separated from the street with landscaped buffers of between five feet and eight feet in width. Parking areas on secondary streets may also be

screened by other site components, including fences, gates, walls, permanent planters, or hedges. Landscaped medians shall be provided between parking spaces to break up the impervious surfaces and mitigate the visual impact of parking. No landscape island shall be less than 6' wide with a minimum width of 10' is required for planting strips with trees. *See Figure 36 J.*



Figure 36 J Screening and Landscaping

- (3) **STRUCTURED PARKING** – Structured parking, where provided, shall be at the interior of a block, surrounded on visible edges by active uses to avoid inactive street edges created by the parking structure. Alternatively, the structured parking could be arranged such that the ground floor area facing the main street is available for commercial space.
- (4) **CURBS AND CURB CUTS** – Granite curbs shall be used to protect planting areas and to define sidewalks, walkways, and parking area edges. Curb cuts shall be minimized and combined whenever possible. Every curb cut shall provide a continuous and uninterrupted pedestrian walkway.

**36-2.3.6 Streetscape and Sidewalks** (*See Sidewalk Ordinance, Chapter 50 of the Town Code*)

- (1) **PEDESTRIAN ACCESS** – New construction and public infrastructure improvements shall reinforce a network of continuous, convenient and safe pedestrian connections along sidewalks to and from all pedestrian entrances of all garages, parking lots and parking structures and all public, resident, and employee entrances to every building. Sidewalks and pedestrian paths should incorporate appropriate lighting, street furniture, landscaping, and signage consistent with the Village District. The network should not include streets or spaces that are primarily used for vehicular connections, deliveries and services.
- (2) **SIDEWALK CONFIGURATION** – Sidewalks shall have a minimum unobstructed width of 4'-0". Sidewalks shall be widened to accommodate street trees, landscaping, and outdoor furnishing and amenities. Sidewalks shall be continuous and uninterrupted at driveways and curb cuts to reinforce priority for pedestrians. *See Figure 36 K.*



Figure 36 K Sidewalk Configuration

- (3) **SPECIAL PAVING** – Unit pavers may be used to enhance the character of sidewalks, pathways,

and plazas. Existing brick or pavers shall be maintained or replaced and shall be introduced if adjacent sidewalks are brick. When employed, unit pavers should be selected and set in a manner that limits uneven surfaces or joints that would become an impediment to accessibility. An acceptable method includes providing a sub-base of wire-mesh reinforced concrete below the setting bed, and mortared joints. See *Figure 36 L*.



**Figure 36 L Special Paving**

- (4) **PASSAGEWAYS** – Passageways through buildings that connect the principal streets to parking shall include displays relevant to adjacent businesses, public art, and/or wayfinding signage related to the Village District and lighting that provides a safe environment for pedestrians.
- (5) **STREET FURNITURE** – Permanent street furniture including light fixtures, benches, bike racks, trash and recycling receptacles, and newspaper stands shall be integrated with street and sidewalk circulation to ensure adequate clearances, access and convenience of the location of these amenities. Street furniture shall be clustered at convenient locations that are plainly visible and accessible and must be located such that the minimum 4-’0” sidewalk clearances are maintained.
- (6) **PUBLIC ART** – Public art may be used to define and punctuate public spaces. Art installations shall maintain clearances in public spaces, and be constructed of materials that are durable, easily maintained and that do not present safety hazards.
- (7) **SIDEWALK CAFÉS** – Where sidewalk width is constrained at location of sidewalk use for outdoor cafés, the Planning and Zoning Commission may reduce the minimum clear width of the sidewalk to 3’ for a maximum length of 10’. After a 5’ interval of a minimum width of 4’, the minimum clearance of 3’ may be allowed for another 10’. The goal is to maintain the balance for clear width of pedestrian activity and the extension of outdoor cafés into the public space.



Laureen Haynes  
Chocolatieree  
18 Tamarac Road  
Westport, CT 06880

April 26, 2022

Donna Douglass  
Town of Westport  
110 Myrtle Avenue  
Westport, CT 06880

RE: Signage at 66 Church Lane

Dear Ms. Douglass,

I am the owner of a chocolate business and am in the process of opening a shop at 66 Church Lane. I am seeking approval for signage in the front gable of the building, stating my company name with logo. The proposed signage is dark brown with white lettering and made of carved wood (HDU materials). The sign would be centered in the front gable under a goose neck sign light. The proposed sign is similar in nature to the previous tenant's sign and is in keeping with the character of the building.

I am attaching the design specifications of this signage, including a mockup of the wall sign placed in the front gable of the building.

Kindly submit this for review and approval.

Many gracious thanks for your help. I am looking forward to being a part of the Church Lane/Village District community!

Best regards,



Laureen Haynes  
Founder & Master Chocolatier  
Chocolatieree  
C: 203-984-6474  
ree@chocolatieree.com



EXISTING



PROPOSED

**SIGN TYPE**

- SINGLE FACE
- HANGING
- ILLUMINATED
- WALL

**SPECIFICATIONS**

**MATERIALS:** HDU MATERIALS, SIGN PAINTERS ONE SHOT

**METHOD:** MOUNTED DIRECTLY ON WALL USING CONCRETE SCREWS AND SECURED WITH SILICONE

**COLORS:**  #4C2C0C/ C46 M70 Y90 K61/ R76 G44 B12

**CUSTOMER NAME:** Chocolatieree

**DATE:** 4/21/2022



Garcia Enterprises Inc. DBA  
**HISPANA SIGNS**  
 175 US-9W NORTH, SUITE 12 CONGERS, NY 10920  
 OFFICE: 845-767-4111 | MANAGER: 845-746-0500

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## SIGN TYPE

- SINGLE FACE
- HANGING
- ILLUMINATED
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175 US-9W NORTH, SUITE 12 CONGERS, NY 10920  
OFFICE: 845-767-4111 | MANAGER: 845-746-0500

**CUSTOMER NAME:** Chocolatieree

**DATE:** 4/21/2022

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CHURCH LANE #1

MYRTLE AVENUE

25.93

63.89

66

45.88

2

0.18 Ac

TC 5280

58.44

60

92.47

3

0.15 Ac

TC 9312

17.20

58.38

26.29

17.20

60.00

95.46

14

13.77



## 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 66 Church Lane

Town/City Westport Village \_\_\_\_\_ County Fairfield

Owner(s) 66 Church Lane LLC  Public  Private

### PROPERTY INFORMATION

Present Use: Mixed-commercial and residential

Historic Use: Residential

Accessibility to public: Exterior visible from public road?  Yes  No

Interior accessible?  Yes  No If yes, explain \_\_\_\_\_

Style of building Queen Anne Date of Construction ca. 1905

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"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding  |
| <input checked="" 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 Clipped

(Material)

- Wood Shingle  Roll Asphalt  Tin  Slate  Asphalt Shingle  
 Built up  Tile  Other \_\_\_\_\_

Number of Stories: 2.5 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: Multiple additions

**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: Garage converted to store shares lot

**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 Inc. Date 10/6/2011

View \_\_\_\_\_ Negative on File \_\_\_\_\_

Name \_\_\_\_\_ Date 10/6/2011

Organization PAL Inc.

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

**CONTINUATION SHEET**

Item Number: \_\_\_\_\_ Date: October 2011

PAL, Pawtucket, RI 02860

**66 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. The lot is absent of any landscaping, but granite block curbing stretches across the north (facade) elevation. A one-story, three-bay-by-one-bay, front-gable building is located in the southwest corner of the property.

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

The building is a two-and-one-half-story, three-bay-by-five-bay, Queen Anne style former residence. The asphalt shingle-clad, hip roof has a clipped front gable and lower gables on the west slope. The walls are clad in clapboards and rest on a stone foundation. A two-and-one-half-story bay window is located in the center of the east elevation. A one-and-one-half-story bay with oriel window projects over the first story on the north (facade) elevation. The primary entrance is off-center on the north (façade) elevation and consists of a pair of wood panel double doors with a window in the top half. A secondary entrance is located in the east bay of the facade and consists of a wood panel door with a nine-light window in the top half. Windows primarily consist of fourteen-over-one, double-hung sash, which appear to be original, and large plate-glass windows on the first story. Stained-glass windows are located in the gables on the east and west elevations. Despite multiple additions, the original plan is still visible. Alterations also include the replacement of exterior materials.

**Historical or Architectural importance:**

The house was constructed ca. 1890 and appears on the 1901 Sanborn map of Westport. The adjacent building at 60 Church Lane, originally had an identical design. Due to a lack of documentation, ownership history at the turn of the twentieth century is unknown. By 1933, William F. O’Connell, a physician, had purchased the property. There is no listing for the property in the 1937 directory, but Francis R. and G. Adolph Bergmann lived there in 1941. In 1948, only real estate agency R.T. Baldwin occupied the building. By 1950, the building had been converted into mixed commercial and residential space. Tenants included Baldwin Realty, The Knit Shop, Mrs. L.P. Revo real estate, and engineer W.J. Wood, Jr. Subsequent occupants included lawyer A.P. Cramer in 1970; the Best in Town Gourmet Shop in 1980; and the Foundation for Shamanic Studies, Inc. in 1991. The current owner is 66 Church Lane LLC and the building holds multiple beauty salons and retail shops.

**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.

FOR OFFICE USE ONLY

TOWN NO.: \_\_\_\_\_ SITE NO.: \_\_\_\_\_

UTM: 18/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_

QUAD: \_\_\_\_\_

DISTRICT: \_\_\_\_\_ NR: Actual  
Potential

**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

**66 Church Lane, Westport, CT**

**PHOTOGRAPHS**

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



View of the north and east elevations.



View of the north and west elevations.



**STATE OF CONNECTICUT**

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PAL, Pawtucket, RI 02860

**66 Church Lane, Westport, CT**

*FOR OFFICE USE ONLY*

TOWN NO.: \_\_\_\_\_ SITE NO.: \_\_\_\_\_  
UTM: 18/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_  
QUAD: \_\_\_\_\_  
DISTRICT: \_\_\_\_\_ NR: Actual  
Potential



View of the converted garage.