

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: 38 MAIN STREET, WESTPORT CT 06880

OWNER OF RECORD: Ryan McClay / 38 Main LP Daytime Tel #: 203-286-5812

OWNER'S ADDRESS: 750 East Main Street ,Suite 820, Stamford CT E-mail: rmclay@tribusconstruction.com

APPLICANT'S NAME (if different): MMK CUSTOM INC. Daytime Tel #: 516-815-6170

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: 244 5TH AVENUE , STE. F263, NEW YORK, NY 10001 E-mail: mk@mmkcustom.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; _____

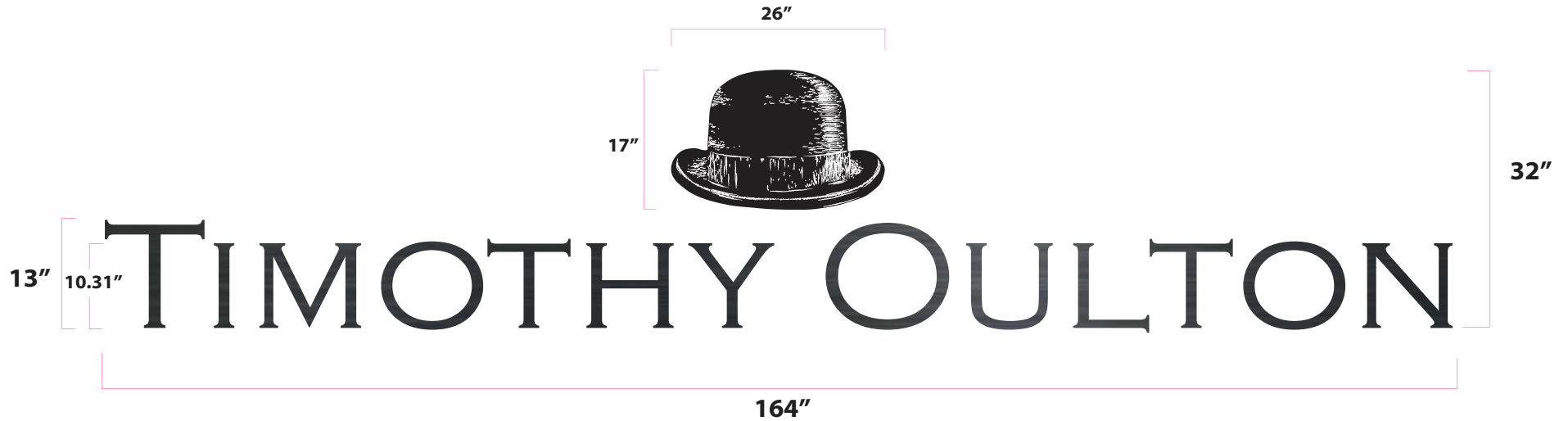
Joint Committee Chair's Signature: _____ Date: _____

2" Fabricated Stainless Steel Letters - NO LIGHT
FINISH: Black Brush Finish Electroplated

Bowler Hat: 2" Black Brush Finish + Etched and paint filled white

1" Spacers

SQ FT: 17.8



Note: All projects are custom fabricated and cannot be changed after production of product.



CLIENT: **Timothy Oulton**
SIGN TYPE:
DRAWN BY: **MH**
SALES REP: **Mohammed**

DATE: **06.14.2022**
REVISION #:

Comments: _____

Approved By: _____

Signature: _____ Date: _____



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CLIENT: **Timothy Oulton**
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Signature: _____ Date: _____

HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

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 _____
 Town/City _____ Village _____ County _____
 Owner(s) _____ Public Private

PROPERTY INFORMATION

Present Use: _____
 Historic Use: _____

Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building _____ Date of Construction _____

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

- | | | | | |
|--|---|--------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick | <input 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: _____ **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: _____

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:

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

Architect _____ Builder _____

• Historical or Architectural importance:

• Sources:

Photographer _____ Date _____

View _____ Negative on File _____

Name _____ Date _____

Organization _____

Address _____

• Subsequent field evaluations:

Threats to the building or site:

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

HISTORIC RESOURCE INVENTORY – BUILDINGS AND STRUCTURES

CONTINUATION SHEET

38 Main Street, Westport, CT

Architectural Description

It is a two-story commercial building with a flat roof ca. 2020. A projecting pressed metal cornice extends along the roofline and includes large dentils set above a flat band of trim. The openings on the upper story are unevenly spaced with a pair of 2/2 double hung sash windows set into metal frames on the northern openings and a run of four narrower windows on the southern opening. The same arrangement of openings is found below with the main entrance to the building found in the recessed northern bay. It includes a central stairway. The larger opening to the south includes a glass and metal framed door with a full-height sidelight flanked by large, plate-glass windows. The space in between the windows is fitted with shiplap wood planks. The same treatment is used on the second story.



View East