



**WESTPORT™**

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

**Tuesday, November 1, 2022, 7:00 PM**  
**DRAFT MINUTES**

**Members Present:**

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

Bill Harris, HDC Co-Chair  
Scott Springer, 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, November 1, 2022**, at 7:00 PM for the following purpose:

1. To approve minutes from the September 6, 2022, meeting.  
**MOTION (made by French): To approve the minutes of the September 6, 2022, meeting.**  
**SECOND: Herman**  
**SEATED: French, Herman, Castedo, Springer**  
**VOTE: Unanimously approved**
2. To review and comment on the proposed façade modifications and signage at **22 Main Street** (Parcel ID# C09/139/000) submitted by Blake Sherwood, Frederick William Hoag Architect, for property owned by 22 Main Street Associates, LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.  
**MOTION (made by Springer): To approve the proposed façade modifications and signage at 22 Main Street (Parcel ID# C09/139/000)**  
**SECOND: Herman**  
**SEATED: French, Herman, Castedo, Harris, Springer**  
**VOTE: Unanimously approved**
3. To review and comment on the proposed signage at **135 Post Road East** (Parcel ID# C09/144/000) submitted by Jorge Guzman, Sign A Rama, for property owned by COMU Westport LLC, C/O Bayberry Property Management. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.  
**MOTION (made by Springer): To approve proposed signage at 135 Post Road East (Parcel ID# C09/144/000)**  
**SECOND: Herman**  
**SEATED: French, Herman, Castedo, Harris, Springer**  
**VOTE: Unanimously approved**
4. To review and comment on the proposed exterior modifications and signage at **177 Main Street** (Parcel ID# C10/085/000) submitted by Patricia Gill, Gill & Gill Architects, LLC, for property owned by The Remarkable LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.  
**Discussion held. No action taken. Applicant to return at the December 6, 2022, meeting.**
5. To review and comment on the proposed Historic Residential Structures Special Permit §32-18 at **35 Wright Street** (Parcel ID# C09/042/000) submitted by Gloria Gouveia, Land Use Consultants, for

property owned by Rosenberg Peter Trustee, C/O Cynthia Muller Revocable Trust. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

**Discussion held. No action taken. Applicant to return at the December 6, 2022, meeting.**

6. To review and comment on the proposed Historic Residential Structures Special Permit §32-18 at **48 Treadwell Avenue** (Parcel ID# B06/007/000) submitted by Frank Diurno, Balance Architecture, LLC, for property owned by Samuel and Sharon Carpenter. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

**Discussion held. No action taken. Applicant to return at the December 6, 2022, meeting.**

7. To adjourn the meeting.

**Meeting Adjourned at 9:15 PM**

Bill Harris, HDC Chairman  
Ward French, ARB Chairman  
November 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**

PROPERTY ADDRESS: 177 MAIN ST.

OWNER OF RECORD: THE REMARKABLE, LLC Daytime Tel #: 203-635-8383

OWNER'S ADDRESS: 99 FRANKLIN ST., WESTPORT, CT E-mail: edie@evbhem.com

APPLICANT'S NAME (if different): PATRICIA GILL Daytime Tel #: 203-831-8808

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 HIGH ST., NORWALK, CT 06851 E-mail: p.gill@gillandgill.com

Edith B. VanBorsom  
*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: \_\_\_\_\_

**GILL & GILL**  
ARCHITECTS, L.L.C.  
ARCHITECTS · DESIGNERS · PLANNERS



17 High St. Suite 301  
Norwalk, CT 06851

203.831.8808  
www.GILLandGILL.com

**APPLICATION FOR JOINT COMMITTEE REVIEW AND RECOMMENDATION  
TOWN OF WESTPORT**

Owner of Property: The Remarkable, LLC  
Address of Property: 177 Main Street, Westport  
Location: Westport Center National Historic District; Village District Overlay

**PROJECT NARRATIVE**

The building at 177 Main Street is at the corner of Parker Harding Plaza, and for thirty years was the home of the bright pink Remarkable Book Shop. The original portion of the building, the Ebenezer Coley Store, was built on this site in 1775, and still features exposed original timber framing and stone foundation walls. Most recently, it housed Local To Market, a boutique retail food store.

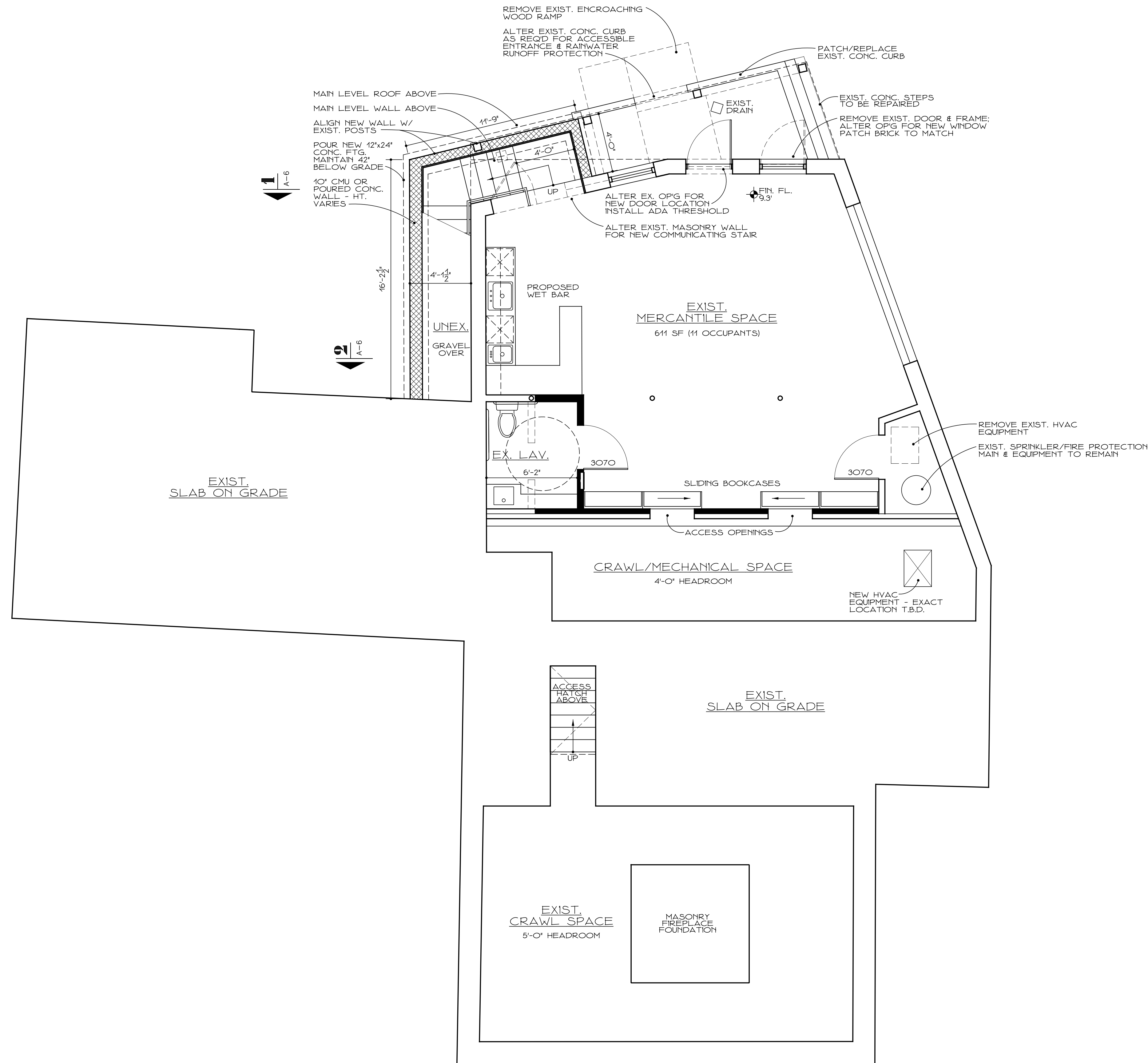
The new owners of the property are planning to restore the building somewhat to its earlier appearance with off-white 4" cedar clapboard siding and simplified trim, along with a cedar shake roof. We are adding a set of doors in the courtyard where there used to be an entrance.

The large masonry platform, non-ADA compliant ramp, and expansive steps along Main Street will be removed and replaced with smaller landings at the two entrances, along with a fine permeable gravel walking surface behind a low stone wall along the sidewalk line. A new code-compliant ramp and steps at the entrance closest to Main Street will provide accessibility from the corner.

All doors and windows will be replaced with thermally efficient modern dark bronze framed insulating glazing. Existing brickwork will be painted a light gray. New exterior railings and handrails will be dark bronze.

Currently, the lower level does not connect to the first floor. A deteriorating rear exterior non-code conforming concrete stairway will be removed and replaced with an enclosed code-conforming communicating stairway largely in the same footprint. As one wall is on the property line, the exterior walls will be fire rated. Finishes, windows, and trim will match the rest of the building.





**LOWER LEVEL FLOOR/FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**CODE NOTES & LEGEND**

**ZONING NOTES:**

PROPERTY LOCATED IN WESTPORT BCD ZONE (BUSINESS CENTER DISTRICT)  
BUILDING USE - RETAIL (UNCHANGED)  
GROSS INTERIOR FL. AREA OF BUILDING = 3,636.7 SF  
2735.5 BUILDING FOOTPRINT

**BUILDING CODE NOTES:**

ALL WORK TO COMPLY WITH:  
2018 CT STATE BLDG. CODE (W/ AMENDMENTS)  
2015 INTERNATIONAL CODE COUNCIL (ICC) INTERNATIONAL BUILDING CODE  
2015 ICC INTERNATIONAL EXISTING BUILDING CODE  
2015 ICC INTERNATIONAL MECHANICAL CODE  
2015 ICC INTERNATIONAL PLUMBING CODE  
2015 ICC INTERNATIONAL ENERGY CONSERVATION CODE  
2017 NATIONAL FIRE PROTECTION ASSOC. 70 NATIONAL ELECTRICAL CODE  
2009 ICC/ANSI A117.1 ACCESSIBLE & USABLE BUILDINGS AND FACILITIES  
2018 CT STATE FIRE SAFETY CODE (W/ AMENDMENTS)  
2015 ICC INTERNATIONAL FIRE CODE  
2015 NATIONAL FIRE PROTECTION ASSOC. STANDARD 401 - LIFE SAFETY CODE

BUILDING CONSTRUCTION TYPE 5 B (EXISTING TO REMAIN)  
BUILDING IS FULLY SPRINKLERED.  
BUILDING EGRESS AS SHOWN ON PLANS:  
74' MAX. DIAGONAL (74/73 = 24'-8")  
5' SEPARATION BETWEEN REQUIRED EXITS

BUILDING USE AND OCCUPANCY:

FLOOR LEVEL	FL. AREA	# OCCUPANTS
MEZZANINE - BUSINESS	710 SF	8
710 SF EX. UNCHANGED		
MAIN FLOOR - MERCANTILE	2,274.2 SF	38
2,217 SF EX. PLUS 57.2 SF NEW		
LOWER LEVEL - MERCANTILE	652.5 SF	11
620 SF EX. PLUS 32.4 SF NEW		
<b>BUILDING TOTAL:</b>	<b>3,636.7 SF</b>	<b>57</b>
OCCUPANCY LOAD = 57 OCCUPANTS		

PLUMBING FIXTURES REQUIRED:  
1 TOILET, 1 LAVATORY, 1 SERVICE SINK, 1 DRINKING FOUNT.  
PLUMBING FIXTURES PROVIDED:  
3 TOILETS, 3 LAVS, 1 SERVICE SINK, 1 WATER COOLER

**CONSTRUCTION NOTES:**

- CONSTRUCTION SHALL COMPLY W/ LOCAL, STATE & OTHER APPLICABLE BUILDING CODES AND TRADE STANDARDS.
- CONTRACTOR TO VERIFY FIELD CONDITIONS & ELEVATIONS PRIOR TO STARTING WORK; ADJUST DIMENSIONS AS REQUIRED.
- DISPOSE OF ALL CONSTRUCTION DEBRIS IN A LEGAL MANNER; PROTECT ADJACENT AREAS FROM CONSTRUCTION DEBRIS AND NOISE.
- MAINTAIN ADJACENT SIDEWALKS AND PROPERTIES CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS.
- ALL SPECIFIED PRODUCTS TO BE INSTALLED PER MANUFACTURER'S DETAILS & DIRECTIONS.

**FIRE CODE NOTES:**

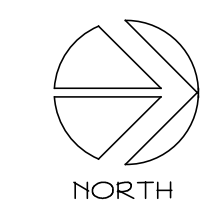
- PROVIDE NEW EXIT SIGNS & EMERGENCY LIGHTING PER PLAN AND PER FIRE MARSHAL.
- ALL INTERIOR FINISHES TO COMPLY W/ CLASS C FLAME SPREAD RATINGS OR BETTER.
- TEST EMERGENCY LIGHTING TO ASSURE PROPER WORKING ORDER PER FIRE MARSHAL.

INTERIOR & EXTERIOR ALTERATIONS FOR  
**REMARKABLE, LLC**  
177 MAIN STREET WESTPORT, CT

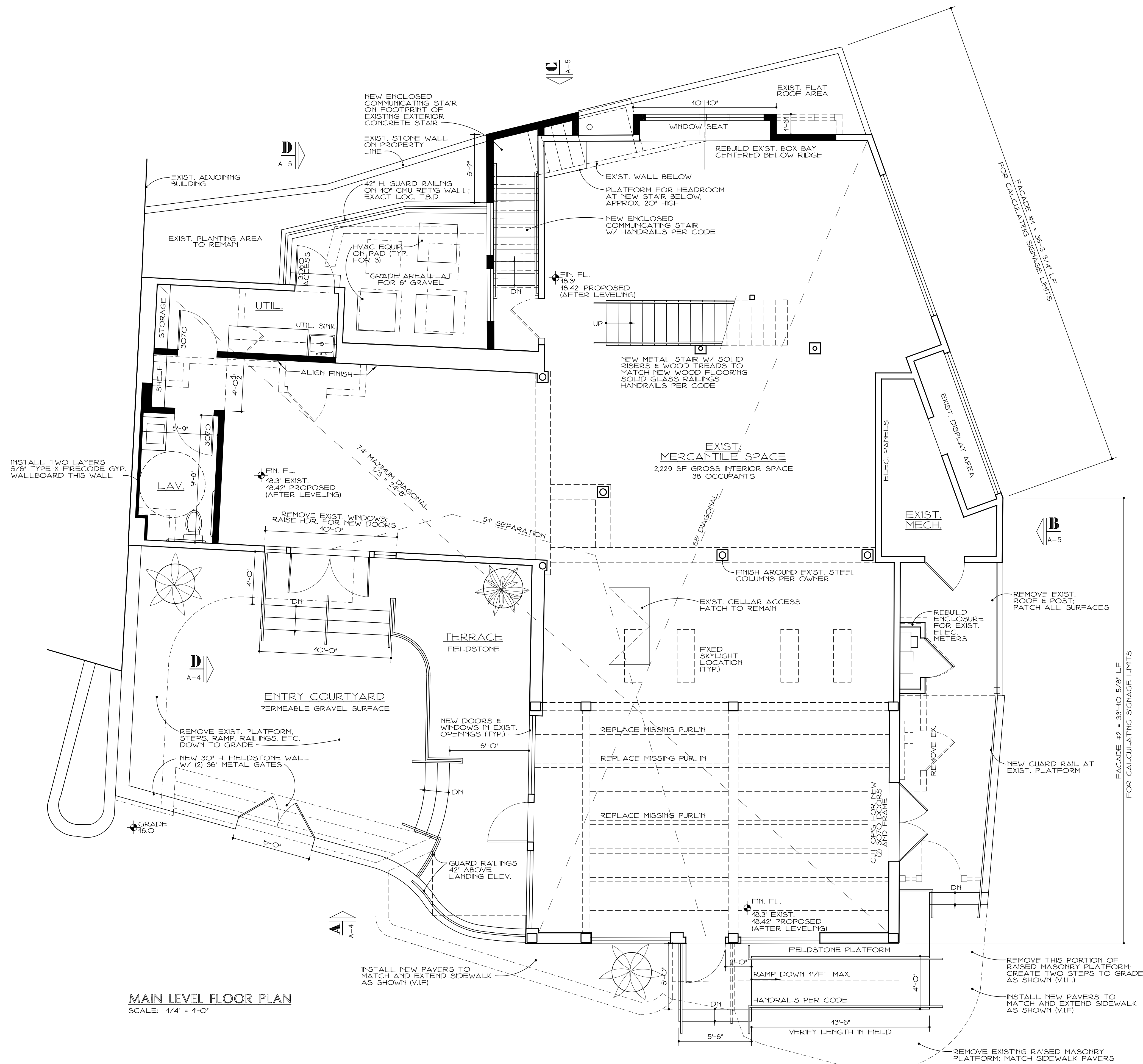
DATE: OCT. 18, 2022	<b>GILL &amp; GILL</b> ARCHITECTS, L.L.C. ARCHITECTS • DESIGNERS • PLANNERS 17 High Street Norwalk, CT 06851 203.831.8808 F 203.831.8780 F www.GillandGill.com	FILE NAME: 2224-A1.DWG
REVISED:		DWG. NO.:

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

DWG. NAME:  
**LOWER LEVEL FLOOR PLAN**



**A-1**



**MAIN LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

INTERIOR & EXTERIOR ALTERATIONS FOR  
**REMARKABLE, LLC**  
177 MAIN STREET WESTPORT, CT

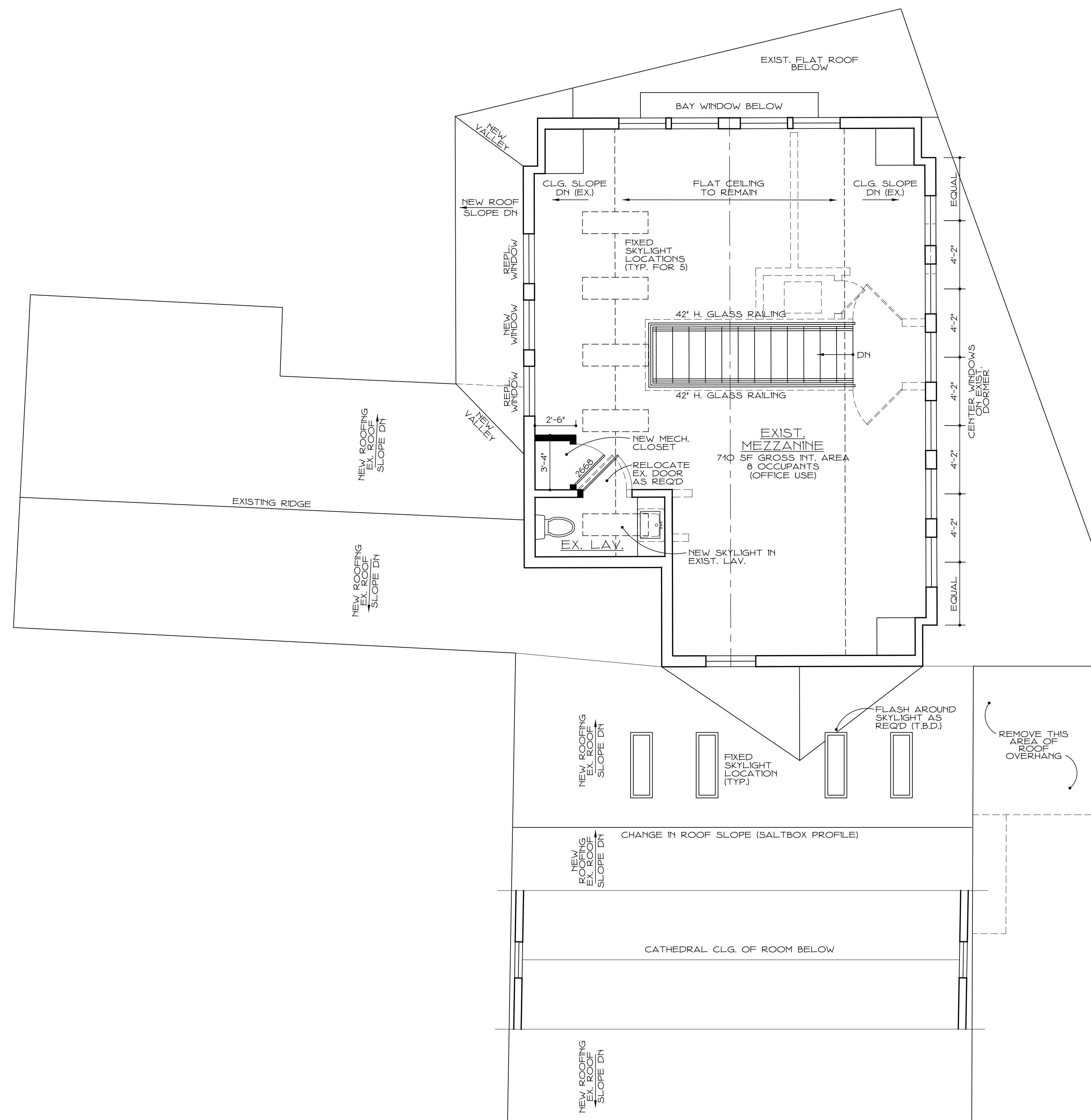
DATE: OCT. 18, 2022	<b>GILL &amp; GILL</b> ARCHITECTS, L.L.C. ARCHITECTS . DESIGNERS . PLANNERS 17 High Street Norwalk, CT 06851 203.831.8808 F 203.831.8780 F www.GillandGill.com	FILE NAME: 2224-A1.DWG
REVISED:		DWG. NO.:

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

DWG. NAME:  
**MAIN LEVEL FLOOR PLAN**



**A-2**



**MEZZANINE LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



INTERIOR & EXTERIOR ALTERATIONS FOR  
**REMARKABLE, LLC**  
177 MAIN STREET WESTPORT, CT

DATE: OCT. 18, 2022	<b>GILL &amp; GILL</b> ARCHITECTS, L.L.C. ARCHITECTS • DESIGNERS • PLANNERS 17 High Street Norwalk, CT 06851 203.831.8808 F 203.831.8780 F www.GillandGill.com	FILE NAME: 2224-A1.DWG
REVISID:		DWG. NO.: <b>A-3</b>
SCALE: 1/4" = 1'-0"		

DWG. NAME:  
**MEZZANINE LEVEL FLOOR PLAN**

**WINDOW SCHEDULE**

UNIT NO.	OPERATION	MODEL NO.	R.O. SIZE (WxH)	MANUFACTURER
A	FIXED	-	2'-4" x 3'-0 9/16"	ASTEC BRONZE
B	CASEMENT	-	3'-0" x 4'-0"	ASTEC BRONZE
C	DOORS SIDELITES	-	(2) 3'-0" x 7'-0" 7'-4-1/4" x 7'-0"	ASTEC BRONZE
D	DOOR	-	3'-0" x 7'-0"	ASTEC BRONZE
E	DOORS	-	(2) 3'-0" x 7'-0"	ASTEC BRONZE
F	FIXED	-	6'-0 1/2" x 6'-6 1/2"	ASTEC BRONZE
G	FIXED	-	11'-4" x 5'-0"	ASTEC BRONZE
H	FIXED	-	11'-4" x 3'-9"	ASTEC BRONZE
I	-	- NOT USED -		
J	FIXED	-	9'-9 1/2" x 5'-0 1/2"	ASTEC BRONZE
K	FIXED	-	4'-0" x 2'-0"	ASTEC BRONZE
L	FIXED	-	2'-9" x 4'-8"	ASTEC BRONZE
M	SKYLIGHT	FS CO6	1'-9" x 3'-9 3/4"	VELUX

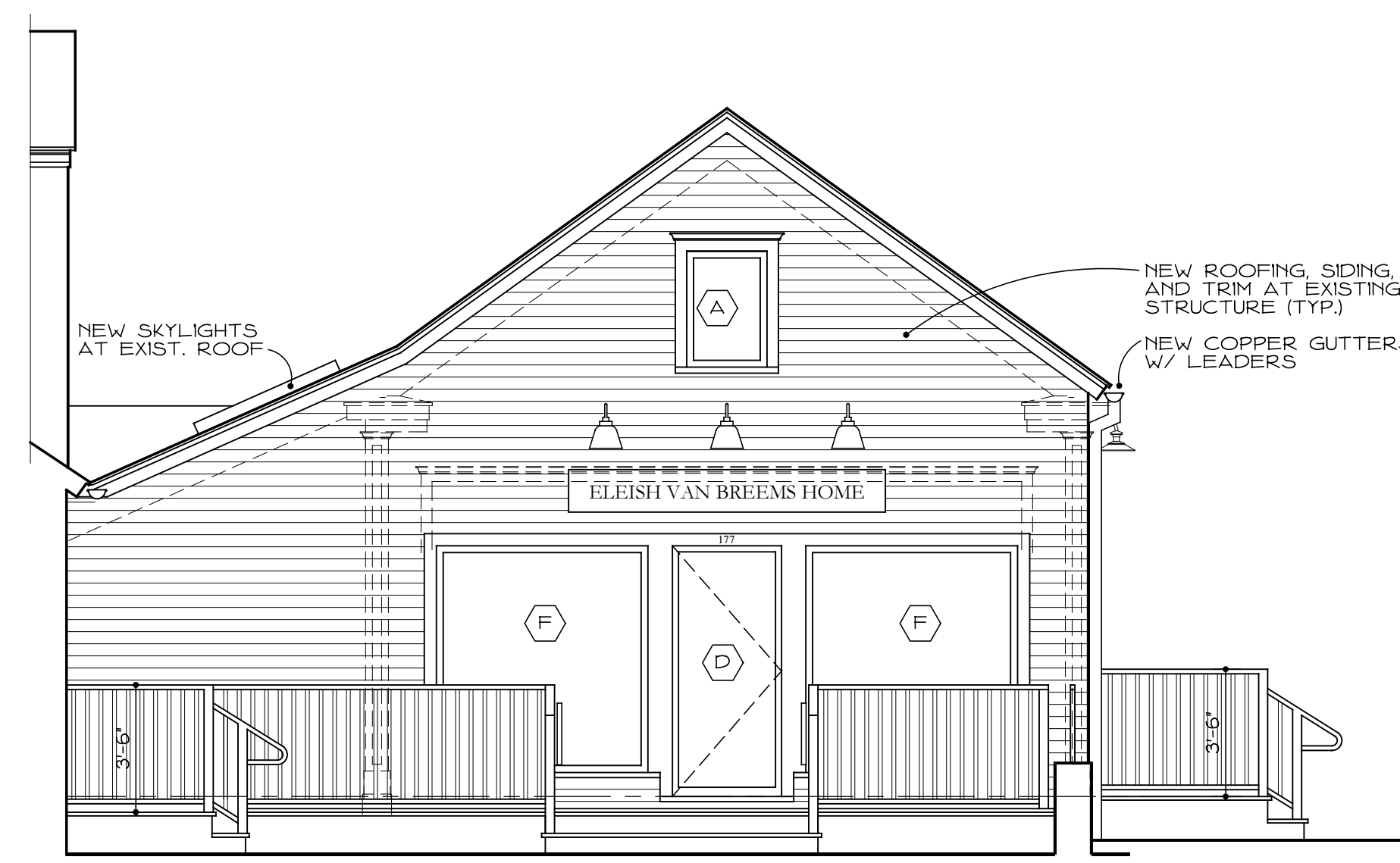
1. ALL UNIT SIZES TO BE VERIFIED IN THE FIELD PRIOR TO PLACING ORDER.  
2. ALL UNITS TO HAVE LOW-E INSULATING GLAZING, WINDOW FINISH AND STYLE OF HARDWARE TO BE APPROVED BY OWNER. PROVIDE SCREENS & SASH LOCKS ON OPERABLE UNITS.

**SIGNAGE INFORMATION:**

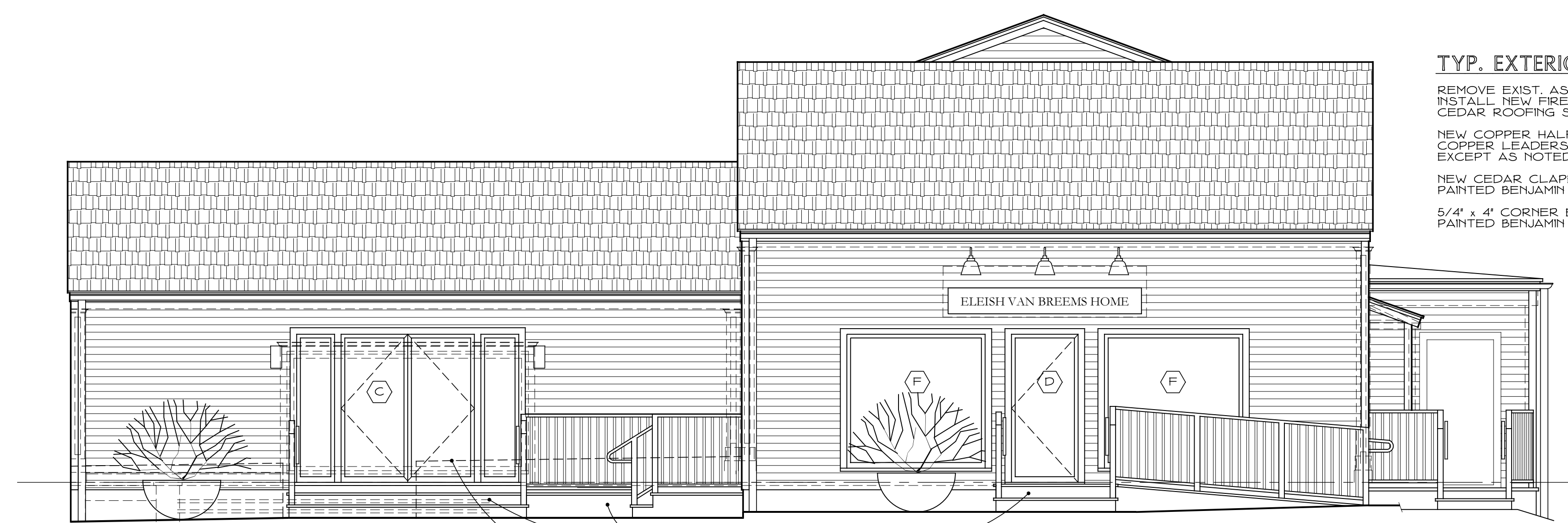
FACADE #1 = 36'-3 3/4"  
FACADE #2 = 33'-10 5/8"  
TOTAL FACADE LENGTH = 70'-2 3/8"  
TOTAL AREA OF SIGNAGE ALLOWED:  
1 SF PER 1 LF OF FACADE  
SIGNAGE AREA ALLOWED = 70 SF  
AREA OF LOGO SIGN (1 PROVIDED):  
10.3 SF  
AREA OF RECTANGULAR SIGNS (2 PROVIDED):  
10.2 SF x 2 = 20.4 SF  
TOTAL AREA OF SIGNAGE PROVIDED: 30.7 SF

**TYP. EXTERIOR NOTES:**

REMOVE EXIST. ASPHALT ROOFING SHINGLES;  
INSTALL NEW FIRE-RETARDANT TREATED  
CEDAR ROOFING SHAKES  
NEW COPPER HALF-ROUND GUTTERS WITH  
COPPER LEADERS AT EXIST. LOCATIONS  
EXCEPT AS NOTED  
NEW CEDAR CLAPBOARD SIDING, 4" T.W.  
PAINTED BENJAMIN MOORE 'WHITE DOVE'  
5/4" x 4" CORNER BOARDS  
PAINTED BENJAMIN MOORE 'WHITE DOVE'



**D SOUTH SIDE ELEVATION - COURTYARD**  
SCALE: 1/4" = 1'-0"



**A FRONT (EAST) ELEVATION**  
SCALE: 1/4" = 1'-0"

INTERIOR & EXTERIOR ALTERATIONS FOR  
**REMARKABLE, LLC**  
177 MAIN STREET WESTPORT, CT

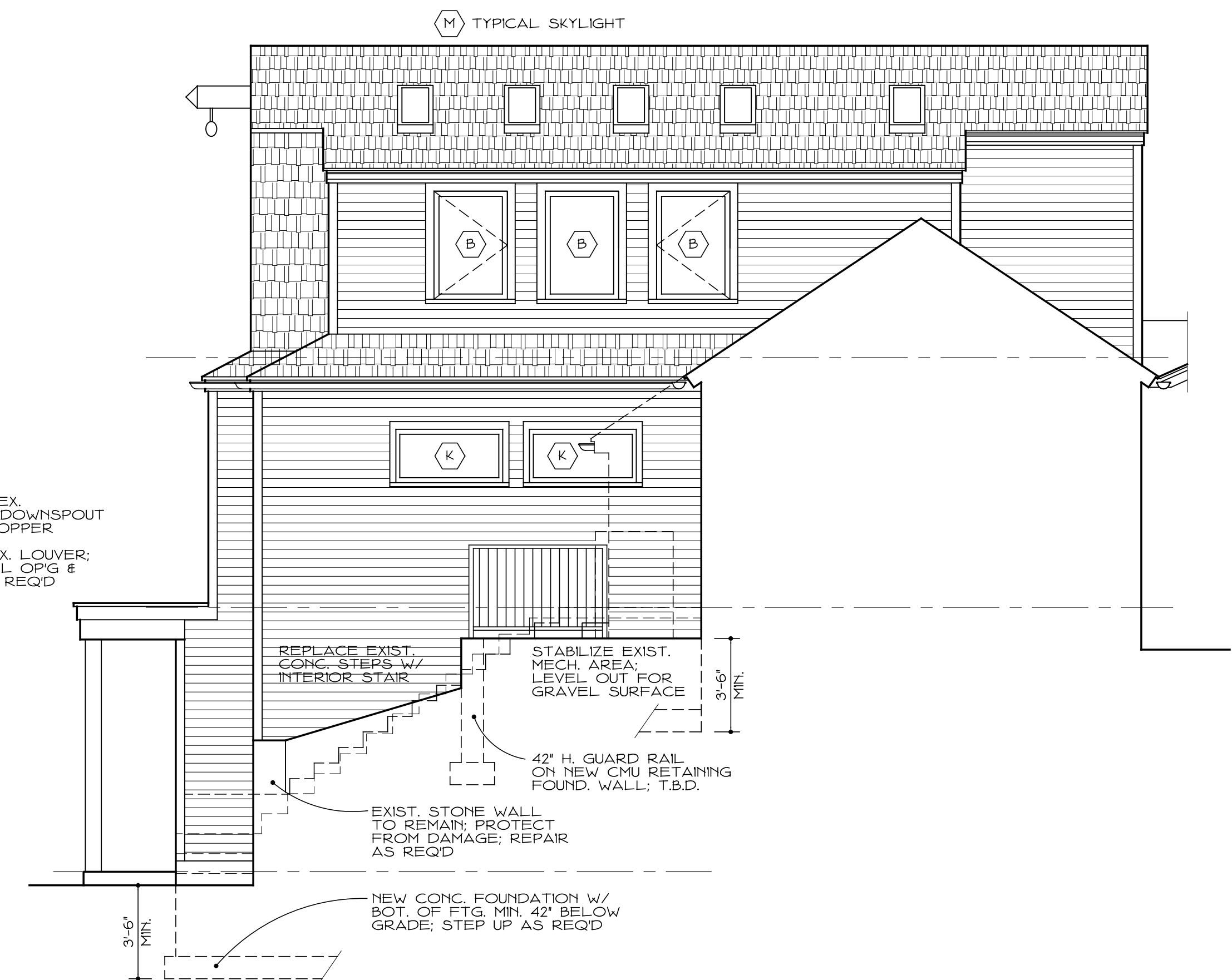
DATE: OCT. 18, 2022	<b>GILL &amp; GILL</b> ARCHITECTS, L.L.C. ARCHITECTS • DESIGNERS • PLANNERS 17 High Street Norwalk, CT 06851 203.831.8806 T 203.831.8786 F www.GillandGill.com	FILE NAME: 2224-A1.DWG
REVISIONS:		DWG. NO.: <b>A-4</b>
SCALE: 1/4" = 1'-0"	DWG. NAME: <b>FRONT (EAST) ELEVATION NORTH SIDE ELEVATION</b>	

**TYP. EXTERIOR NOTES:**

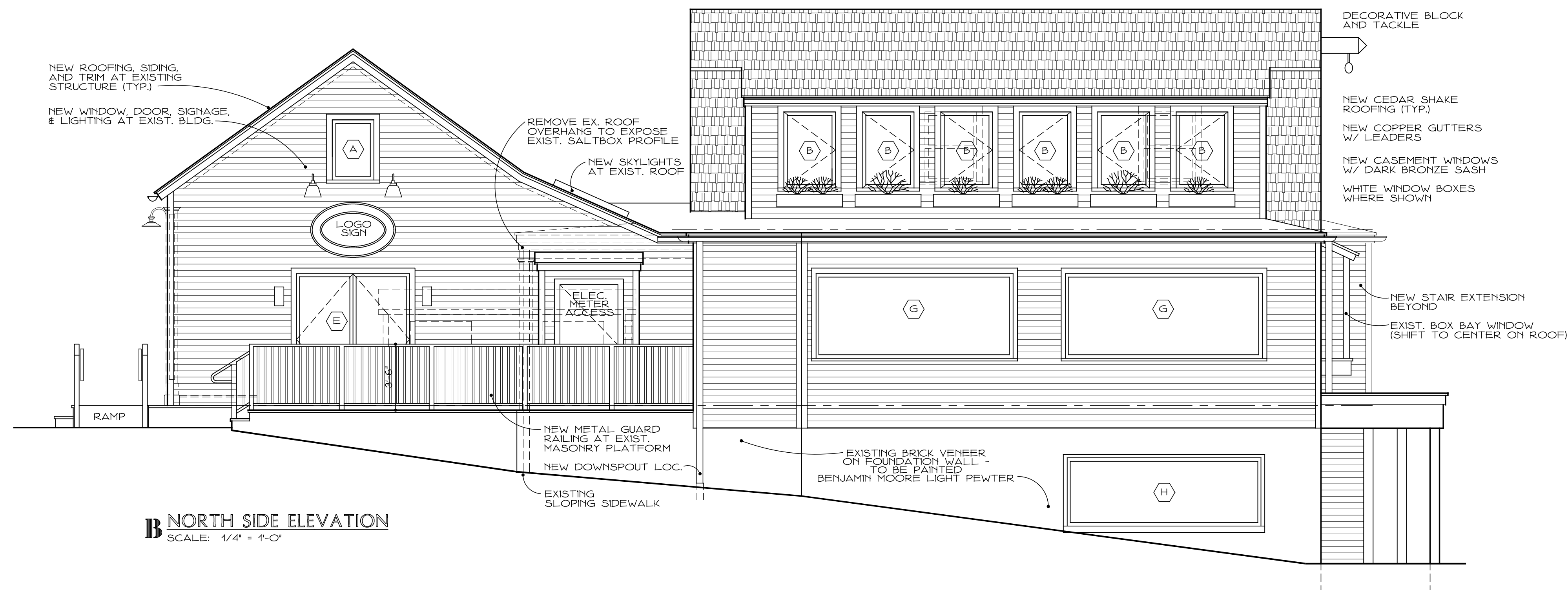
REMOVE EXIST. ASPHALT ROOFING SHINGLES;  
 INSTALL NEW FIRE-RETARDANT TREATED  
 CEDAR ROOFING SHAKES  
 NEW COPPER HALF-ROUND GUTTERS WITH  
 COPPER LEADERS AT EXIST. LOCATIONS  
 EXCEPT AS NOTED  
 NEW CEDAR CLAPBOARD SIDING, 4" T.W.,  
 PAINTED BENJAMIN MOORE "WHITE DOVE"  
 5/4" x 4" CORNER BOARDS  
 PAINTED BENJAMIN MOORE "WHITE DOVE"



**C REAR (WEST) ELEVATION**  
 SCALE: 1/4" = 1'-0"



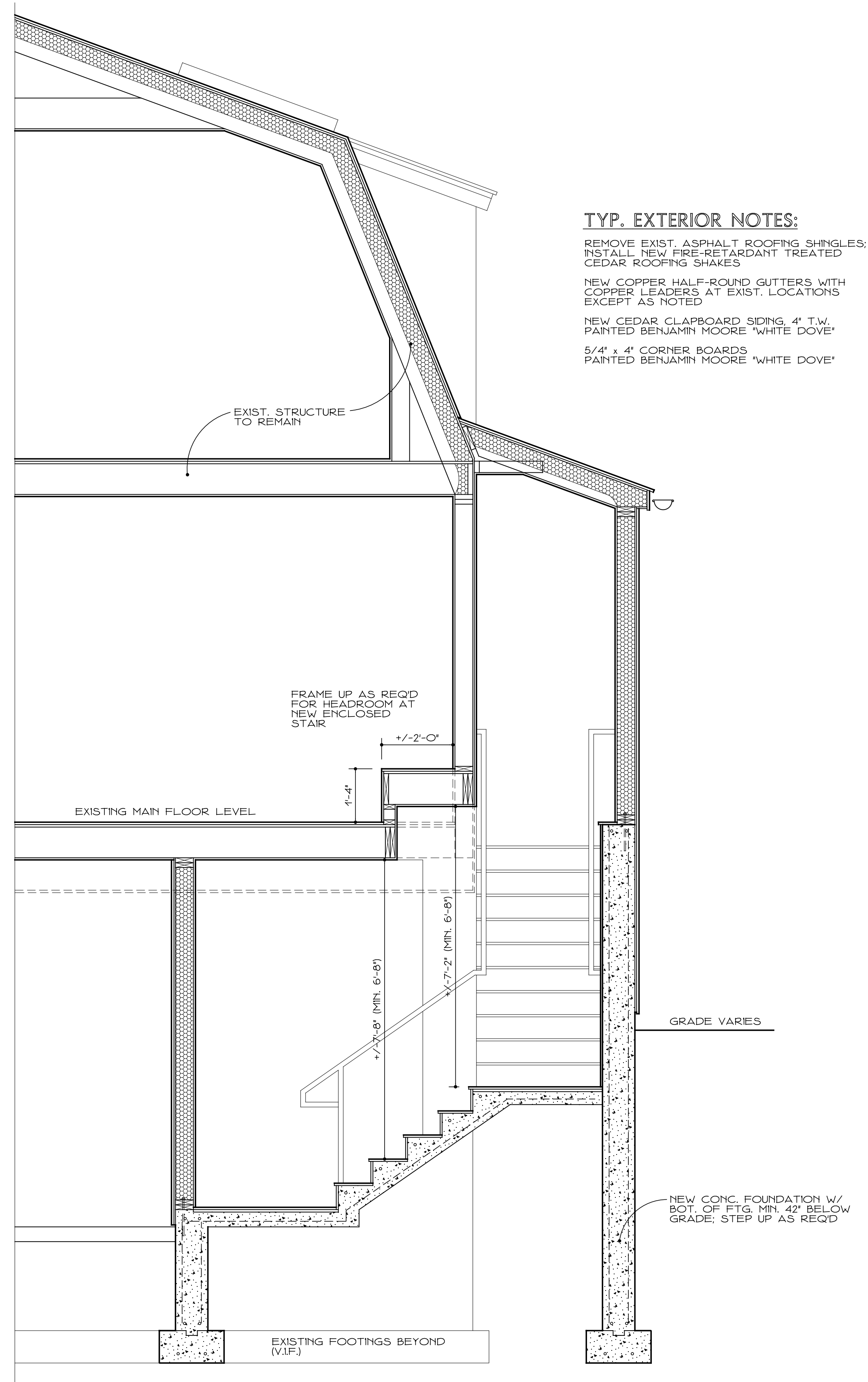
**D SOUTH SIDE ELEVATION - REAR**  
 SCALE: 1/4" = 1'-0"



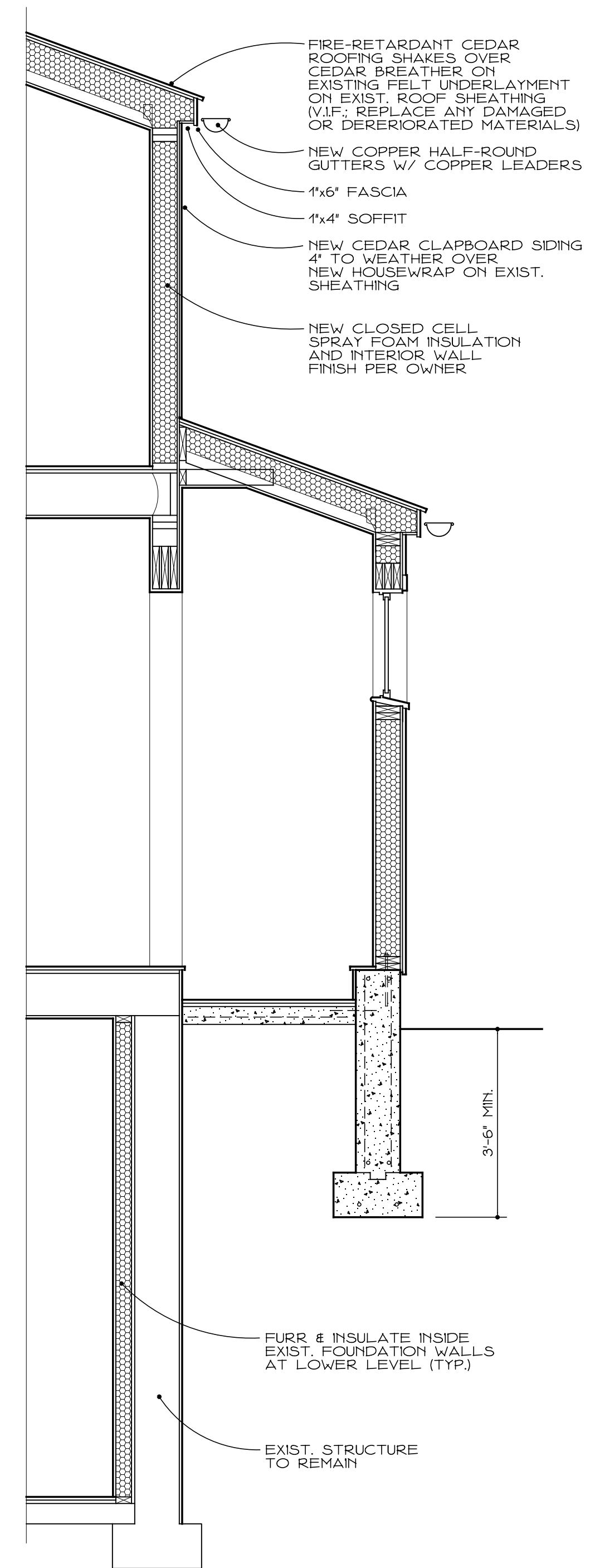
**B NORTH SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

INTERIOR & EXTERIOR ALTERATIONS FOR <b>REMARKABLE, LLC</b> 177 MAIN STREET WESTPORT, CT		
DATE: OCT. 18, 2022	<b>GILL &amp; GILL</b> ARCHITECTS, L.L.C. ARCHITECTS . DESIGNERS . PLANNERS 17 High Street Norwalk, CT 06851 203.831.8808 F 203.831.8785 F www.GillandGill.com	FILE NAME: 2224-A1.DWG DWG. NO.: <b>A-5</b>
SCALE: 1/4" = 1'-0"	DWG. NAME: <b>FRONT (EAST) ELEVATION                  NORTH SIDE ELEVATION</b>	





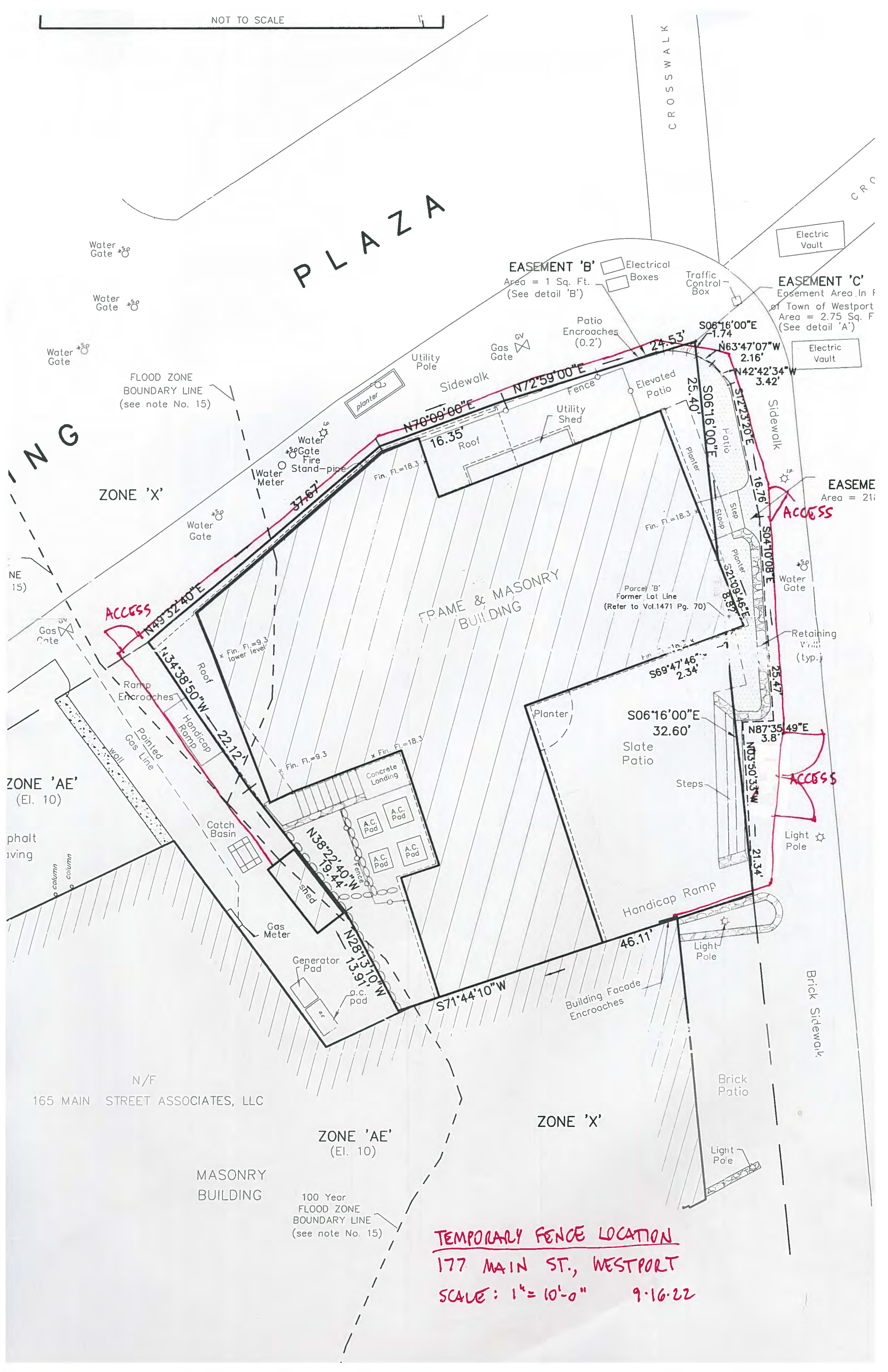
**1 CONSTRUCTION SECTION**  
 SCALE: 1/2" = 1'-0"



**2 CONSTRUCTION SECTION**  
 SCALE: 1/2" = 1'-0"

INTERIOR & EXTERIOR ALTERATIONS FOR <b>REMARKABLE, LLC</b> 177 MAIN STREET WESTPORT, CT		
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DWG. NAME: <b>CONSTRUCTION SECTIONS THRU NEW REAR STAIR</b>		

# PLAZA



TEMPORARY FENCE LOCATION  
 177 MAIN ST., WESTPORT  
 SCALE: 1" = 10'-0" 9.16.22

N/F  
 165 MAIN STREET ASSOCIATES, LLC

MASONRY BUILDING

ZONE 'AE'  
 (El. 10)

ZONE 'X'

100 Year  
 FLOOD ZONE  
 BOUNDARY LINE  
 (see note No. 15)





View from across Main Street



View from across Parker Harding Plaza



Entry Plaza – Existing



Entry Plaza – Proposed





Original Building and Corner – Existing



Original Building and Corner – Proposed





Rear of Building – Existing



Rear of Building - Proposed



# 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 177 Main Street

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

Owner(s) 177 Main Street Associates LLC  Public  Private

## PROPERTY INFORMATION

Present Use: Commercial

Historic Use: Residence

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

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

Style of building Vernacular Date of Construction ca. 1790

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

- Clapboard  Asbestos Siding  Brick  Wood Shingle  Asphalt Siding
- Fieldstone  Board & Batten  Stucco  Cobblestone  Aluminum Siding
- Concrete (Type \_\_\_\_\_)  Cut Stone (Type Granite)  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: 1.5 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: Renovation, 1996

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 \_\_\_\_\_

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

Name \_\_\_\_\_ Date 11/26/2012

Organization PAL \_\_\_\_\_

Address 26 Main Street, 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: November 2012  
PAL, Pawtucket, RI 02860

177 Main Street, Westport, CT

### Interrelationship of building and surroundings:

The building is located on a compact, sloping corner lot on the west side of Main Street at the intersection with the road serving Parker Harding Plaza (to the north) and faces east. Shrubs and small trees in raised mulched beds line the foundation along the east (facade) elevation. A brick paved sidewalk runs between the building and the street and extends into a patio at the south end of the facade elevation. This building is connected to the adjacent building at 165 Main Street by a one-story ell attached to the south elevation of the main block.

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

The building is a one-and-one-half-story, three-bay-by-two-bay, Cape with side and rear ells that was formerly a residence. A ca. 1930 photograph view shows the north and east elevations of the main block at that time. The wood shingle-clad, side-gable roof of the main block has no overhang and molded rake boards on the south and north elevations. A tall, narrow brick chimney in the center of the ridge was removed ca. 1996. The walls are clad in clapboard and rest on a granite block foundation. A one-story ell dating from the nineteenth century is integrated into the west (rear) gable slope creating a "saltbox" profile. A one-story side ell with a wood shingle-clad, side-gable roof and clapboard siding was constructed on the south elevation in the late nineteenth century. A one-and-one-half-story, gambrel-roof rear ell with clapboard and wood shingle siding, and a brick foundation was constructed on the west (rear) elevation in the mid to late twentieth century. The steep slope of the lot allows for a full-height basement level on the west elevation of this ell. A large shed dormer is located on the north roof slope of the rear ell. The building's main entrance is located, as originally, in the center of the east (facade) elevation of the main block and consists of a single door with multiple lights and simple, flat wood molding. The entrance is flanked by full-height, 16-light, fixed sidelights and large, plate-glass windows installed in the 1970s and reworked ca. 1996. A second entrance was added on the south elevation of the main block ca. 1996 and is accessed by a concrete pedestrian ramp. Additional entrances are located beneath a flat-roof porch on the north elevation of the main block and in the basement level on the west elevation of the rear ell, both dating to ca. 1996. A pair of wood panel doors was removed from the center of the east elevation of the south ell ca. 1996 and replaced with a plate glass window flanked by 16-light fixed sash similar to the main entrance. Windows in the main block of the ca. 1790 building include three original windows on the north and south gable ends with six-over-six, double-hung wood sash with slightly projecting wood lintels. The ca. 1996 west ell has one-over-one and twelve-over-twelve, double-hung windows, and a bay window in the center of the west elevation. Despite the rear additions, and the alterations to most windows and entrances, the original main block and features of the main block and nineteenth century rear and side ells are still intact and visible.

### Historical or Architectural importance:

The building at 177 Main Street appears to have been constructed ca. 1790. Previous research records its construction ranging from 1775 to 1820 by a member of the Ebenezer Coley family; however, the building does not appear on a map of Westport until ca. 1855. The 1876 map of Westport depicts the building with a smaller outbuilding owned by local sea captain John N. Betts. Betts used the building as a store selling groceries, meats and ice. The building remained relatively the same through the late nineteenth and early twentieth centuries. It was labeled as a dwelling with an attached ell, sometimes labeled as a store, on the 1891-1940 Sanborn maps of Westport. In 1927 the building was owned by Harry

#### 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

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

**CONTINUATION SHEET**

Item Number: \_\_\_\_\_ Date: November 2012  
PAL, Pawtucket, RI 02860

**177 Main Street, Westport, CT**

Hult, an artist, and his wife Adelaide. A portion of the building was rented by Astrid Hult, a dress designer. By 1933, the building was occupied by Mrs. Joseph M. Nesbit, but by 1937 Mrs. M.D. Coleman had a gift shop there. From 1941-1946 R.W. Reaper M.D. was listed at the address and Mrs. Ethel P. Schaumann had a real estate office in the building from 1948 to at least 1954. In 1960, Walter B. Pitkin Jr., a publisher from New York, opened The Map and Book Store. In 1962, Pitkin's partner at Bantam Books Sidney Kramer and his wife Esther opened the Remarkable Book Shop. Both businesses are listed at the address in the 1965 Westport directory. By 1970 the Remarkable Book Shop was the sole occupant and remained open until 1994. The Kramers sold the property to its current owners, 177 Main Street Associates LLC, in 1996 and it is now occupied by Talbots Petites. Talbots completed an extensive renovation of the building ca. 1996.

**Sources:**

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Bailey, O.H. View of Westport Conn., 1878; Hopkins, G.M. Atlas of the County of Fairfield. 1879; Malm, Dorothea. Westport, Connecticut, 1842. 2000; Brilvitch. 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., 1923-1974; Potts, Eve. Westport: Westport Historical Society, 1985; Scheffler, William L. Charleston, SC: Acadia Publishing, 1998; Klein, Woody. Westport: Westport Historical Commission, 2000; Westport Assessor's Online Database, 2012.



**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

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

**CONTINUATION SHEET**

Item Number: \_\_\_\_\_ Date: November 2012  
PAL, Pawtucket, RI 02860

177 Main Street, Westport, CT

**PHOTOGRAPHS**



View of the east and north elevations.



View of the east elevation.

**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: November 2012  
PAL, Pawtucket, RI 02860

**177 Main Street, Westport, CT**

*FOR OFFICE USE ONLY*

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



View of the south and east elevations.



View of west elevation.



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: November 2012

PAL, Pawtucket, RI 02860

177 Main Street, Westport, CT

FOR OFFICE USE ONLY

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

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

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

DISTRICT: \_\_\_\_\_

NR: Actual  
Potential



177 Main Street ca. 1980 (source: *Westport and Weston*, William L. Scheffler, 1998).

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: November 2012

PAL, Pawtucket, RI 02860

177 Main Street, Westport, CT



Bird's eye view of 177 Main Street, 1878 (source: View of Westport Conn., O.H. Bailey & Co. 1878).



177 Main Street ca. 1930 (source: *Westport...A Special Place*, Eve Potts, 1985).



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:** 177 Main Street

**Name:** Ebenezer Coley  
House/Remarkable Bookshop

**NR District:**

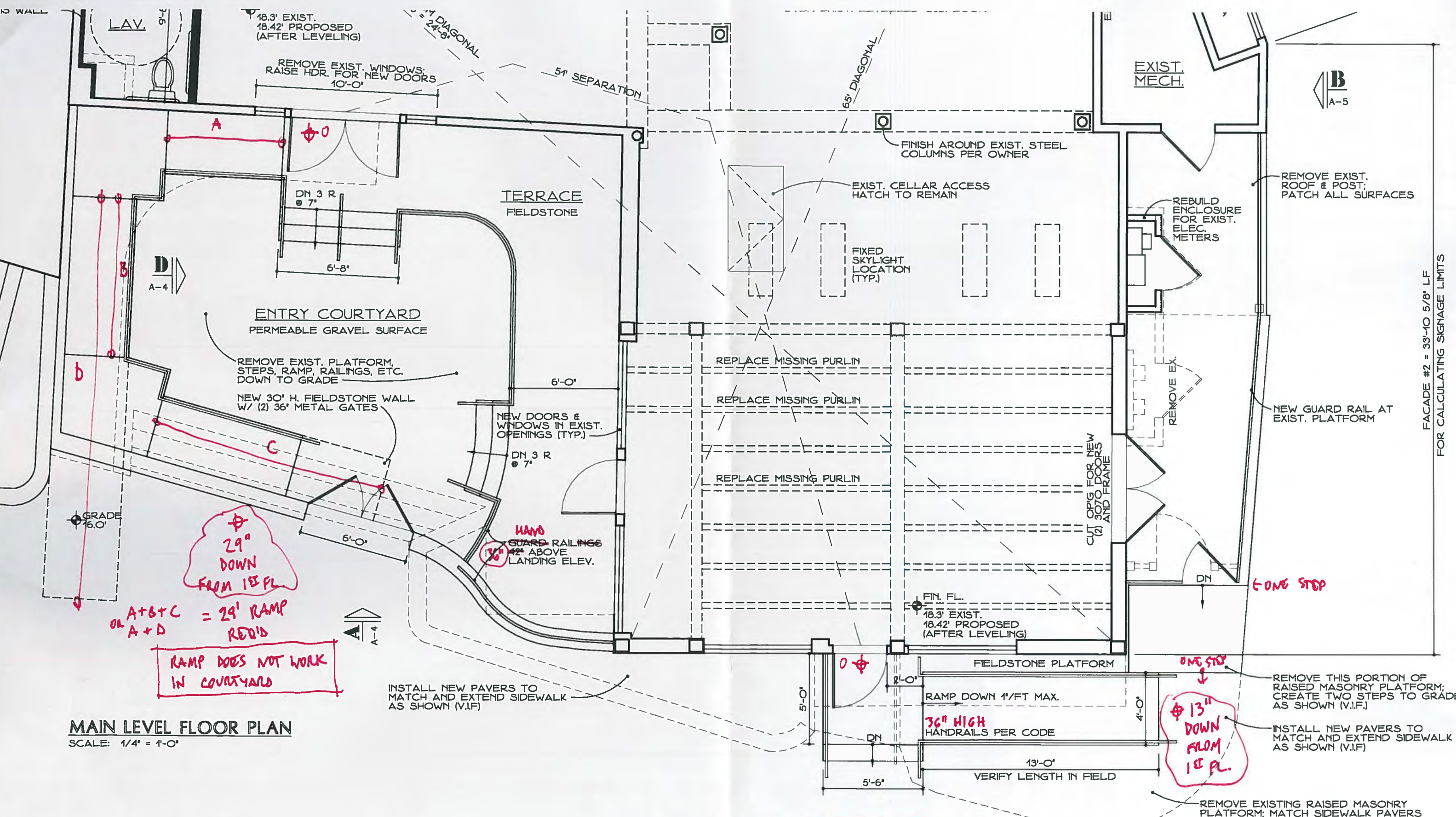
**Local District:**

**Neg No.:** 16:35

**HRS ID No.:** 0510







TO WALL

LAV.

18.3' EXIST.  
18.42' PROPOSED  
(AFTER LEVELING)

REMOVE EXIST. WINDOWS;  
RAISE HDR. FOR NEW DOORS  
10'-0"

DIAGONAL  
= 24'-8"

51' SEPARATION

65' DIAGONAL

EXIST. MECH.

B  
A-5

FINISH AROUND EXIST. STEEL  
COLUMNS PER OWNER

EXIST. CELLAR ACCESS  
HATCH TO REMAIN

REBUILD  
ENCLOSURE  
FOR EXIST.  
ELEC.  
METERS

REMOVE EXIST.  
ROOF & POST;  
PATCH ALL SURFACES

TERRACE  
FIELDSTONE

FIXED  
SKYLIGHT  
LOCATION  
(TYP.)

D  
A-4

ENTRY COURTYARD  
PERMEABLE GRAVEL SURFACE

REMOVE EXIST. PLATFORM,  
STEPS, RAMP, RAILINGS, ETC.  
DOWN TO GRADE

NEW 30' H. FIELDSTONE WALL  
W/ (2) 36' METAL GATES

NEW DOORS &  
WINDOWS IN EXIST.  
OPENINGS (TYP.)

REPLACE MISSING PURLIN

REPLACE MISSING PURLIN

REPLACE MISSING PURLIN

REMOVE EX.

NEW GUARD RAIL AT  
EXIST. PLATFORM

DN 3 R  
7'

HAND  
GUARD RAILINGS  
42" ABOVE  
LANDING ELEV.

CUT OPIG FOR NEW  
(2) 3070 DOORS  
AND FRAME

ONE STOP

GRADE  
16.0'

29" DOWN  
FROM 1ST FL.

A+B+C = 29' RAMP  
OR A+D  
REB'D

RAMP DOES NOT WORK  
IN COURTYARD

A  
A-4

INSTALL NEW PAVERS TO  
MATCH AND EXTEND SIDEWALK  
AS SHOWN (V.I.F)

FIN. FL.  
18.3' EXIST.  
18.42' PROPOSED  
(AFTER LEVELING)

FIELDSTONE PLATFORM

ONE STOP

REMOVE THIS PORTION OF  
RAISED MASONRY PLATFORM;  
CREATE TWO STEPS TO GRADE  
AS SHOWN (V.I.F.)

INSTALL NEW PAVERS TO  
MATCH AND EXTEND SIDEWALK  
AS SHOWN (V.I.F)

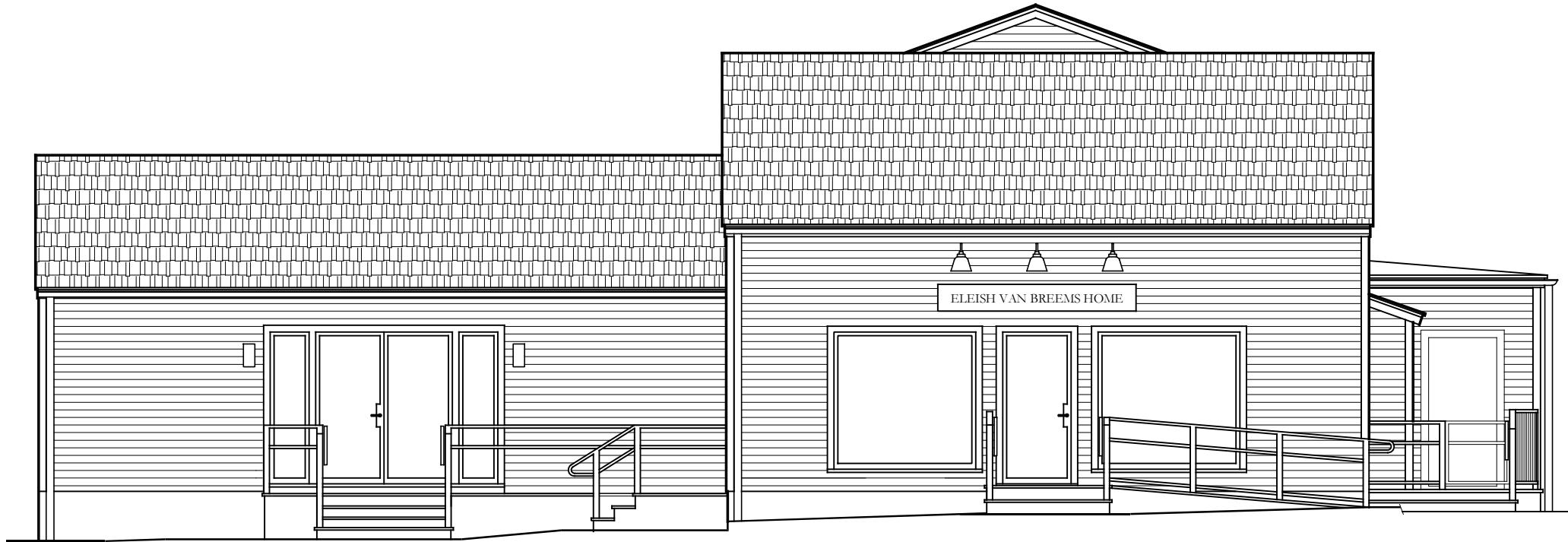
13" DOWN  
FROM  
1ST FL.

REMOVE EXISTING RAISED MASONRY  
PLATFORM; MATCH SIDEWALK PAVERS

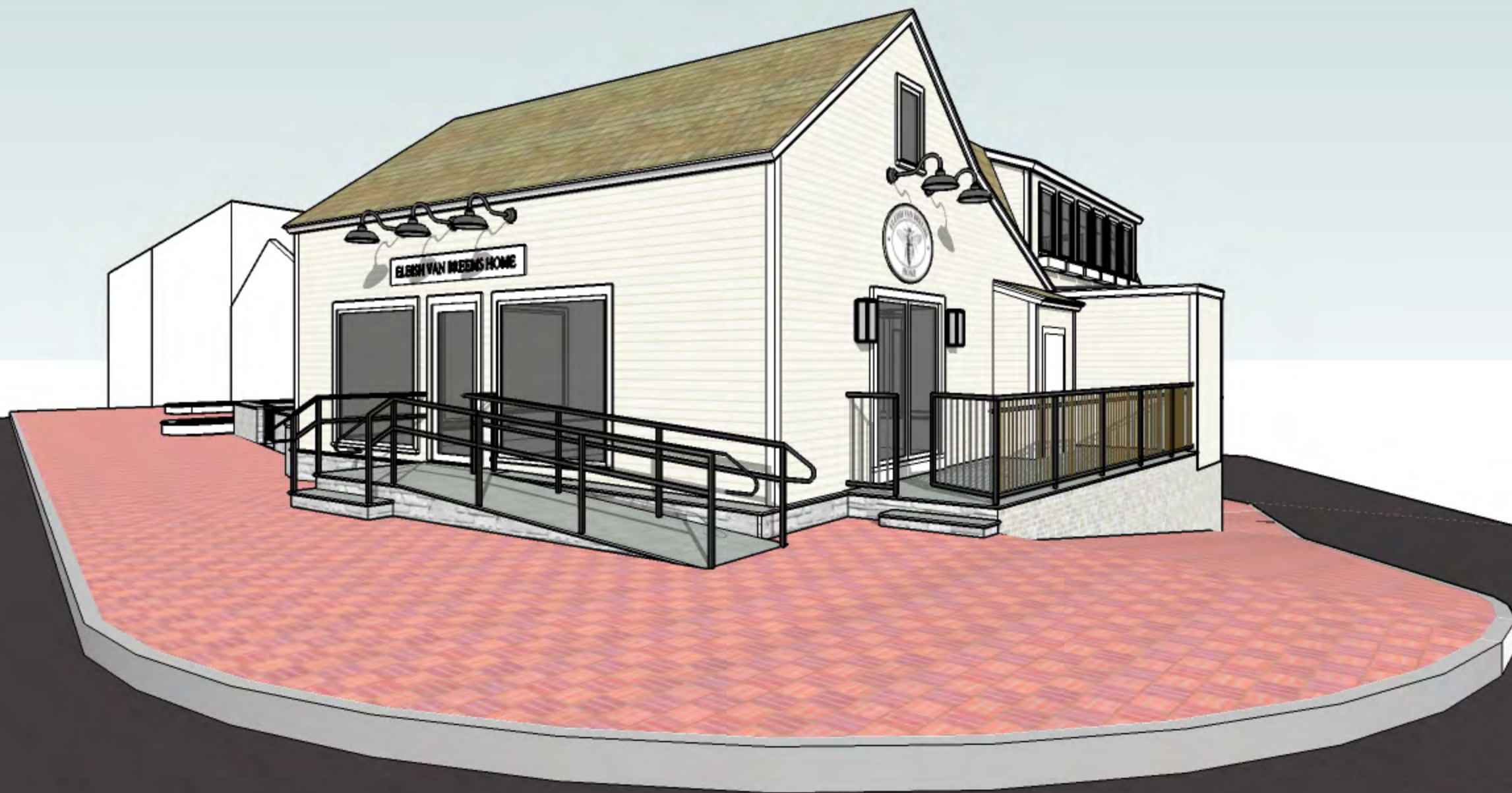
MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FACADE #2 = 33'-10 5/8" LF  
FOR CALCULATING SIGNAGE LIMITS

177 MAIN ST.











BLEISH VAN BREEMS HOME

ENTRANCE

**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: 35 MAIN ST (TENANT 43 MAIN ST)

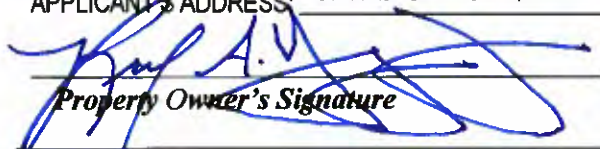
OWNER OF RECORD: WINWEST 3351 MAIN LLC Daytime Tel #: 914.468.7300

OWNER'S ADDRESS: 10 RYE RIDGE PLAZA, RYE BROOK, NY 10573 E-mail: ryarmy@winprop.com

APPLICANT'S NAME (if different): FREDERICK WILLIAM HOAG ARCHITECT LLC Daytime Tel #: 203.557.0803

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: 57 WILTON ROAD, 2ND FLR, WESTPORT, CT 06880 E-mail: blake@fwharch.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@westportci.gov](mailto:ddouglass@westportci.gov)

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

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



November 18, 2022

Village District Overlay Zone Joint Committee  
Town of Westport

Re: 43 Main Street, Westport CT

Dear Committee Members,

Attached is our application for the new signage and awnings at 43 Main Street.

The new restaurant tenant taking over the former BOCA restaurant space, "The Original Pancake House", is proposing to match the 8 existing awnings, the 2 previously approved awnings with BOCA signage, and apply new signage as part of their fit-out work. The proposed awnings are to match the previously approved BOCA awnings dimensions, quantity, and locations, only changing branding and color to reflect the new tenant. The proposed Main St signage is to be a 48" diameter, 13 sf medallion sign installed over the pedestrian tunnel. The total proposed signage would be 22 sf less than a third of the allowable 66.75 sf. The remainder of the building exterior will remain unchanged.

We look forward to reviewing this proposed signage with you.

Sincerely,

Frederick William Hoag, Architect LLC








1

LOCATION PLAN  
SCALE: 1" = 100'

PROFESSIONAL OF RECORD	
LEGEND	
	
APPROVALS	R ###
ISSUED FOR BID	E ###
	V ###
	I ###
	S ###
	O ###
	N ###
	S ###
DESCRIPTION	DATE
DATE OF ISSUE	11/22/22

Project # 220507  
Project Name:  
**43 MAIN ST**  
WESTPORT, CT 06880

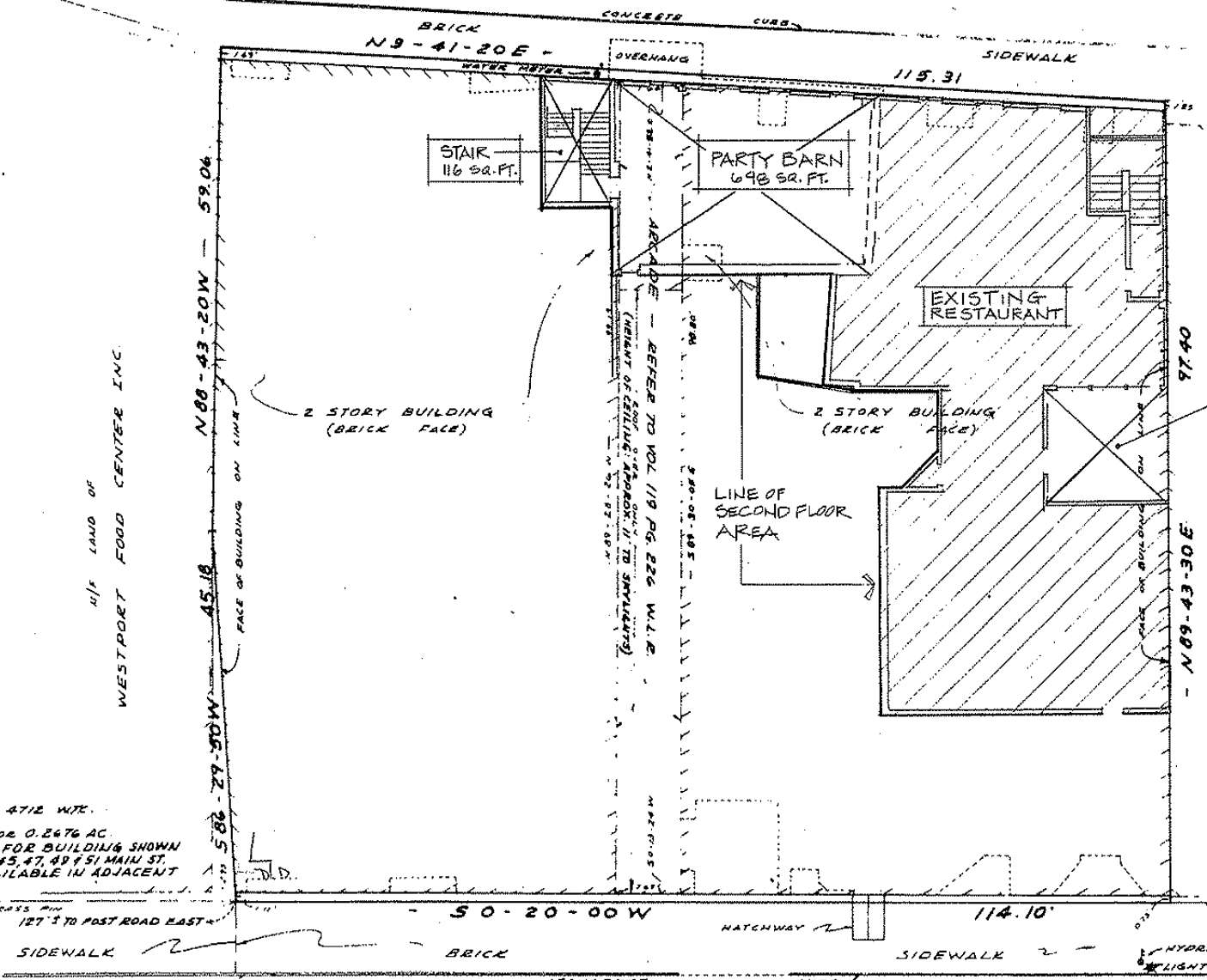
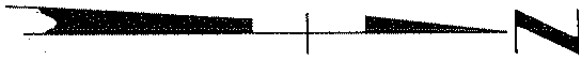


**FREDERICK WILLIAM HOAG**  
ARCHITECT

57 WILTON ROAD  
2ND FLOOR  
WESTPORT, CT 06880  
P:203.557.0803



# PARKER HARDING PLAZA



- ADDITIONAL NOTES**
- PROPERTY SHOWN HEREON LIES IN FLOOD ZONE A-6 (II) ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 090019, PANEL NO. 0061B, DEC. 6, 1984.
  - PROPERTY LIES IN A "SPECIAL FLOOD HAZARD AREA" AND IS SUBJECT TO COASTAL AREA MANAGEMENT (C.A.M.) REVIEW.
  - PROPERTY SHOWN HEREON IS DESIGNATED TAX LOTS NO. 50A & 51 ON WESTPORT TAX MAP NO. 5301.

- NOTES:**
- REFER TO MAP NO. 4712 WTK.
  - AREA = 11,636 SQ. FT. OR 0.2676 AC.
  - STREET ADDRESSES FOR BUILDING SHOWN ARE 43, 35, 37, 43, 45, 47, 49 & 51 MAIN ST.
  - UTILITIES ARE AVAILABLE IN ADJACENT STREETS.

**NOTE:**  
2<sup>ND</sup> FLOOR AREA SHOWN IS BASED ON AN "A-2" SURVEY BY SHAUGHNESSY & PLAIN - LAND SURVEYORS DATED JUNE 23, 1986

TO DREW FRIEDMAN  
CAPITAL CREDIT CORPORATION & AMERICAN TITLE INSURANCE CO.  
I HEREBY CERTIFY that this survey and the measurements shown hereon are substantially correct, that the title lines and lines of adjacent lots and buildings shown hereon are in accordance with the records of said buildings, and that there are no encroachments or other claims affecting this property apparent from a careful physical inspection of the same, other than those shown and depicted hereon.  
7/23/1990

*[Signature]*  
Surveyor



NOTE  
THIS MAP IS NOT VALID IF ALTERED IN ANY WAY BY PERSONS OTHER THAN ORIGINAL SURVEYOR

MAP NOT VALID UNLESS ENCLOSED WITH SEAL OF CERTIFYING SURVEYOR

RECEIVED ON FILE IN THE WESTPORT TOWN CLERK'S OFFICE.  
AT \_\_\_\_\_ ON \_\_\_\_\_  
BY \_\_\_\_\_ TOWN CLERK

## MAIN STREET

MAP OF PROPERTY  
PREPARED FOR  
**DREW FRIEDMAN**  
WESTPORT, CONN.

RICHARD W. PLAIN & ASSOC.  
LAND SURVEYORS  
P.O. BOX 608  
FAIRFIELD, CT 06430

FIELD SURVEY CONFORMS TO METHODS RECOMMENDED IN A CLASS "A-2" SURVEY

SCALE REDUCED TO 1"=20' TO FIT 11"X17"  
SCALE: 1"=10'  
JULY 23, 1990, ADDITIONS: AUG. 8, 1990  
by **RICHARD W. PLAIN & ASSOC.** LAND SURVEYORS  
FAIRFIELD, CONN.

CERTIFIED SUBSTANTIALLY CORRECT  
*[Signature]*  
RICHARD W. PLAIN, L.S., CONN. REG. NO. 817E

PROFESSIONAL OF RECORD	
APPROVALS	R ###
ISSUED FOR BID	###
DESCRIPTION	DATE
DATE OF ISSUE	11/22/22

Project # 220507  
Project Name:  
43 MAIN ST  
WESTPORT, CT 06880



FREDERICK WILLIAM HOAG  
ARCHITECT

57 WILTON ROAD  
2ND FLOOR  
WESTPORT, CT 06880  
P: 203.557.0803

SITE SURVEY 1990

VDO.02

\\Volumes\GoogleDrive\Shared drives\Projects\220507 original pancake house-43 Main Street\03-Project PLN\220507-43 main street Combined with 27 Main Street R01.pln \*\*drawing to-scale when printed as formatted to 11x17\*\*



PROPOSED LOCATION OF SIGN OVER  
ENTRANCE TO TUNNEL ACCESSING RESTAURANT



EXISTING MAIN STREET CONTEXT

PROFESSIONAL OF RECORD

---

LEGEND

APPROVALS	R ###
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DESCRIPTION	DATE
DATE OF ISSUE	11/22/22

Project # 220507  
Project Name:  
**43 MAIN ST**  
WESTPORT, CT 06880



PROPOSED RESTAURANT



EXISTING PARKER HARDING PLAZA STREET CONTEXT

PROFESSIONAL OF RECORD

LEGEND

APPROVALS	R ###
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	N ###
	S ###
DESCRIPTION	DATE
DATE OF ISSUE	11/22/22

Project # 220507  
Project Name:

43 MAIN ST  
WESTPORT, CT 06880



FREDERICK WILLIAM HOAG  
ARCHITECT

57 WILTON ROAD  
2ND FLOOR  
WESTPORT, CT 06880  
P:203.557.0803

Volumes/GoogleDrive/Shared drives/Projects/220507 original pancake house-43 Main Street/03-Project PLN/220507-43 main street Combined with 27 Main Street R01.pln

\*\*drawing to-scale when printed as formatted to 11x17\*\*

PARKER HARDING PLAZA CONTEXT

VDO.04



ORIGINAL PANCAKE HOUSE PROPOSED SIGNAGE:  
NEW AWNINGS TO MATCH PREVIOUS BOCA DIMENSIONS.

FRONTING PARKER HARDING PLAZA:  
8 SQFT ON AWNING  
1 SQFT ABOVE TUNNEL  
PARKER HARDING TOTAL: 9 SQFT  
FRONTING MAIN STREET:

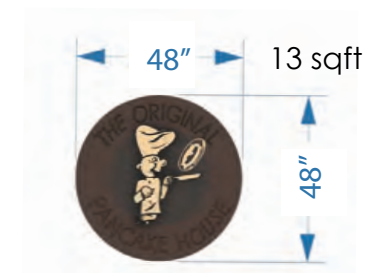
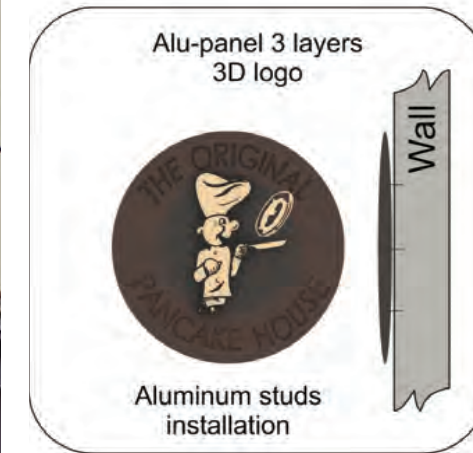
MAIN ST 48" DIA MEDALLION SIGN: 13 SQFT  
MAIN STREET TOTAL SIGNAGE: 13 SQFT

TOTAL PROPOSED SIGNAGE: 9 + 13 = 22 SQFT

ALLOWABLE SF 66.75 SF



MAIN STREET TUNNEL ENTRANCE



PROFESSIONAL OF RECORD	
LEGEND	
APPROVALS	R ###
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DESCRIPTION	DATE
DATE OF ISSUE	11/22/22

Project # 220507  
Project Name:  
43 MAIN ST  
WESTPORT, CT 06880



FREDERICK WILLIAM HOAG  
ARCHITECT

57 WILTON ROAD  
2ND FLOOR  
WESTPORT, CT 06880  
P:203.557.0803





Existing



Proposed

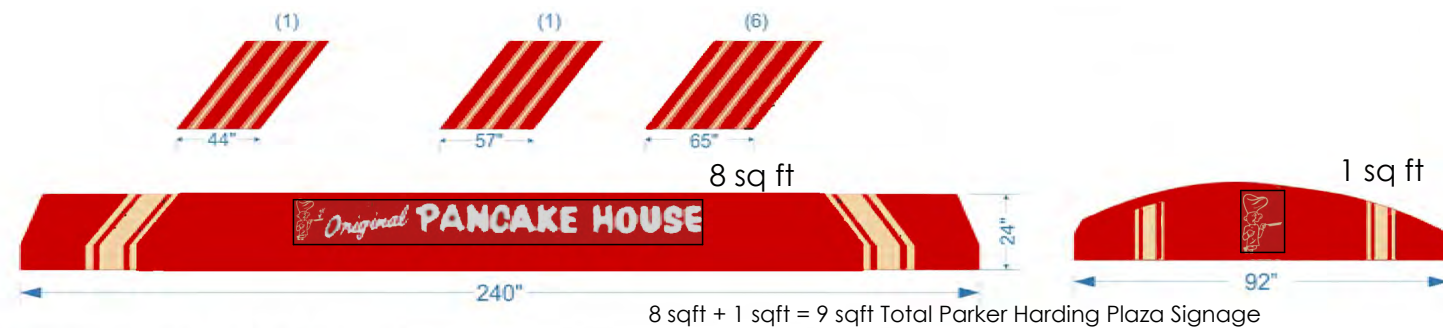
ORIGINAL PANCAKE HOUSE PROPOSED SIGNAGE:  
NEW AWNINGS TO MATCH PREVIOUS BOCA DIMENSIONS.

FRONTING PARKER HARDING PLAZA:  
8 SQFT ON AWNING  
1 SQFT ABOVE TUNNEL  
PARKER HARDING TOTAL: 9 SQFT  
FRONTING MAIN STREET:

MAIN ST 48" DIA MEDALLION SIGN: 13 SQFT  
MAIN STREET TOTAL SIGNAGE: 13 SQFT

TOTAL PROPOSED SIGNAGE: 9 + 13 = 22 SQFT

ALLOWABLE SF 66.75 SF



**Client:** The Original Pancake House

**Job Site:** 43 Main Street, Westport, CT 06880

**Job Description:** Existing retractable awnings (8) re-face with sunbrella "Jockey Red" fabric and vinyl patterns. New stationary and dome awnings to be build with 1"x1" galvanized steel square pipes, to be wrapped with sunbrella "Jockie red" fabric.

LEGEND	
APPROVALS	R ###
ISSUED FOR BID	REVISIONS
	DESCRIPTION
	DATE
DATE OF ISSUE	11/22/22

Project # 220507  
Project Name:  
43 MAIN ST  
WESTPORT, CT 06880

PROPOSED PARKER HARDING SIGNAGE

VDO.06



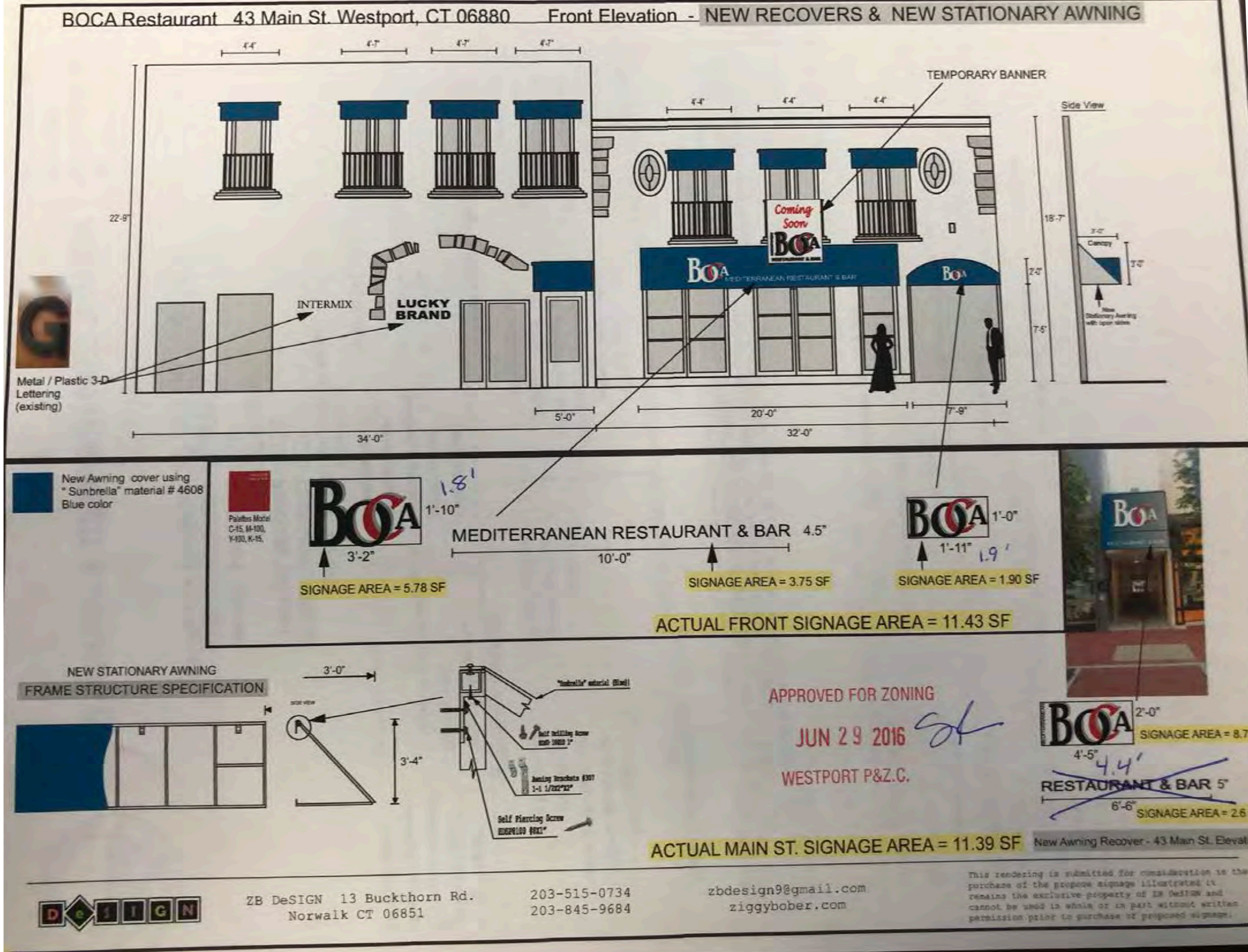
BOCA Restaurant 43 Main St. Westport, CT 06880 Front Elevation - NEW RECOVERS & NEW STATIONARY AWNING

ORIGINALLY APPROVED BOCA SIGNAGE  
06/29/2016:

PARKER HARDING PLAZA TOTAL  
SIGNAGE: 11.43 SQFT

MAIN ST TOTAL SIGNAGE: 8.7 SQFT

TOTAL SIGNAGE SQFT FOR BOCA:  
11.43+8.7 = 20.13 SQFT



LEGEND	
APPROVALS	R ###
ISSUED FOR BID	E ###
	V ###
	I ###
	O ###
	N ###
	S ###
DESCRIPTION	DATE
DATE OF ISSUE	11/22/22

Project # 220507  
Project Name:  
43 MAIN ST  
WESTPORT, CT 06880



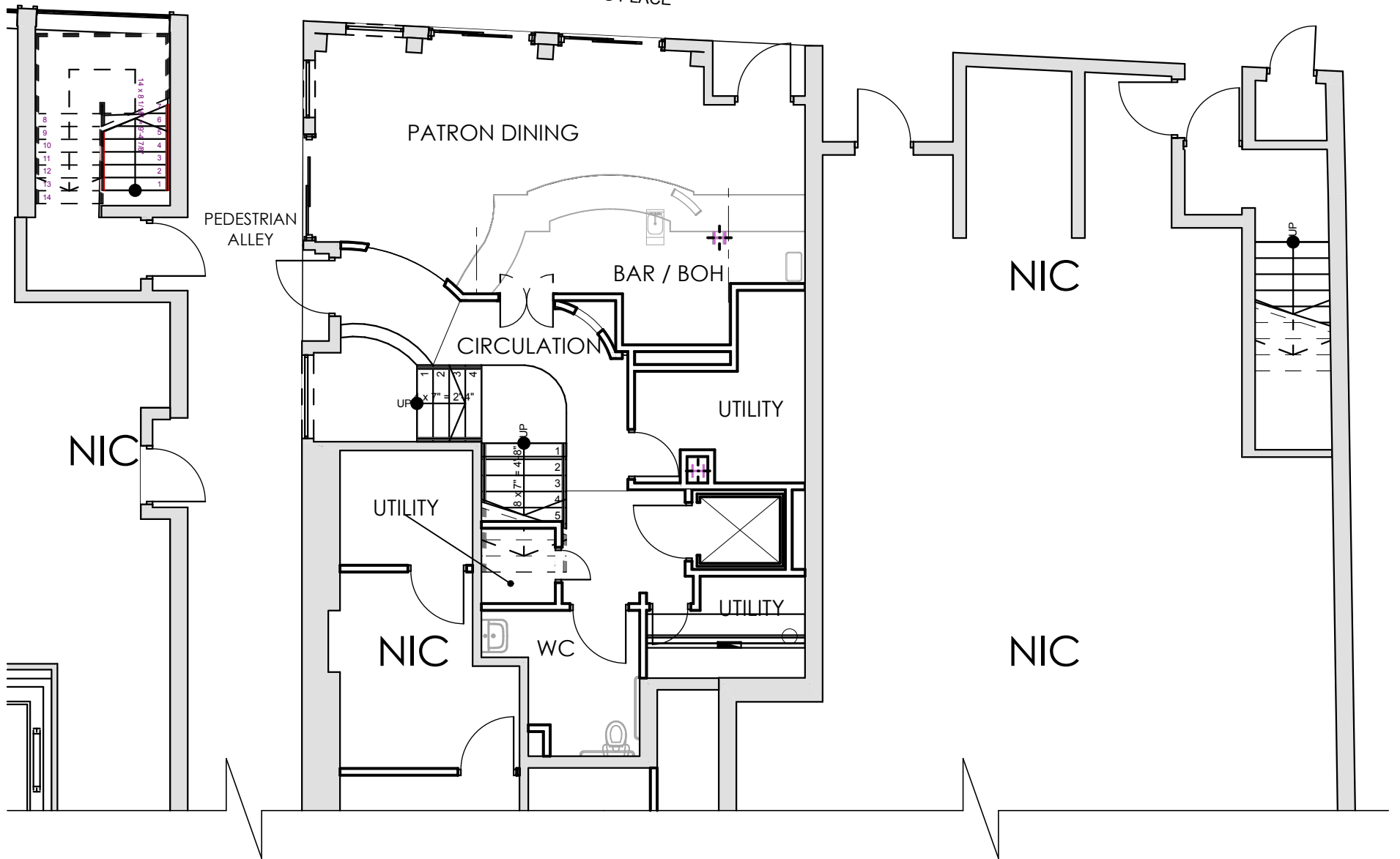
ZB DeSIGN 13 Buckthorn Rd. 203-515-0734  
Norwalk CT 06851 203-845-9684

zbdesign9@gmail.com  
ziggybober.com

This rendering is submitted for consideration in the purchase of the proposed signage illustrated it remains the exclusive property of ZB DeSIGN and cannot be used in whole or in part without written permission prior to purchase of proposed signage.



PARKER HARDING PLACE



1 EXISTING FIRST FLOOR  
SCALE: 1/8" = 1'-0"

PROFESSIONAL OF RECORD

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LEGEND

NORTH

APPROVALS	R ###
ISSUED FOR BID	RE ###
	VISION
	S
	DATE
DATE OF ISSUE	11/22/22

Project # 220507  
Project Name:  
43 MAIN ST  
WESTPORT, CT 06880

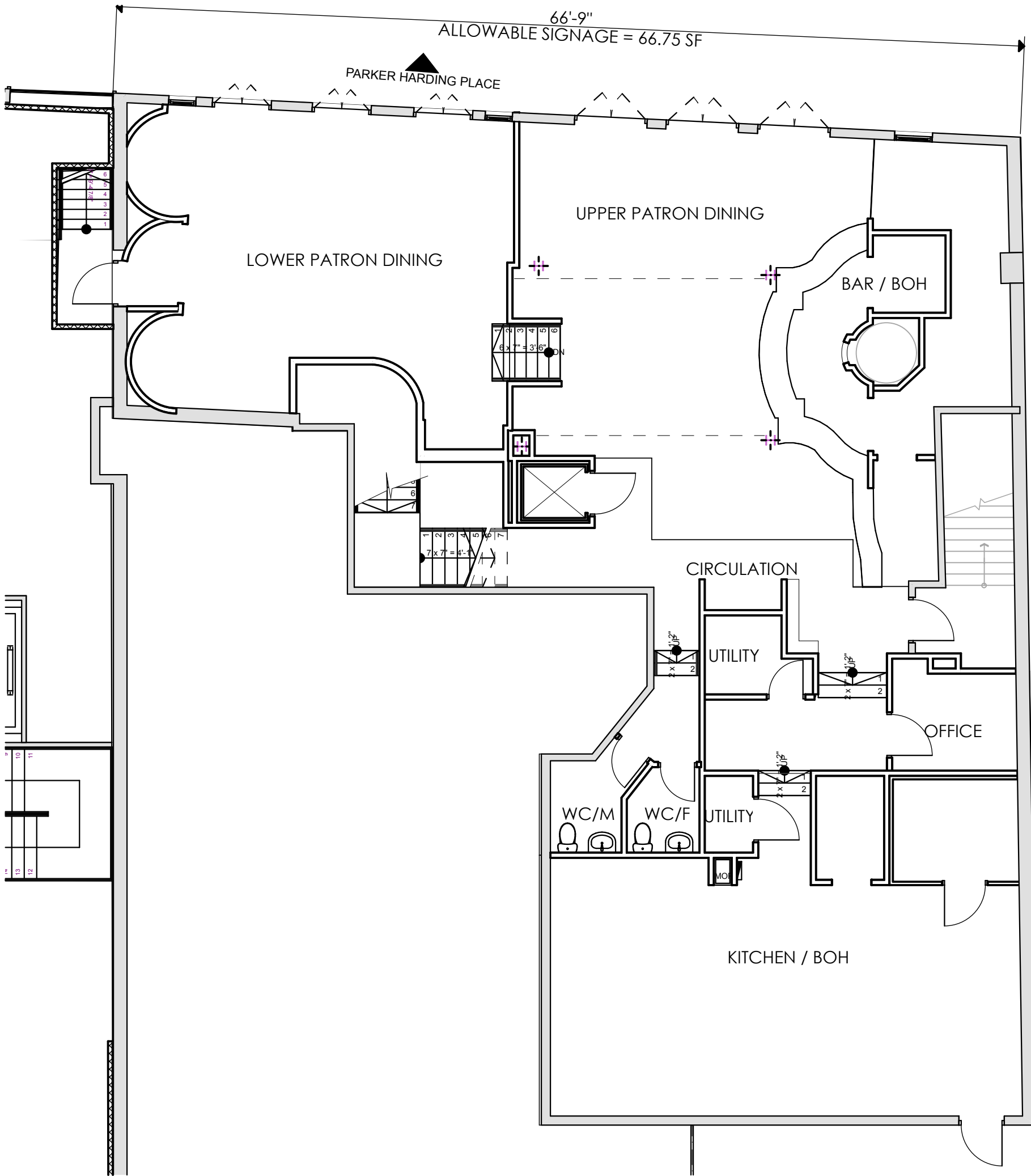


FREDERICKWILLIAMHOAG  
ARCHITECT

57 WILTON ROAD  
2ND FLOOR  
WESTPORT, CT 06880  
P:203.557.0803

EXISTING FIRST FLOOR

VDO.08

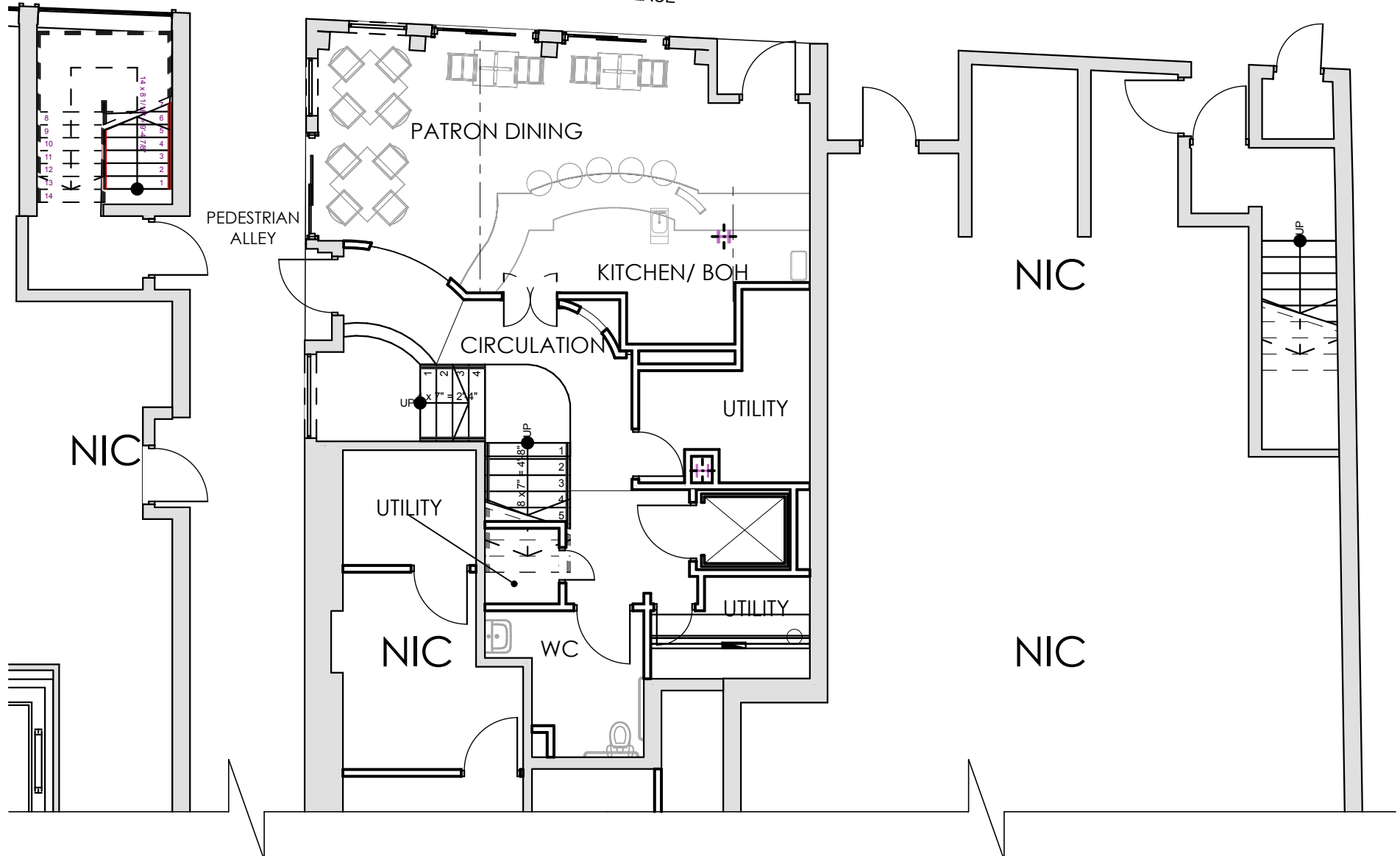


1 EXISTING SECOND FLOOR  
SCALE: 1/8" = 1'-0"

PROFESSIONAL OF RECORD	
LEGEND	
APPROVALS	R ###
ISSUED FOR BID	REVISIONS ###
	S ###
	S ###
DESCRIPTION	DATE
DATE OF ISSUE	11/22/22
Project # 220507	
Project Name:	
43 MAIN ST WESTPORT, CT 06880	



PARKER HARDING PLACE



1 PROPOSED FIRST FLOOR  
SCALE: 1/8" = 1'-0"

PROFESSIONAL OF RECORD	
LEGEND	
APPROVALS	R ###
ISSUED FOR BID	RE ###
	VISION
	S
DESCRIPTION	DATE
DATE OF ISSUE	11/22/22

Project # 220507  
Project Name:  
**43 MAIN ST**  
WESTPORT, CT 06880



**FREDERICK WILLIAM HOAG**  
ARCHITECT

57 WILTON ROAD  
2ND FLOOR  
WESTPORT, CT 06880  
P:203.557.0803

PROPOSED FIRST FLOOR

VDO.10





## 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):

Clapboard    Asbestos Siding    Brick    Wood Shingle    Asphalt Siding  
 Fieldstone    Board & Batten    Stucco    Cobblestone    Aluminum Siding  
 Concrete (Type \_\_\_\_\_)    Cut Stone (Type \_\_\_\_\_)    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

35 Main Street, Westport, CT

### Architectural Description

The brick vernacular commercial building at 35 Main Street was constructed by 1923 according to the Westport Assessor's records. The two-story, flat-roofed building is accessed by an entrance on the southernmost bay of the five-bay façade. The entrance to the second story is through an aluminum framed door with lights in the upper and lower half. This is topped by a single light transom and features a large sidelight. The main entrance to the commercial space is through a set of double glass doors in the central bay. Full-height, plate-glass windows flank this central entry to fill the remainder of the bays. The same bays are called out on the second story of the façade by a run of short, arched windows set atop spandrel panels. The roof is lined by a single line of brick coping. The windows are modern replacements with fixed sashes.



*View West*