

**Village District Overlay (VDO) Zone Westport Center 836:**

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: 58 Main Street, Westport, CT 06880


OWNER OF RECORD: Benjamin Birbaum, NEWMARK Daytime Tel #: 212 850 5474


OWNER'S ADDRESS: 125 Park Ave, New York, NY 10017 E-mail: benjamin.birbaum@nrmk.com

APPLICANT'S NAME (if different): Chris Engelmann Daytime Tel #: 646-908-7840

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: 233 Broadway, 16th floor, New York, NY E-mail: chris.engelmann@crtkl.com

  
\_\_\_\_\_  
*Property Owner's Signature*

  
\_\_\_\_\_  
*Legal Representative Signature (As authorized by owner)*

Digitally signed by Chris Engelmann  
DN: C=US, E=chris.engelmann@crtkl.com, O=CallisonRTKL,  
OU=Specialty Retail, CN=Chris Engelmann  
Date: 2023.02.17 14:29:06-05'00'

- 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:** \_\_\_\_\_

PROJECT INFORMATION

PROJECT DESCRIPTION AND SCOPE OF WORK:

THE PROPOSED TENANT IMPROVEMENT WORK CONSISTS OF NEW PARTITIONS, FINISH CEILING AND FLOORING WITHIN A FULLY-DEMISED / FIRE-RATED MERCANTILE TENANT SPACE. THE PROPOSED WORK INCLUDES INSTALLATION OF NEW RETAIL FIXTURES, INTERIOR FINISHES, LIGHTING AND MISC. MILLWORK. THE WORK IS TO COMPLY WITH ALL APPLICABLE BUILDING CODES.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH ALL APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES HAVING JURISDICTION IN ACCORDANCE WITH LOCAL BUILDING CODES.

GOVERNING CODES:

- BUILDING CODE: 2022 CONNECTICUT STATE BUILDING CODE
- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- MECHANICAL CODE: 2021 INTERNATIONAL MECHANICAL CODE
- ELECTRICAL CODE: 2020 NFPA 70 NATIONAL ELECTRICAL CODE
- PLUMBING CODE: 2021 INTERNATIONAL PLUMBING CODE
- FIRE CODE: 2021 INTERNATIONAL FIRE CODE
- 2022 STATE FIRE SAFETY CODE | 2022 STATE FIRE PREVENTION CODE
- ACCESSIBILITY: 2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- ENERGY CODE: 2021 INTERNATIONAL ENERGY CONSERVATION CODE

CONSTRUCTION CLASSIFICATION:

TYPE III-A PROTECTED COMBUSTIBLE, FULLY SPRINKLED WITH FIRE ALARM

CODE ANALYSIS

OCCUPANCY GROUP:

EXISTING ..... GROUP M, MERCANTILE

PROPOSED ..... GROUP M, MERCANTILE

TOTAL SALES ..... 1641 S.F.

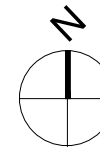
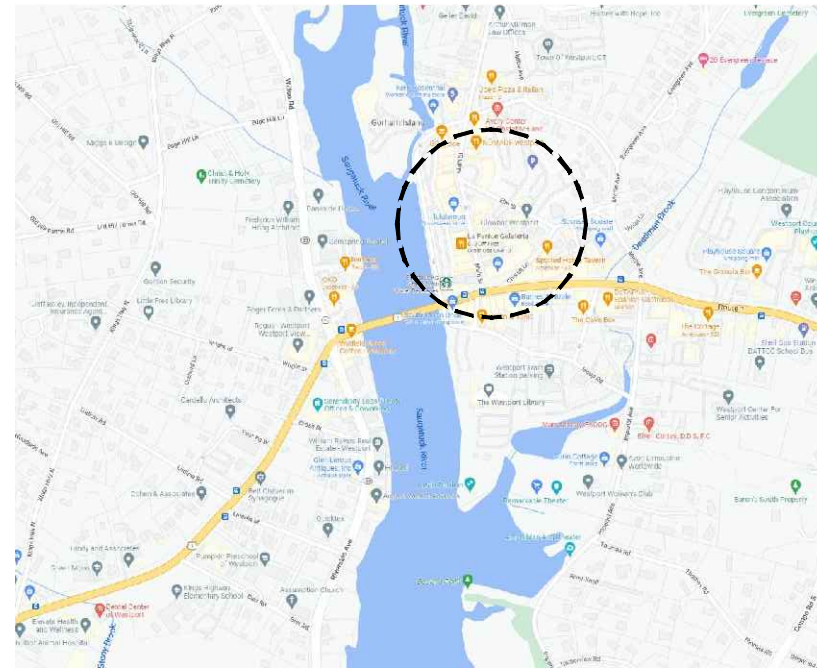
TOTAL BACK OF HOUSE ..... 722 S.F.

TOTAL SQUARE FOOTAGE ..... 2363 S.F.

# CHANEL

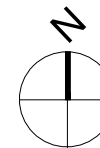
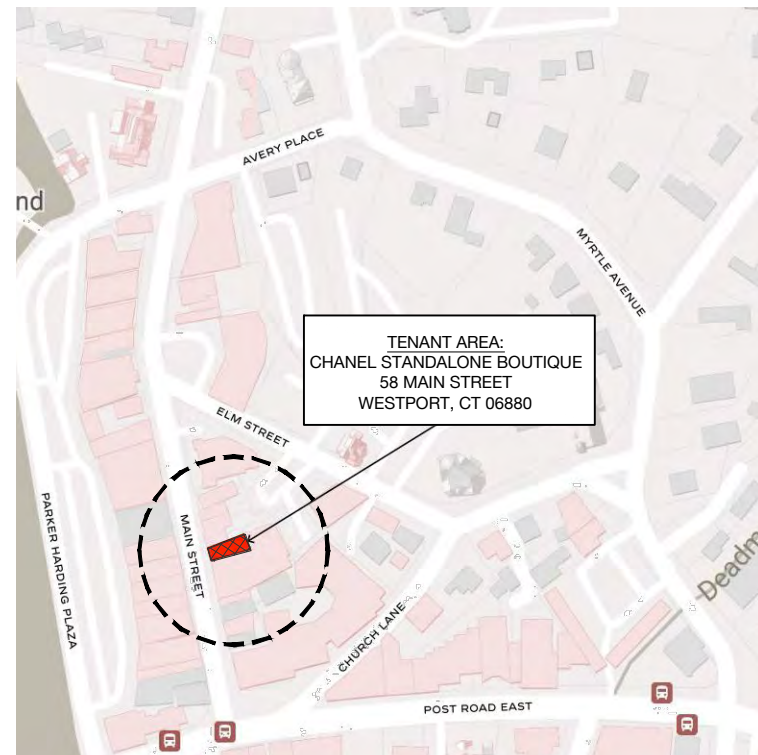
## 58 MAIN STREET

58 MAIN STREET  
WESTPORT, CT 06880



PROPERTY ADDRESS INFORMATION (OVERALL SITE):

58 MAIN STREET  
WESTPORT, CT 06880



DRAWING LIST

DRAWING	ARCHITECTURAL	ISSUE DATE	2023.02.15	ISSUE TYPE	ARB REVIEW
ARB-1.0	TITLE SHEET			●	
ARB-2.0	ZONING ANALYSIS			●	
ARB-3.0	EXISTING PLAN			●	
ARB-3.1	PROPOSED PLAN			●	
ARB-4.0	EXISTING STOREFRONT			●	
ARB-4.1	PROPOSED STOREFRONT (OPTION 1)			●	
ARB-4.2	PROPOSED STOREFRONT (OPTION 2)			●	
ARB-4.3	PROPOSED STOREFRONT FLOOD GATE SYSTEM			●	
ARB-5.0	SIGNAGE DETAILS			●	
ARB-6.0	FINISH EXAMPLES AND SCHEDULE			●	
ARB-7.0	EXISTING CONDITIONS			●	
ARB-7.1	EXISTING STOREFRONT			●	
ARB-7.2	PROPOSED STOREFRONT RENDERING (OPTION 1)			●	
ARB-7.3	PROPOSED STOREFRONT RENDERING (OPTION 2)			●	
ARB-7.4	PROPOSED DESIGN - RENDERINGS			●	
ARB-7.5	PROPOSED DESIGN - RENDERINGS			●	

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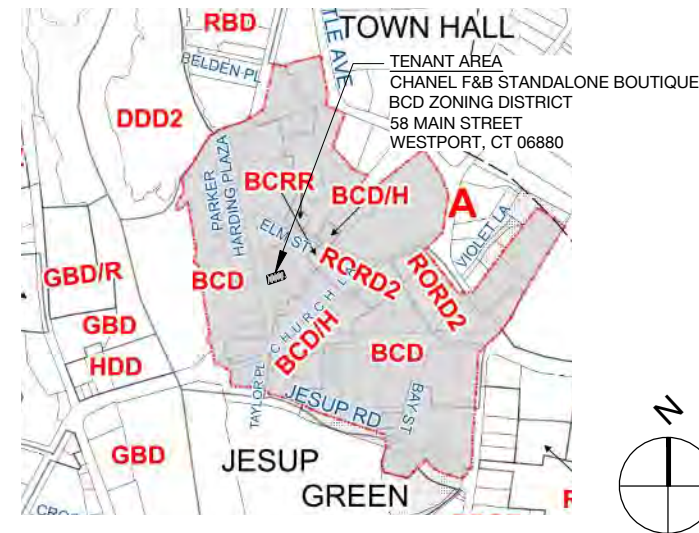
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TITLE SHEET

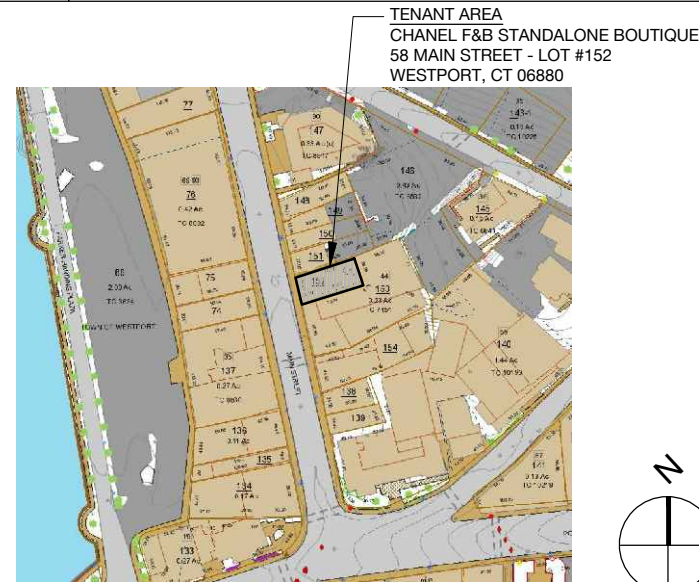
# ARB-1.0



**A ZONING MAP**  
NTS



**C ZONING MAP**  
NTS



**D PROPERTY MAP**  
NTS

**ZONING RESOLUTION ANALYSIS**

PROJECT ADDRESS:  
58 MAIN STREET, WESTPORT, CT 06880

PARCEL NUMBER # C10152000  
LOT # 152  
ZONING DISTRICT : BCD (BUSINESS CENTER DISTRICT)  
LIMITED HEIGHT DISTRICT # 2 STORIES (MAX)  
SPECIAL PURPOSE DISTRICT COMMERCIAL  
ZONING LOT AREA = 0.25-1.00  
MIN. FAR-MAX. FAR

ZONING REFERENCE	DESCRIPTION	ZONING REQUIREMENT	PROVIDED
29-1	PURPOSE	COMMERCIAL AND OFFICE DEVELOPMENT	COMMERCIAL
29-2.1.2	USES PERMITTED	STORES AND SHOPS WHERE GOODS ARE SOLD AND SERVICES ARE RENDERED PRIMARILY AT RETAIL, GROCERY STORES, DELICATESSENS; AND RETAIL FOOD ESTABLISHMENTS; RESTAURANTS; CAFES AND TAVERNS; BUSINESS, PROFESSIONAL, MEDICAL, HEALTHCARE PROFESSIONAL, INSURANCE, REAL ESTATE AND OTHER OFFICES; BANKS; INDOOR THEATERS AND ASSEMBLY HALLS; UNDERTAKERS' ESTABLISHMENTS. NEWSPAPER AND JOB PRINTING ESTABLISHMENTS. OFF-STREET PARKING LOTS, DECKS AND GARAGES.	EXISTING USES ARE TO REMAIN
33-8.1	TOTAL SURFACE SIGN AREA	THE TOTAL SURFACE AREA OF ALL SIGNS EXCEPT FOR FREE STANDING SIGNS ON A PREMISES SHALL NOT EXCEED EITHER ONE (1) SQUARE FOOT FOR EACH LINEAL FOOT OF THE LOT FRONTING ON A PUBLIC STREET OR ONE (1) SQUARE FOOT FOR EACH LINEAL FOOT ALONG THE LONGEST BUILDING FACE OF EACH BUILDING, WHICHEVER IS LESS.	TOTAL PERMITTED AREA: 31.49 S.F. TOTAL PROPOSED AREA: 10.6 S.F.
33-8.1.2	TOTAL SIGNAGE AMOUNT	NO ONE BUSINESS USE OR TENANT SHALL HAVE MORE THAN THREE (3) SIGNS ON THE PREMISES; EXCEPT THAT ONE ADDITIONAL WALL IDENTIFICATION SIGN SHALL BE PERMITTED AT A SECONDARY BUSINESS ENTRANCE FACING A PARKING LOT. SAID SECONDARY IDENTIFICATION SIGN SHALL NOT EXCEED TWO (2) SQ. FT. IN AREA AND SHALL BE EXEMPT FROM THE SIGN AREA & §33-2, HEREIN.	TOTAL OF (3) SIGNS PROPOSED
33-2.3	ILLUMINATION	ALL ILLUMINATED SIGN OR LIGHTING DEVICES SHALL EMPLOY ONLY LIGHTS EMITTING A LIGHT OF CONSTANT INTENSITY AND SHALL BE DESIGNED, LOCATED, ERECTED AND MAINTAINED TO CONFINE OR DIRECT ALL ILLUMINATION TO THE SURFACE OF THE SUBJECT SIGN AND AWAY FROM ADJOINING PREMISES. SELF-ILLUMINATED SIGNS SHALL BE SUCH THAT ALL DIRECT LIGHT SOURCES ARE COMPLETELY COVERED.	ALL (3) SIGNS ARE ILLUMINATED AT CONSTANT ILLUMINATION OF 4000K LED LIGHTING. ILLUMINATION IS DIRECTED TO THE SURFACE OF THE SIGN ONLY. ALL DIRECT LIGHT SOURCES ARE COVERED.
33-2.6	MEASUREMENT OF AREA	33-2.6.1 WHEN SUCH SIGN IS ON A PLATE OR FRAMED OR OUTLINED, ALL OF THE AREA OF SUCH PLATE OR THE AREA ENCLOSED BY SUCH FRAME OR OUTLINE SHALL BE INCLUDED. 33-2.6.2. WHEN SUCH SIGN IS COMPRISED ONLY OF LETTERS, DESIGNS OR FIGURES AFFIXED ON A WALL, THE ENTIRE FACE OF SAID WALL BEING OF UNIFORM MATERIAL, COLOR, AND TEXTURE, THE TOTAL AREA OF SUCH SIGN SHALL BE CONSIDERED TO BE THE AREA OF THE SMALLEST GEOMETRIC SHAPE SUCH AS A RECTANGLE, CIRCLE WHICH ENCLOSES ALL LETTERS, SYMBOLS, OR DESIGNS WHICH CONSTITUTE SUCH A SIGN.	SIGN AREAS ARE CALCULATED IN COMPLIANCE WITH THE REFERENCE. PLEASE REFER TO SHEET A-241 FOR DETAILED SIGNAGE MEASUREMENTS.
42-541	PERMITTED PROJECTION	NO PERMITTED SIGN SHALL PROJECT ACROSS A STREET LINE MORE THAN 18" FOR DOUBLE OR MULTI-FACETED SIGNS OR 12" FOR ALL OTHER SIGNS.  NON-ILLUMINATED SIGNS MAY PROJECT NO MORE THAN 40" ACROSS A STREET LINE, PROVIDED THAT ALONG EACH STREET ON WHICH SUCH ESTABLISHMENT FRONTS, THE NUMBER OF SUCH SIGNS SHALL NOT EXCEED (2) SIGNS SEPARATED AT LEAST 25' APART, AND NOT EXCEED A SURFACE AREA OF 24"x36"	NO PROJECTING SIGN IS PROPOSED. ALL SIGNS ARE CONTAINED WITHIN STOREFRONT.

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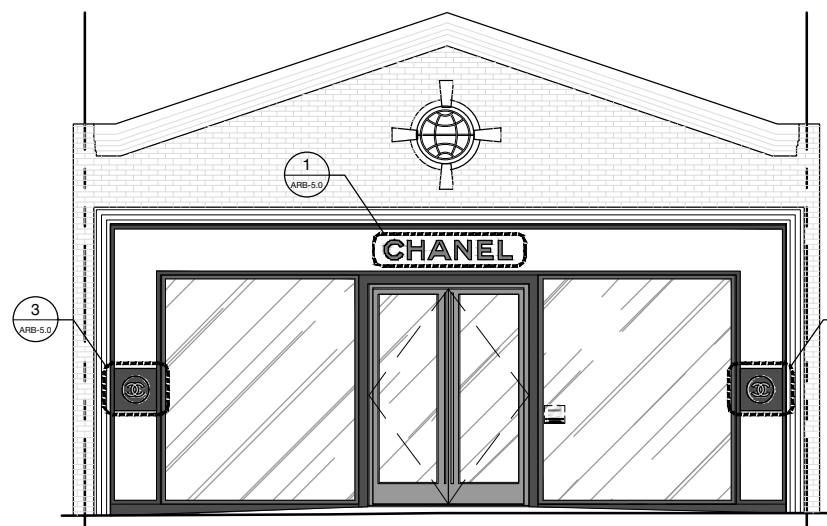
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ZONING ANALYSIS

**ARB-2.0**



**B PROPOSED SIGNAGE**  
SCALE: 1/4" = 1"

**FINISH SCHEDULE**

TAG	DESCRIPTION	FINISH
MT-1.M	METAL	SIGNAGE & STOREFRONT BLACK MATTE POWDER COATED METAL FINISH
MT-2.M	METAL	STOREFRONT WHITE MATTE POWDER COATED METAL FINISH
AC-4	ACRYLIC	SIGNAGE ('CC' LOGO) MILKY WHITE GLOSS ACRYLIC
GL-3	GLASS	STOREFRONT (GLAZING) 1" SOLARBAN 72 STARPHIRE + STARPHIRE LOW-E INSULATED GLAZING
TL-2	TILE	STOREFRONT ENTRANCE (EXTERIOR) HONED BLACK TILE

**STOREFRONT SIGNAGE**

TYPE	DESCRIPTION	SQUARE FOOTAGE
CHANNEL LETTERS	5'-4 1/8" L x 10" H 'CHANEL' LOGO	(1) LOGO @ 4.4 S.F.
METAL BOX WITH ACRYLIC PUSH THROUGH LOGO	1'-9" L x 1'-9" H x 1/2" D METAL BOX WITH 13.5" DIAMETER ACRYLIC PUSH THROUGH 'CC' LOGO	(2) LOGOS @ 3.1 S.F. EACH TOTAL SQUARE FOOTAGE = 6.2 S.F.

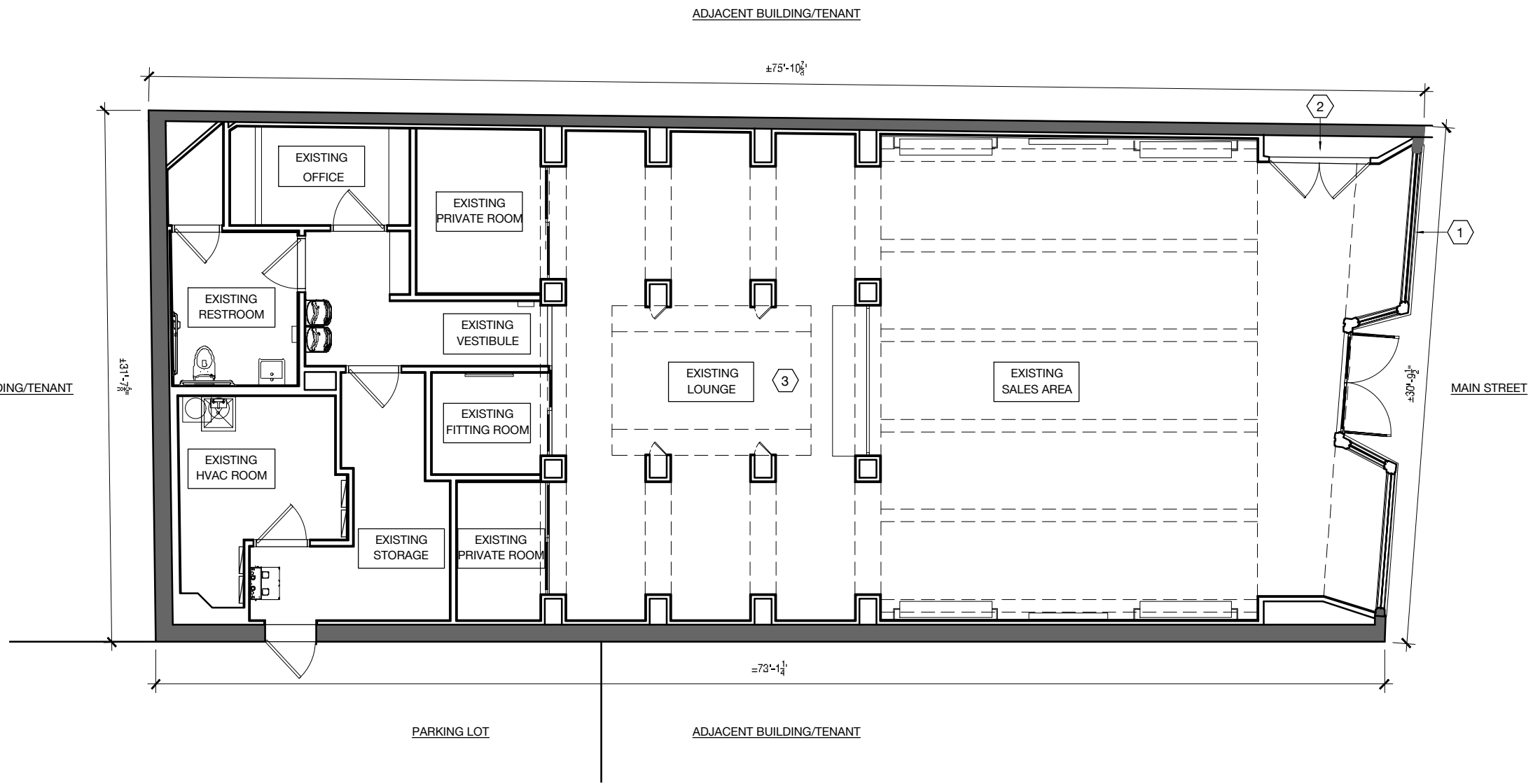
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**A** EXISTING PLAN  
 SCALE: 1/8" = 1'

### KEYNOTES

- ① EXISTING STOREFRONT SYSTEM AND GLAZING
- ② EXISTING ELECTRICAL CLOSET AND EQUIPMENT
- ③ EXISTING SKYLIGHT

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EXISTING PLAN

# ARB-3.0

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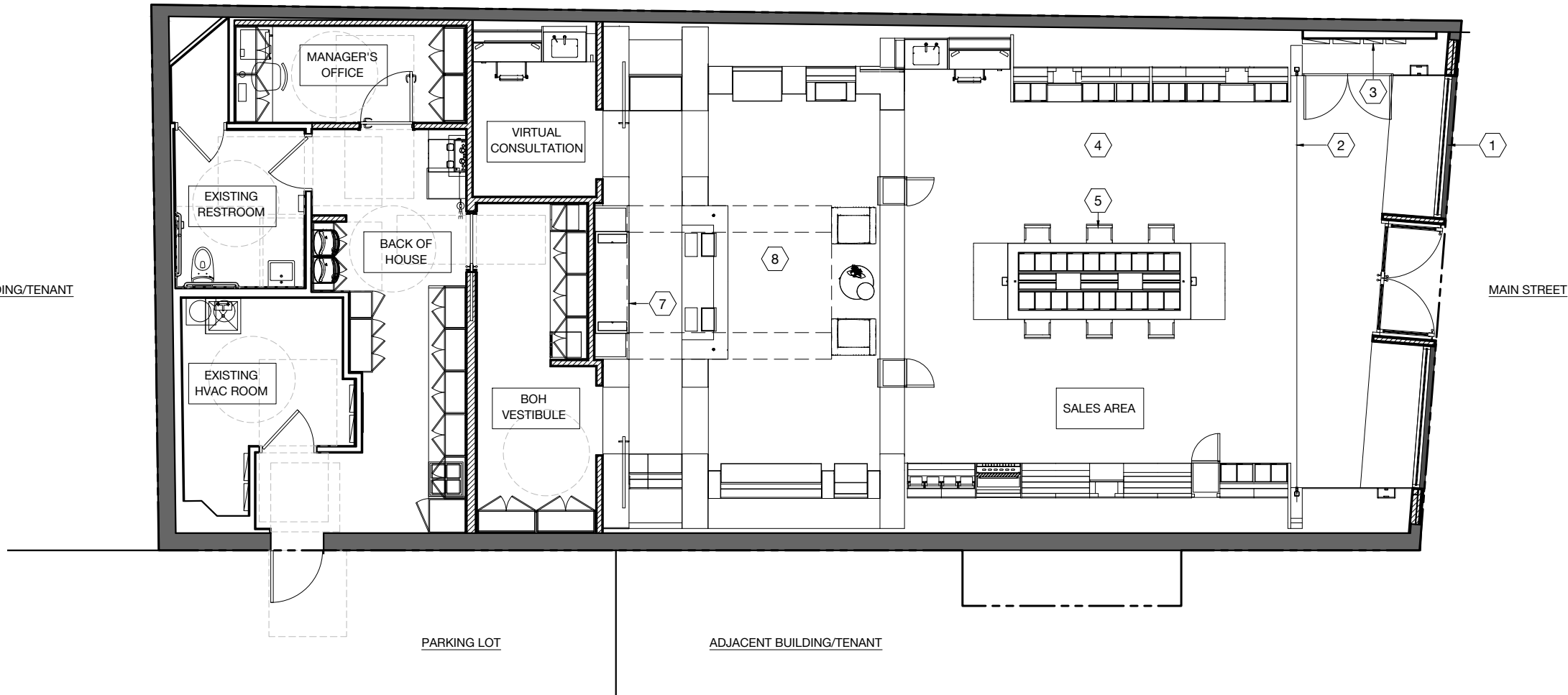
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ADJACENT BUILDING/TENANT

ADJACENT BUILDING/TENANT



A PROPOSED PLAN  
 SCALE: 1/8" = 1'

### KEYNOTES

- ① NEW STOREFRONT SYSTEM AND GLAZING
- ② OVERHEAD ROLLING SECURITY GRILLE
- ③ EXISTING ELECTRICAL EQUIPMENT
- ④ MILLWORK FIXTURES BY MILLWORKER, TYP. (REFER TO RENDERINGS)
- ⑤ ACCESSIBLE SEATING PER ADA
- ⑥ BACKLIT VISUAL
- ⑦ TV SCREEN
- ⑧ EXISTING SKYLIGHT

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PROPOSED PLAN

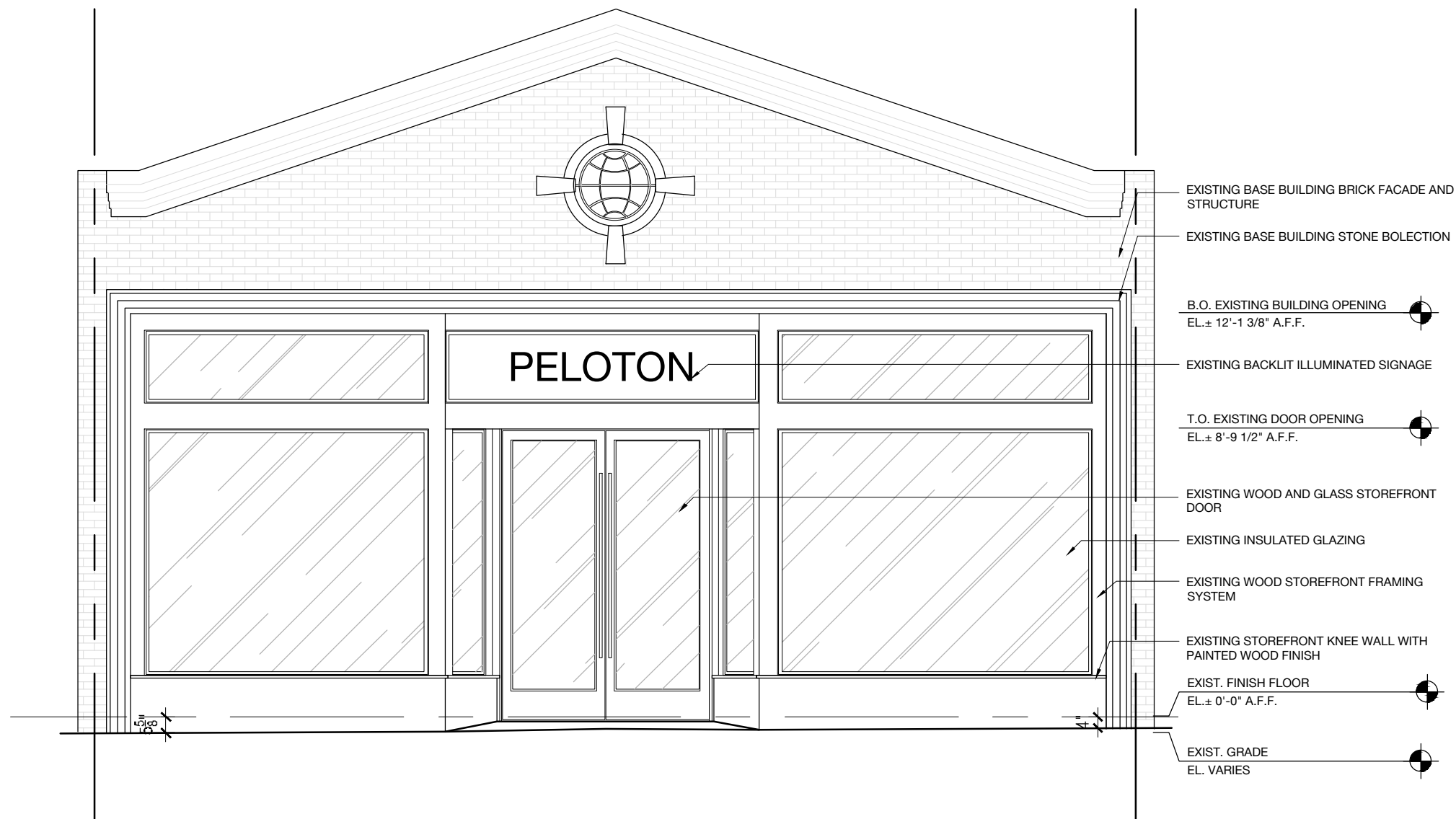
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**A** EXISTING STOREFRONT  
 SCALE: 1/4" = 1'

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EXISTING STOREFRONT

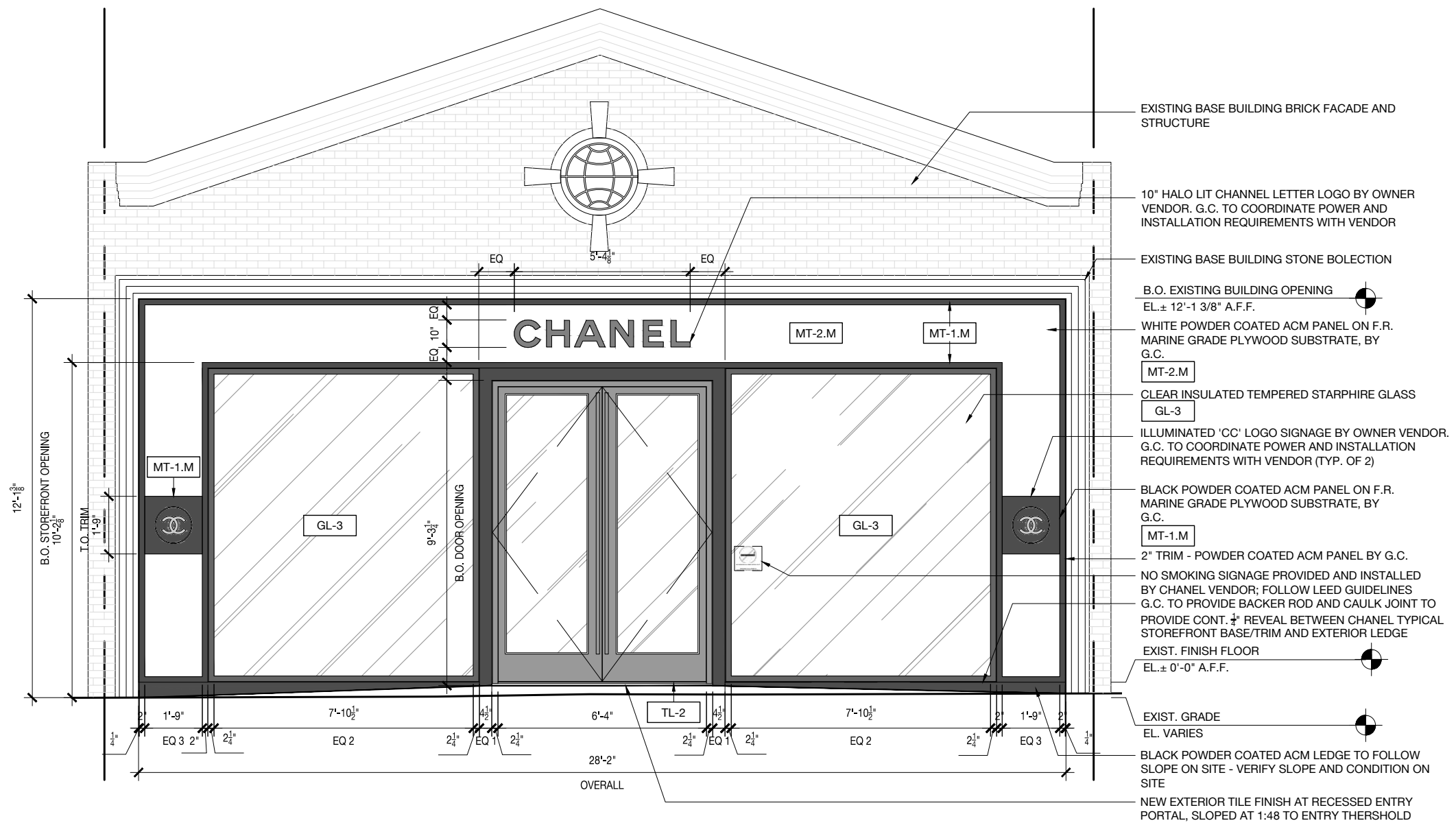
# ARB-4.0

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**A** PROPOSED STOREFRONT (OPTION 1)  
 SCALE: 1/4" = 1'

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**NOTE:**  
 PROVIDED IN THIS PACKAGE ARE TWO ITERATIONS OF THE SAME STOREFRONT DESIGN. DUE TO CURRENT CONSTRUCTION MARKET AND AVAILABILITY OF MATERIALS, THIS PROPOSED OPTION 1, INCLUSIVE OF OVERSIZED INSULATED GLAZING, MAY NOT BE ACHIEVABLE IN WITHIN THE PROJECT DURATION. WHILE THIS OPTION IS THE PREFERRED OPTION, KINDLY REFER TO THE FOLLOWING PAGE FOR OPTION 2.

PROPOSED STOREFRONT  
 (OPTION 1)

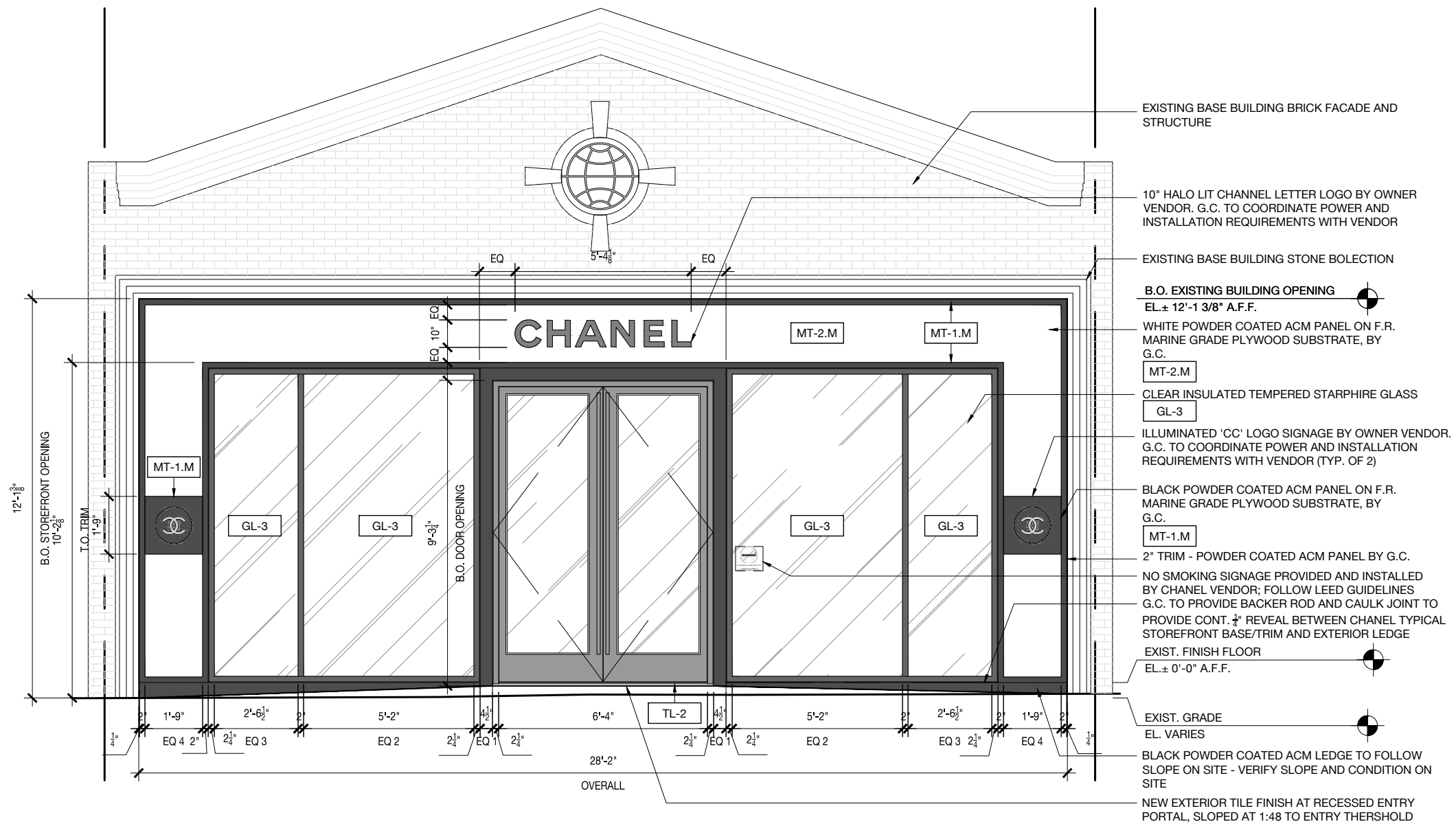
# ARB-4.1

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### A PROPOSED STOREFRONT (OPTION 2)

SCALE: 1/4" = 1'

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PROPOSED STOREFRONT  
 (OPTION 2)

# ARB-4.2





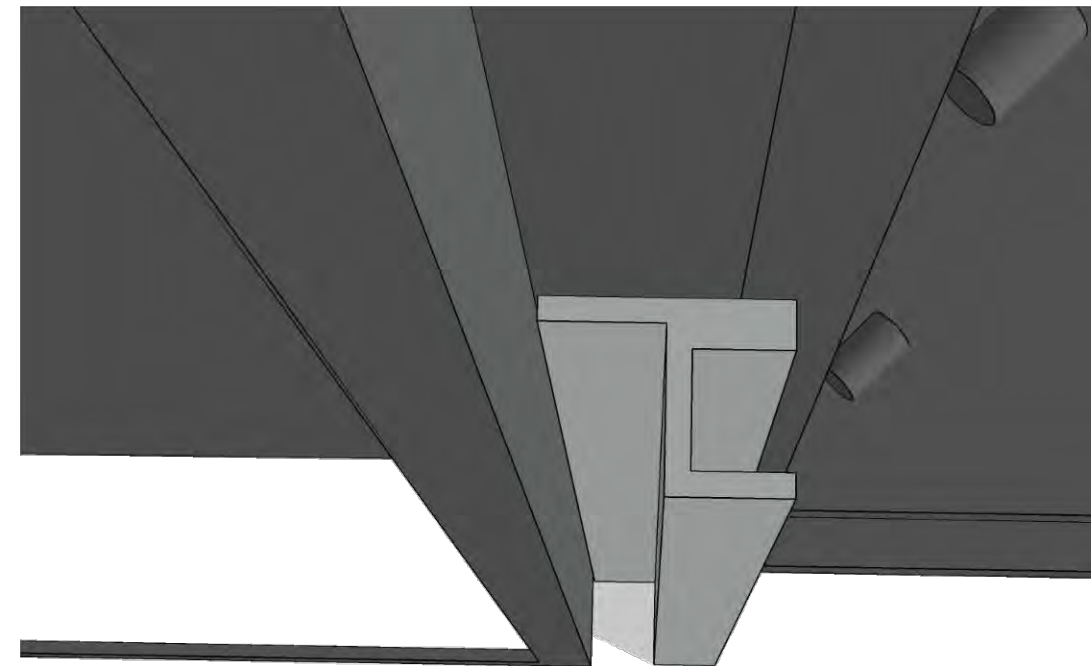
PROPOSED STOREFRONT - WITHOUT HYDRODEFENSE FLOOD PLANK (FP-530); ADDITION OF (2) 4" WIDE STRUCTURAL ELEMENTS



PROPOSAL FOR COVER TO CONCEAL JAMB ATTACHMENT POINTS



PROPOSED STOREFRONT WITH FP-530: (2) END JAMBS AND (2) MIDDLE MULLIONS IN SYSTEM



LEFT JAMB PLACEMENT

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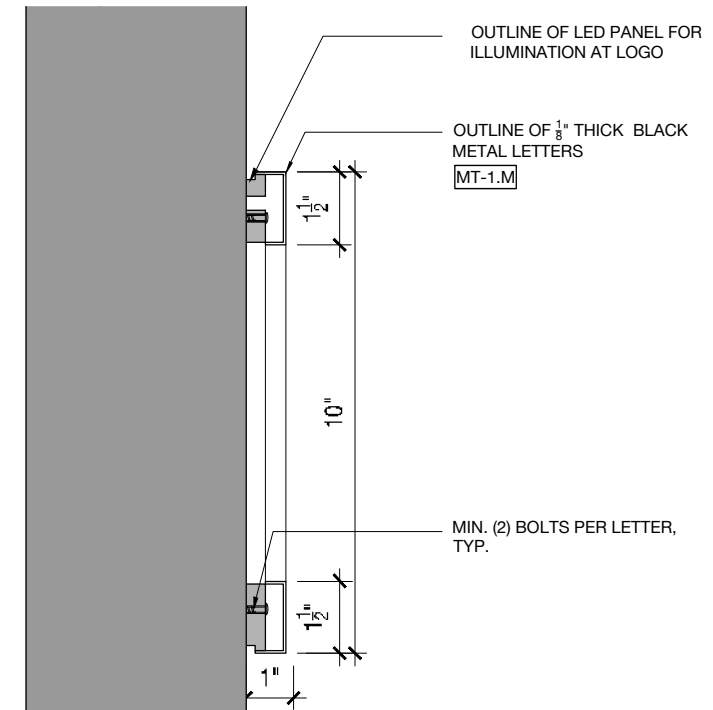
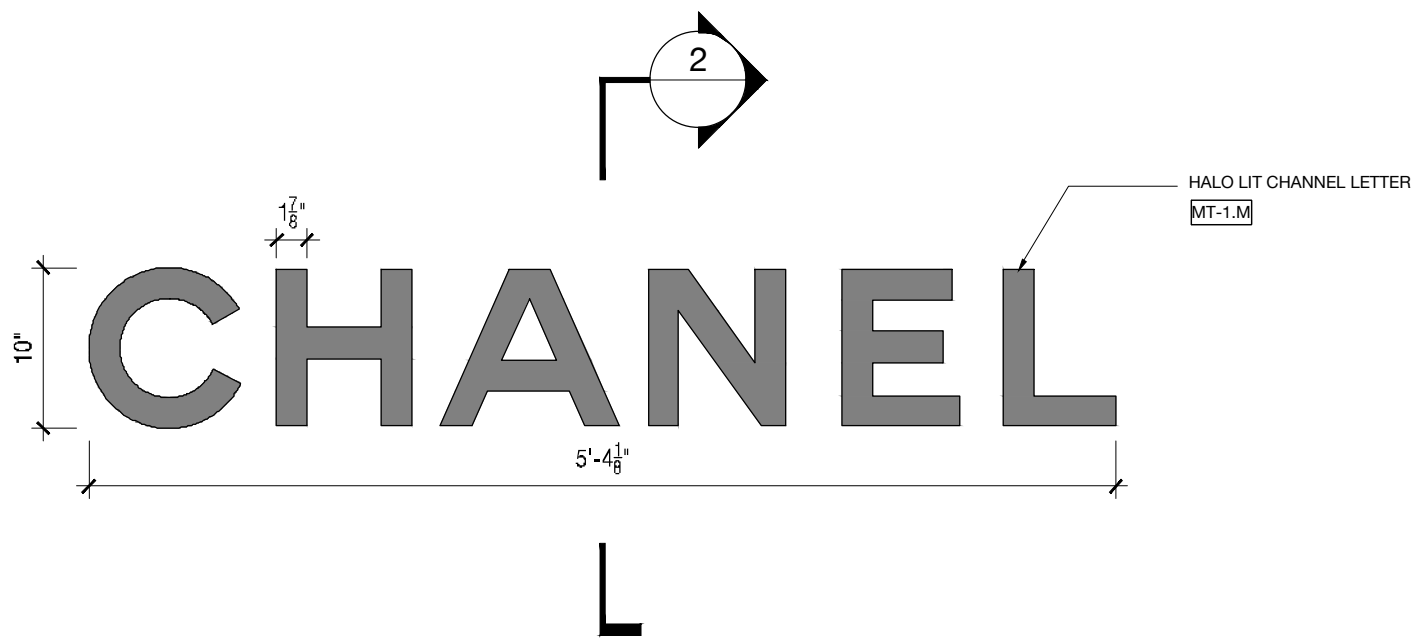
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PROPOSED STOREFRONT  
 FLOOD GATE SYSTEM

# ARB-4.3



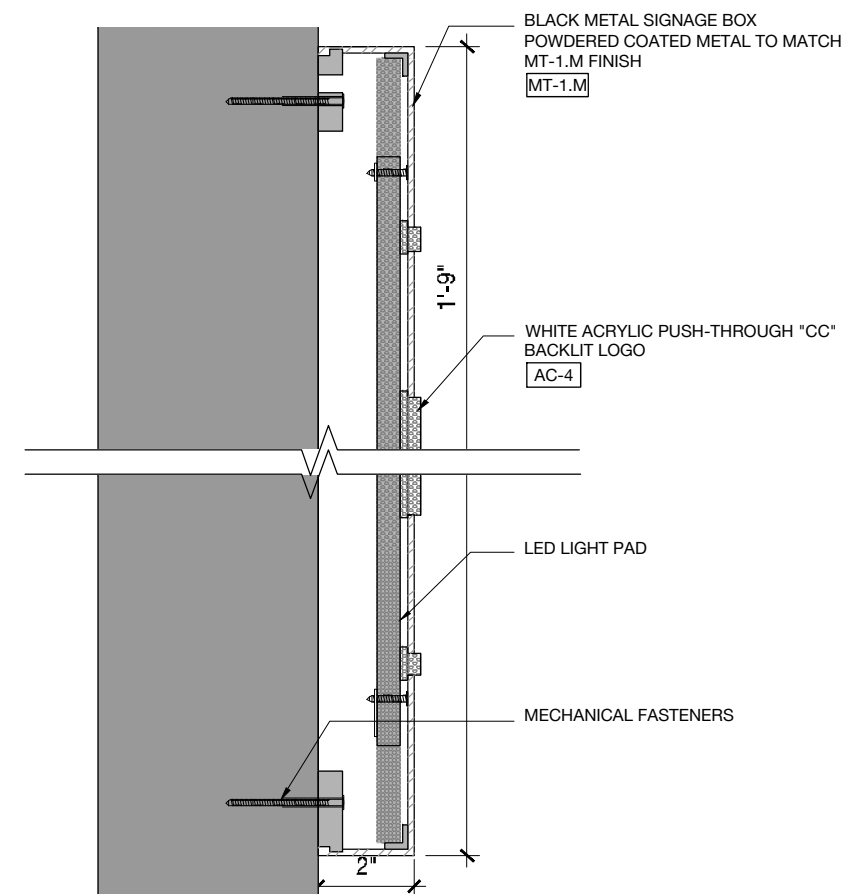
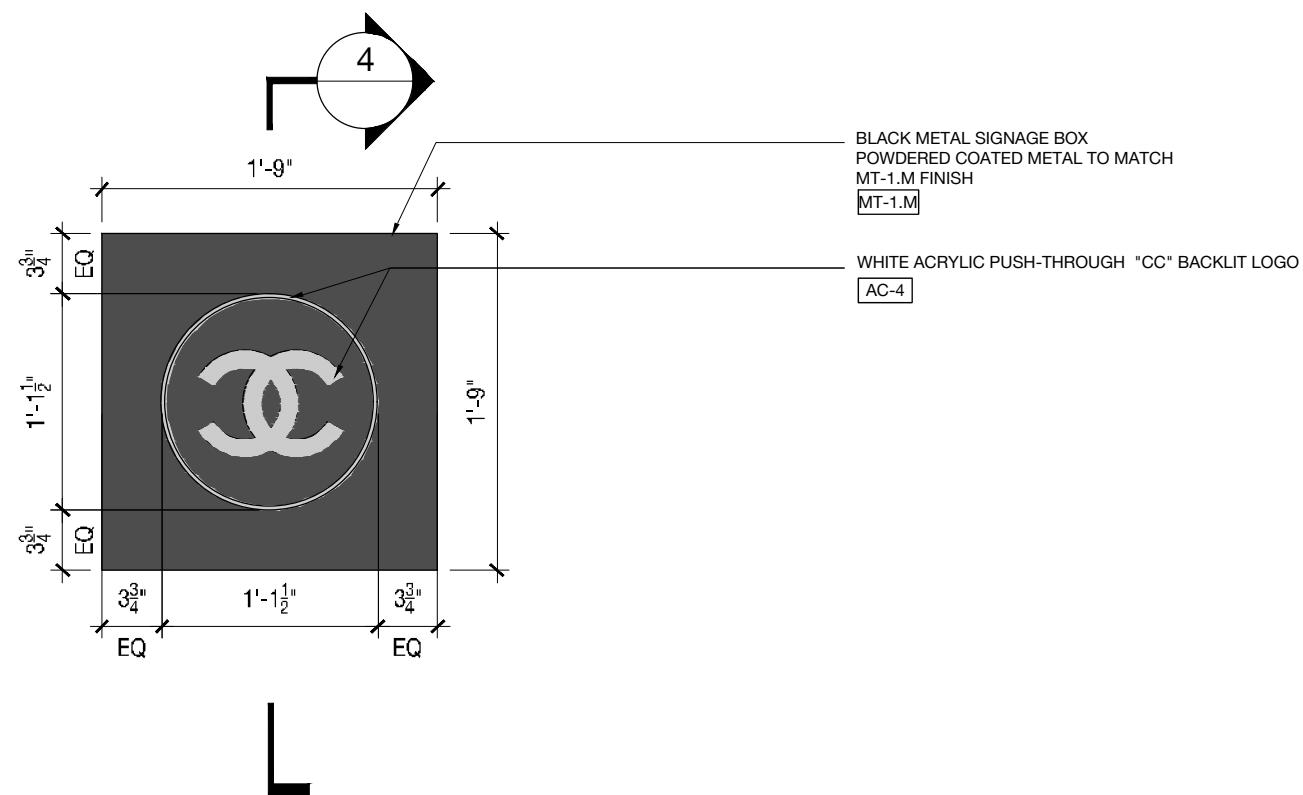
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1 ELEVATION  
SCALE: 1" = 1'

2 SECTION  
SCALE: 3" = 1'



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SIGNAGE DETAILS

3 ELEVATION  
SCALE: 1" = 1'

4 SECTION  
SCALE: 3" = 1'

## ARB-5.0

REFERENCE IMAGES



- BLACK POWDER COATED ACM TRIM  
MT-1.M
- WHITE POWDER COATED ACM PANEL  
MT-2.M
- STOREFRONT PORTAL CLAD IN BLACK POWDER COATED ACM PANEL  
MT-1.M
- ILLUMINATED 'CC' LOGO SIGN
- STOREFRONT SYSTEM CLAD IN BLACK POWDER COATED BRAKE METAL  
MT-1.M



- BLACK POWDER COATED ACM TRIM  
MT-1.M
- TYPICAL 'CHANEL' HALO LIT CHANNEL LETTER LOGO  
MT-1.M
- STOREFRONT PORTAL CLAD IN BLACK POWDER COATED ACM PANEL  
MT-1.M
- STOREFRONT SYSTEM CLAD IN BLACK POWDER COATED BRAKE METAL  
MT-1.M
- EXTERIOR TILE AT STOREFRONT PORTAL ENTRY  
TL-2

FINISH SCHEDULE		
TAG	DESCRIPTION	FINISH
MT-1.M	METAL	SIGNAGE & STOREFRONT BLACK MATTE POWDER COATED METAL FINISH
MT-2.M	METAL	STOREFRONT WHITE MATTE POWDER COATED METAL FINISH
AC-4	ACRYLIC	SIGNAGE ('CC' LOGO) MILKY WHITE GLOSS ACRYLIC
GL-3	GLASS	STOREFRONT (GLAZING) 1" SOLARBAN 72 STARPHIRE + STARPHIRE LOW-E INSULATED GLAZING
TL-2	TILE	STOREFRONT ENTRANCE (EXTERIOR) HONED BLACK TILE

**CHANEL**

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CHANEL  
58 MAIN STREET  
58 MAIN STREET  
WESTPORT, CT 06880

No.	ISSUED / REVISED	DATE
1	ARB REVIEW	2023.02.15

FINISH EXAMPLES AND SCHEDULE

**ARB-6.0**



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EXISTING CONDITIONS

# ARB-7.0



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EXISTING STOREFRONT

# ARB-7.1



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PROPOSED STOREFRONT  
 (OPTION 1)

# ARB-7.2



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PROPOSED STOREFRONT  
 (OPTION 2)

# ARB-7.3



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PROPOSED DESIGN -  
 RENDERINGS

## ARB-7.4





# CHANEL

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PROPOSED DESIGN -  
 RENDERINGS

# ARB-7.5