

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
MAY 24 2023

**JOINT COMMITTEE
REVIEW and RECOMMENDATION**

HISTORIC DISTRICT
COMMISSION

PROPERTY ADDRESS: 72 Main Street, Westport, CT

OWNER OF RECORD: ABC Kinship, LLC

Daytime Tel #: 203-856-1043

OWNER'S ADDRESS: 19 Rome Street, Norwalk, CT 06851

E-mail: chippydoll@aol.com

APPLICANT'S NAME (if different): Signarama Stamford

Daytime Tel #: 203-978-5106

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: 374 Fairfield Ave., Stamford, CT 06902

E-mail: jeff@signarama-stamford.com

Ronald A. Madison, Jr.
Property Owner's Signature

[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, Room 108 203-341-1184.

- 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: _____

ABC KINSHIP

Letter of Authorization

Project Name: *Gorjans*

Project Location: *72 Main St., Westport, CT 06880*

Permit Issuing Agency: *City of Westport*

I, *Pete Parillo*, property owner of the above noted property do hereby authorize Signarama and/or any authorized representative of Signarama to submit for and receive Sign/Building permits and related permits as required for new signage at the above noted property. Furthermore, any authorized representative of Signarama may sign documents required to obtain such permits in my stead.

The authority provided above is strictly related to the permits outlined above and such authority shall cease immediately upon approved final inspections for the project described above. Additionally, the authority provided above is not relevant to any other project or matter without a separate and additional Letter of Authorization document being provided.

I have placed my signature or mark below to allow such authorization.

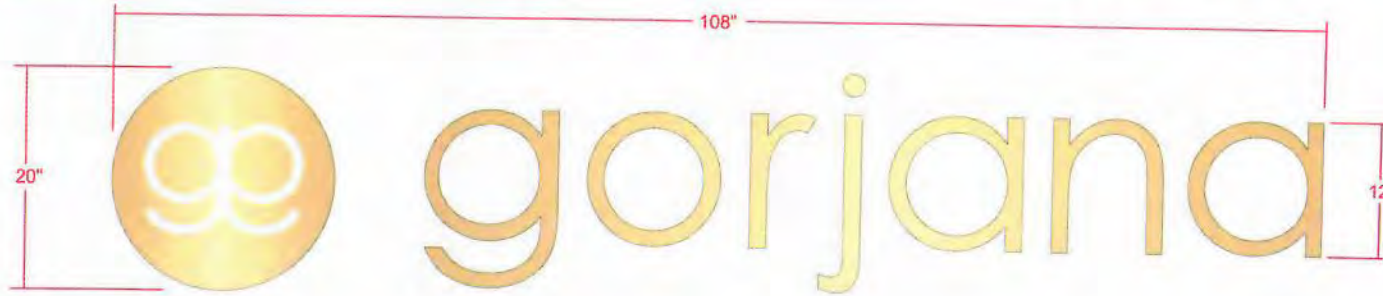
Pete Parillo
Property Owner / Authorized Representative Signature

Partner
Title

Property Owner Address: *15 October Lane Trumbull CT 06611*

Property Owner Phone: *203-554-2359*

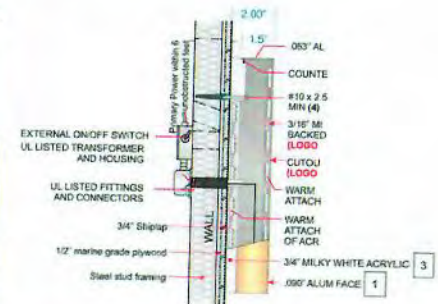
Property Owner Email: *dparillo@snet.net*



SIGN A

- FACE: .090" ALUMINU
- RETURNS: .063 ALUMINUM
- BACKS: 3/4" MILKY WHI
- LOGO BACKING: 3/16 WHITE AC
- LED: UL LISTED WA*
- PAINT: PTM MP 14571

ATTACHMENT DETAIL



COLOR CHART

MP 14571 R16925 GOLD

SIGN AREA: 15 SF

SCALE: 1" = 1'

To:
Nikki Gomez

COMPANY:
gorjana

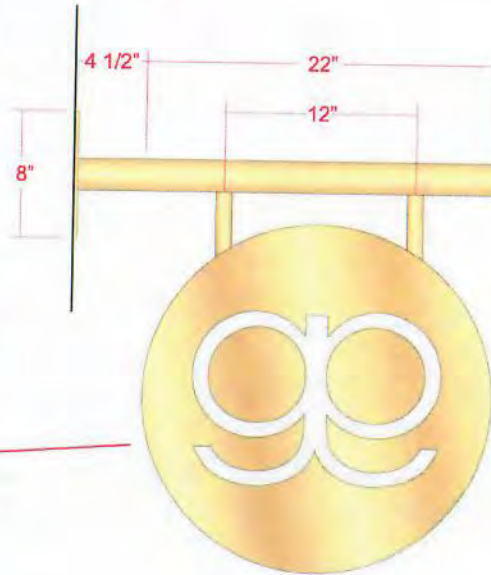
JOB/DETAILS:
halo-lit gold painted aluminum channel letters
flush mounted to storefront using anchors & screws
storefront to be painted white by customer

DATE:
March 29, 2023

DESIGNER/CONTACT PERSON
Carmelo

Visual mockups are for proof purposes only, and final products may vary in final shape, placement, and color depending upon screen settings and provided measurements. Please verify all measurements and specs, prior to final approval. Customer responsible for any and all changes after approval.

72 Main Street, Westport, CT 06880



side view

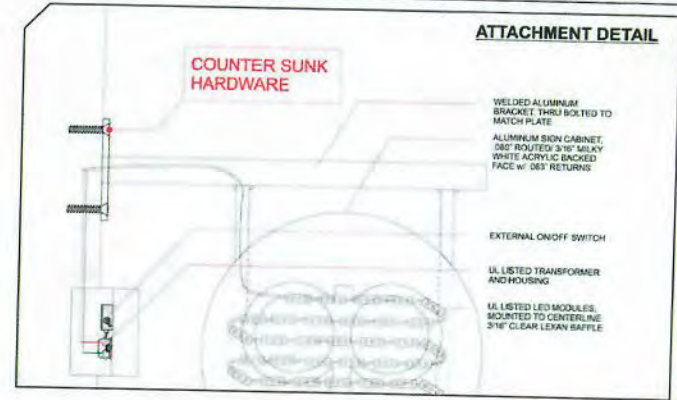
WEEP HOLE
W/ LIGHT
BAFFLE

SIGN C QTY: 1
FACE: .090" ROUTED OUT
ALUMINUM FACE W/ 3/16"
BACKED ACRYLIC
RETURNS: .063 ALUMINUM
PAINT: MP 14571 R16925 GOLD

COLOR CHART
MP 14571 R16925 GOLD

SIGN AREA: 3.36 SF

SCALE: 1 1/2" = 1'



To: **Nikki Gomez**
Company: **gorjana**

Job/Details: illuminated, gold painted aluminum blade sign attached to storefront using counter-sunk screws/anchors left section of wall to be painted white by customer

Date: March 29, 2023

Designer/Contract Person: Carmelo

Visual mockups are for proof purposes only, and final products may vary in final shape, placement, and color depending upon screen settings and provided measurements. Please verify all measurements and specs, prior to final approval. Customer responsible for any and all changes after approval.

SITE PLAN



To: **Nikki Gomez**

COMPANY: **gorjana**

JOB/DETAILS:

DATE: **March 29, 2023**

DESIGNER/CONTACT PERSON: **Carmelo**

Visual mockups are for proof purposes only, and final products may vary in final shape, placement, and color depending upon screen settings and provided measurements. Please verify all measurements and specs, prior to final approval. Customer responsible for any and all changes after approval.

72 Main Street, Westport, CT 06880

Vineyard Vines



ON LEFT SIDE

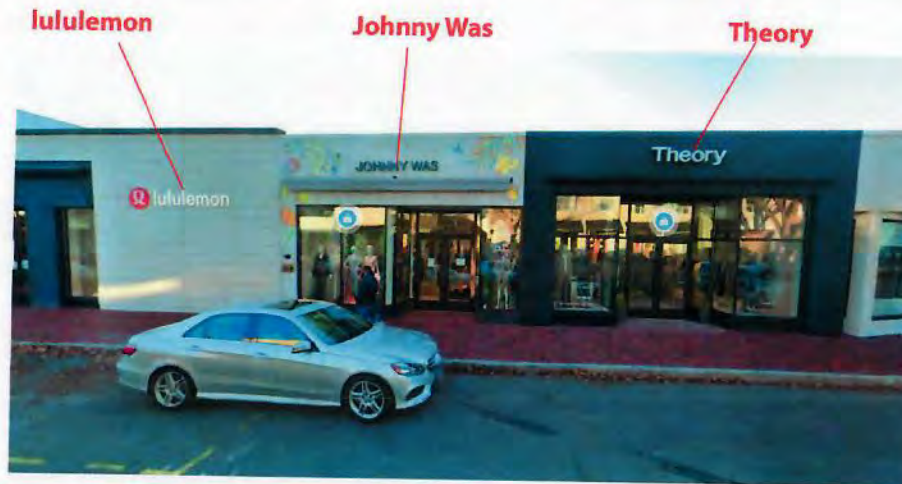
bluemercury



ON RIGHT SIDE

NEIGHBORS

ACROSS STREET



lululemon

Johnny Was

Theory

To:

Nikki Gomez

Company:

gorjana

Job/Details:

Date:

March 29, 2023

Designer/Contact Person

Carmelo

Visual mockups are for proof purposes only, and final products may vary in final shape, placement, and color depending upon screen settings and provided measurements. Please verify all measurements and specs, prior to final approval. Customer responsible for any and all changes after approval.



TOWN OF WESTPORT

PLANNING & ZONING DEPT.

110 Myrtle Ave. Town Hall - Room 203
Westport, CT 06880 Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

ZONING PERMIT DATA FORM

OFFICE USE

Parcel ID #: _____

Zoning District: _____

- Property Address: 72 Main Street, Westport, CT 06880
(As listed on Assessor's Card)
- Owner's Name: ABC Kinship, LLC Daytime Tel: 203-856-1043
(Person's Name) / (Company Name)
- Owner's Address: 19 Rome Street, Norwalk, CT 06851 "E-mail Required" chippydoll@aol.com
- Applicant: Jeffrey Valente, Signarama Daytime Tel: 203-978-5106
(Person's Name) / (Company Name)
- Applicant's Address: 375 Fairfield Ave., Stamford, CT "E-mail Required" jeff@signarama-stamford.com
- Existing Uses of Property: Commercial/Retail
(Example: 2-Story Single Family House with Pool)

NOTE: If project is a **NEW HOUSE:** **SUBMIT** with this Application a "New House Construction Cost Estimate Form" Completed & Notarized.

- 7a. Check type of proposed project below: 7b. Check one, property is on: Sewer or Septic

RESIDENTIAL PROJECTS:

- New House
- Addition
- Accessory Structure
- Apartment – Accessory
- Apartment – Pre-1959
- Interior Renovations
- Swimming Pool
- Temp. Zoning Permit
- Tennis Court
- Other _____

COMMERCIAL PROJECTS:

- Building – New
- Building – Addition
- Change of Use
- Interior Renovations
- Restaurant Patio Permit
- Retail to Retail
- Signage
- Excavation & Fill
- Site Changes
- Other _____

- 8a. Will any part of any structure be demolished? No Yes 8b. Did you obtain any ZBA Variances? No Yes

9. Estimated total cost of your proposed project: \$ 2000

10. Describe your project below and provide exact dimensions: *(List width x length x height, if applicable):*

Install (1) 108"W x 20"H return-lit channel letter set and (1) 22"W x 22"H internally illuminated blade sign, both on Storefront elevation (LED illum)

I hereby certify that the above information is correct and that I have submitted herewith all of pertinent documentation required by the regulations and in accordance with the P&Z bylaws.

[Signature]
Applicant's Signature *(If different than Owner)*

[Signature]
Owner's Signature *(Must be signed or letter of authorization provided)*

If the applicant is unable to obtain the signature of the property owner, a letter of authorization signed by the property owner may be submitted instead, as per §43-3.3

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

72 Main Street, Westport, CT

Architectural Description

The commercial block at 72 Main Street is a 1.5-story has a wide projecting parapet across the façade. The rear of the building has a gabled roof. The façade is clad in narrow aluminum clapboards and includes two storefronts. The northern most has a central entrance flanked by plate glass windows. The southern elevation has a tall floor-to-ceiling window with a door to the south. Openings are irregularly spaced on the side elevations of the brick building.



View East

RECEIVED

MAY 23 2023

HISTORIC DISTRICT COMMISSION

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: 180 Post Road East, Westport, CT 06880
OWNER OF RECORD: JPM WESTPORT, LLC Daytime Tel #: 860-721-1575
OWNER'S ADDRESS: 508 North Colony Rd, Meriden, CT E-mail: JPMWESTPORTE@YHIC.COM
APPLICANT'S NAME (if different): MARC NADEAU DBA: INTERIORS, LLC Daytime Tel #: 203-458-7550
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: 95 New Quarry Road, Guilford, CT E-mail: MAR@MARCNADEAU.COM

Property Owner's Signature

Marc Nad MARC NADEAU
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: _____

TO: WESTPORT HISTORIC DISTRICT COMMISSION
FM: MARC NADEAU DBA TWO BROTHERS INTERIORS, LLC



PROPOSED SIGN - FRONT OF BUILDING
FRONT SIGN TO BE ILLUMINATED LETTERS (BACKLIT)



PROPOSED SIGN - REAR OF BUILDING
BACK SIGN IS NOT ILLUMINATED

HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: National Register and State Register Coordinator,
State Historic Preservation Office, Department of Economic and Community Development,
450 Columbus Blvd., Suite 5, Hartford CT 06103

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

GENERAL INFORMATION

Building Name (Common) None known
 Building Name (Historic) _____
 Street Address or Location 180 Post Road East
 Town/City Westport Village _____ County Fairfield
 Owner(s) JPM Westport LLC Public Private

PROPERTY INFORMATION

Present Use: Commercial
 Historic Use: Commercial
 Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building International (vernacular) Date of Construction 1969

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 Masonry, Glass

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 Rolled Composite

Number of Stories: 2 Approximate Dimensions 123 x 127

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:

The building faces north on a 1.04-acre parcel situated on the south side of the street.

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

See continuation sheet.

Architect N/A Builder N/A

• Historical or Architectural importance:

The parcel of land on which this building sits was once divided into two lots, each of which had private dwellings. In 1961, Hanes Realty Corp purchased the properties and soon thereafter, the parcels were combined and the original residential structures demolished. In 1969, the current building was constructed on the property.

• Sources:

Westport Town Clerk Maps; Westport Land Records; Westport Tax Assessor Records; Sanborn Fire Insurance Maps.

Photographer Michael Nadeau and Building Stock Photo Date 5/20/2022

View Southeast Negative on File CTSHPO

Name Two Brothers Interiors, LLC - Michael & Marc Nadeau Date 5/20/2023

Organization Two Brothers Interiors, LLC

Address 95 New Quarry Road, Guilford, CT 06437

• Subsequent field evaluations:

Mblu #D09//134/000

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

180 Post Road East, Westport, CT

Architectural Description

The two-story brick commercial building constructed in 1969 in a vernacular interpretation of the international style. The front of the flat-roofed building is clad in masonry panels that are stepped beneath the second story openings which are separated by masonry piers. Each set of openings features a central single-panel window flanked by square windows, which are, in turn flanked by sidelights. The openings on the first story feature a series of doors interspersed with floor-to ceiling plate glass windows. Tall windows on the corners of the buildings light the stairwells. The side elevations of the building are unpainted brick and feature regularly spaced openings.



View Southeast