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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@gmail.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):

- | | | | | |
|--|---|--|---------------------------------------|--|
| <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 checked="" 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 <u>Masonry, Glass</u> | | |

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
- Other _____

Roof (Type)

- Gable Flat Mansard Monitor Sawtooth
- Gambrel Shed Hip Round Other _____

(Material)

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