



**WESTPORT**<sup>SM</sup>

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

**Tuesday, September 5, 2023, 7:00 PM**  
**MINUTES**

**Members Present:**

Ward French, Co-Chair  
Jon Halper, ARB Member  
Vesna Herman, ARB Member

Grayson Braun, Co-Chair  
Scott Springer, HDC Member  
Ben Levites, HDC Alternate

**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, September 5, 2023**, at 7:00 PM for the following purpose:

1. To approve minutes from the June 6, 2023, meeting.  
**MOTION (made by Springer): To approve minutes from the June 6, 2023, meeting.**  
**SECOND: French**  
**SEATED: French, Herman, Braun, Springer**  
**VOTE: Unanimously approved.**
2. To review and comment on the proposed signage at **7 Main Street** (Parcel ID# C09/134/000) submitted Marc Buzzelli, Adco Sign Co., for property owned by Wonkai Associates LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.  
**MOTION (made by French): To approve the proposed signage with the condition of using halo lighting at 7 Main Street (Parcel ID# C09/134/000) submitted Marc Buzzelli, Adco Sign Co., for property owned by Wonkai Associates LLC.**  
**SECOND: Braun**  
**SEATED: French, Halper, Herman, Braun, Springer, Levites**  
**VOTE: Unanimously approved.**
3. To review and comment on the proposed signage at **8 Myrtle Avenue** (Parcel ID# D10/092/000) submitted by Martin Rogers, Marty Signs, for property owned by Richards House Associates, LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.  
**MOTION (made by French): To approve the proposed signage as submitted at 8 Myrtle Avenue (Parcel ID# D10/092/000) submitted by Martin Rogers, Marty Signs, for property owned by Richards House Associates, LLC.**  
**SECOND: Braun**  
**SEATED: French, Halper, Herman, Braun, Springer, Levites**  
**VOTE: Unanimously approved.**
4. To review and comment on the proposed signage at **147 Post Road East (155 Post Road East)** (Parcel ID# C09/146/000) submitted by Mark Motyl, Vanish Media Systems for property owned by 155 Post Road East LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.  
**MOTION (made by French): To approve the proposed signage as submitted at 147 Post Road East (155 Post Road East) (Parcel ID# C09/146/000) submitted by Mark Motyl, Vanish Media Systems for property owned by 155 Post Road East LLC.**  
**SECOND: Braun**

**SEATED: French, Halper, Herman, Braun, Levites**  
**RECUSED: Springer**  
**VOTE: Unanimously approved.**

5. To adjourn the meeting.  
**Meeting Adjourned at 7:21 PM**

Grayson Braun, HDC Chairman  
Ward French, ARB Chairman  
September 7, 2023



**WESTPORT**<sup>SM</sup>

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

**Tuesday, October 3, 2023, 7:00 PM**  
**MINUTES**

**Members Present:**

Ward French, Co-Chair  
Vesna Herman, ARB Member

Grayson Braun, Co-Chair  
Scott Springer, HDC Member  
Ben Levites, HDC Alternate

**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, October 3, 2023**, at 7:00 PM for the following purpose:

1. To approve minutes from the September 5, 2023, meeting.  
**No action taken.**
2. To review and comment on the proposed redevelopment of **Parker Harding Plaza** (Parcel ID# C10/086/000) submitted Peter Ratkiewich, Director of Public Works, for property owned by Town of Westport. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.  
**MOTION (made by Levites): To approve the proposed redevelopment of Parker Harding Plaza (Parcel ID# C10/086/000) submitted Peter Ratkiewich, Director of Public Works, for property owned by Town of Westport.**  
**SECOND: Braun**  
**SEATED: French, Herman, Braun, Springer, Levites**  
**VOTE: Unanimously approved**
3. To adjourn the meeting.  
**Meeting Adjourned at 7:53 PM**

Grayson Braun, HDC Chairman  
Ward French, ARB Chairman  
October 5, 2023

**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)

**JOINT COMMITTEE**  
**Village District Overlay (VDO) Zone / Westport Center**  
**REVIEW and RECOMMENDATION**

Date: \_\_\_\_\_


Property Address: 35 MAIN ST (TENANT 51 MAIN ST)

Owner of Record: WINWEST 3351 MAIN LLC Phone: 914.468.7300

Owner's Address: 10 RYE RIDGE PLAZA, RYE BROOK, NY 10573 Email: ryarmy@winprop.com

Applicant's Name (if different): FREDERICK WILLAIM HOAG ARCHITECT LLC Phone: 203.557.0803

Applicant's Address: 57 WILTON RD, 2ND FLR, WESTPORT, CT 06880 Email: blake@fwharch.com

  
*Property Owner's Signature*

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

If the applicant is unable to obtain property owner's signature, please submit a letter of authorization signed by the property owner with this application, as per §43-3.3

**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

Each application must be accompanied by:

- Completed application form.
- Narrative including description of the project, 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.
- Historic Resources Inventory Form if applicable (*Available from HDC Office*).
- Site plan.
- Scaled building plans, including existing conditions plans and proposed plans.
- Photos showing the original historic building (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
- Other materials deemed appropriate by applicant to enable the Joint Committee to evaluate the design.

One copy of the above required application and materials should be sent to the HDC office, Room 108 and digital copy emailed to the HDC Administrator, Donna Douglass, at [ddouglass@westportct.gov](mailto:ddouglass@westportct.gov). Hearings are typically held on the first Tuesday of each month at 7:00PM. The deadline for applications is 2 weeks prior to the next regularly scheduled meeting.

**Joint Committee Recommendation to Planning and Zoning Commission:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*If you have any questions about the procedures contact Donna Douglass at [ddouglass@westportct.gov](mailto:ddouglass@westportct.gov) or 203-341-1184.*

October 11, 2023

Village District Overlay Zone Joint Committee  
Town of Westport

Re: 51 Main Street, Westport CT; Marine Layer

Dear Committee Members,

Located on the westerly side of Main Street, "Marine Layer;" a fashion retailer currently occupies the former "INTERMIX" retail space, within a multi-tenant building known as 35-51 Main Street. Marine Layer relocated to their current location at 51 Main Street approximately 1 year ago, performed minor façade alterations and installed new signage on Main Street. However, at the time, the tenant did not obtain the appropriate approvals to perform the below described alterations. Our application prepared on behalf of Marine Layer is seeking approval from the Joint Committee for the minor façade rebranding that has been performed to accommodate the current tenant.

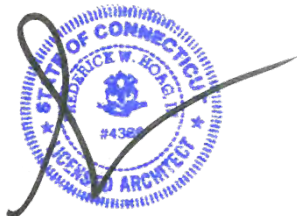
The façade alterations performed include: painting of the existing façade; the white shop front freshly painted, the gray painted brick and aluminum flashing repainted teal to correspond with the tenant's branding, the retractable awning was removed, and within the signage band above the existing shopfront, (2) vertical trim elements were eliminated to accommodate a longer and uninterrupted "MARINE LAYER" sign. Additionally, the tenant installed (3) gooseneck lamps to illuminate their new signage and shop front below. There were no changes performed, nor signage installed on the Parker Harding Plaza tenant frontage which is not customer facing.

The tenant's signage is centered above the Main Street entry, within the white signage band, and is not internally illuminated. The sign includes a 17" diameter, logo adjacent to a "MARINE LAYER" sign (114.3" L x 10.9" H) comprised of pin mounted aluminum extruded channel letters. There is also an existing blade sign that was installed adjacent to the Main St entry that must be removed to conform with Town of Westport Zoning Regulations which prohibit signs which project beyond the property line and into the public way such as the currently installed blade sign (§33-3.) The total proposed signage is 16.29 sf of an allowable 21.33 sf of signage.

We look forward to reviewing this proposed signage and façade with you.

Sincerely,

Frederick William Hoag, Architect LLC






**1 SITE LOCATION MAP**

SCALE: 1" = 50'



PROFESSIONAL OF RECORD	
LEGEND	
	
APPROVALS	R XX/XX/201X
ISSUED FOR BID	E XX/XX/201X
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DESCRIPTION	DATE
DATE OF ISSUE	10/11/23
Project # 230587	
Project Name:	
<b>51 MAIN ST</b> WESTPORT, CT 06880	



**FREDERICKWILLIAMHOAG**  
ARCHITECT

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





**1** 51 MAIN ST CONTEXT

PROFESSIONAL OF RECORD	
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DESCRIPTION	DATE
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Project # 230587  
 Project Name:  
 51 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/230587-51 Main Street Marine Layer Permitting/03-Project PLN/230587 35 MAIN AKA 51 MAIN ST MARINE LAYER V26 PERMITTING.pln

\*\*drawing to-scale when printed as formatted to 11X17\*\*

51 MAIN ST CONTEXT

**VDO.03**



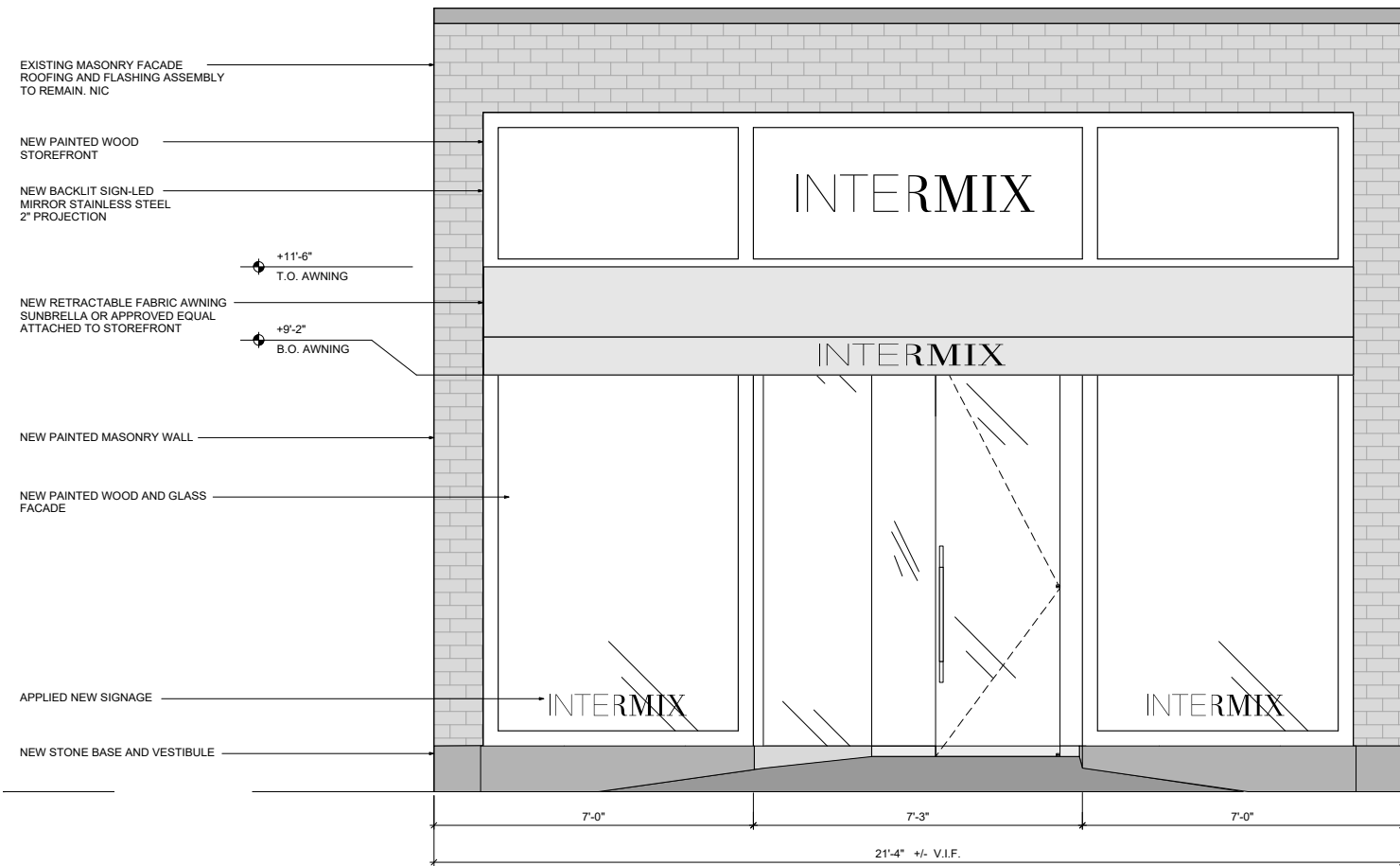


# 1 PARKER HARDING PLAZA CONTEXT

*\*NO CHANGES PROPOSED TO PARKER HARDING ELEVATION*

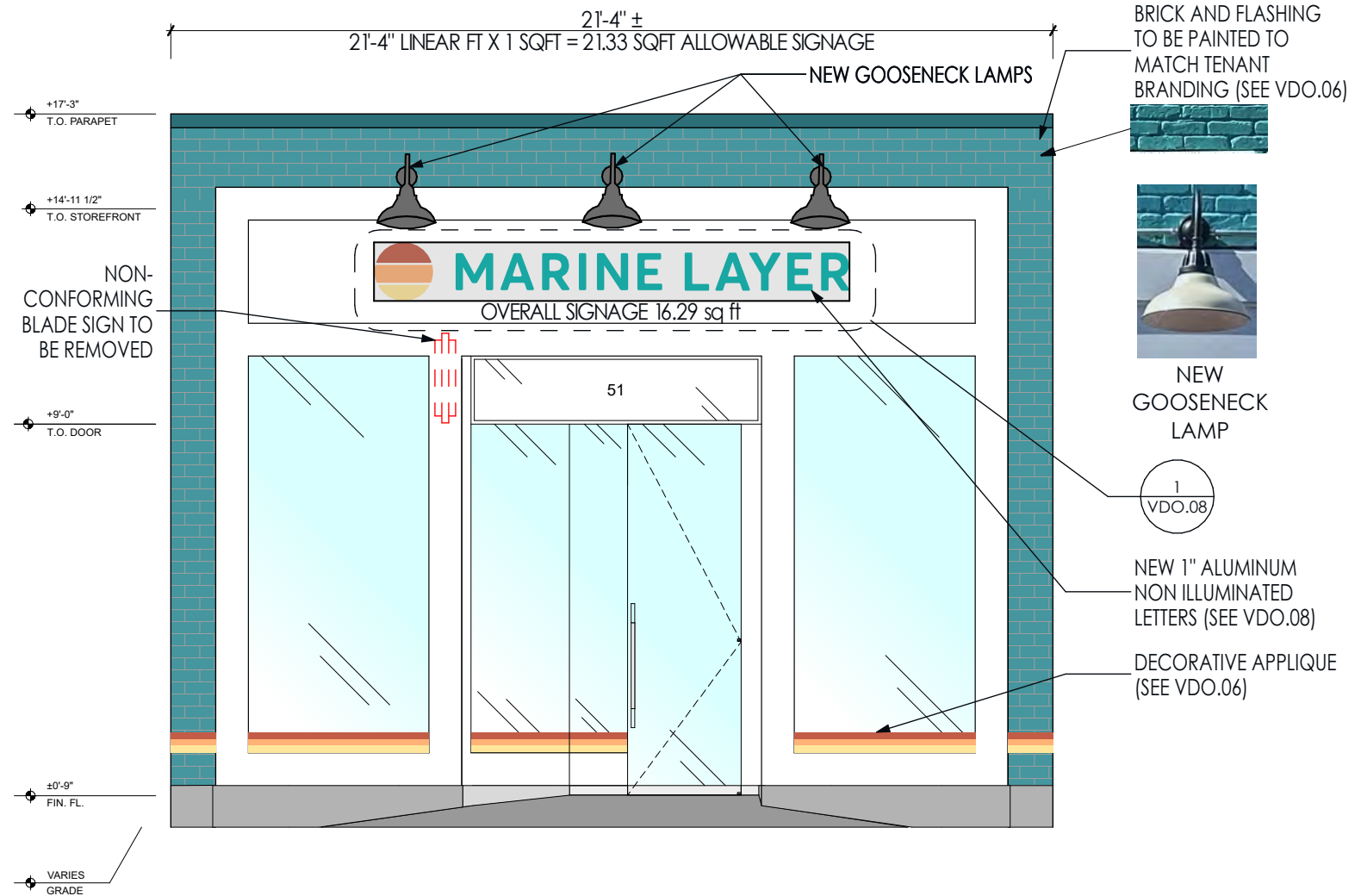
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DATE OF ISSUE	10/11/23

Project # 230587  
 Project Name:  
 51 MAIN ST  
 WESTPORT, CT 06880



# 1 FORMER INTERMIX MAIN ST ELEVATION

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



# 2 EXISTING MARINE LAYER MAIN ST ELEVATION

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



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DATE OF ISSUE	10/11/23

Project # 230587  
 Project Name:  
 51 MAIN ST  
 WESTPORT, CT 06880



**FREDERICK WILLIAM HOAG**  
 ARCHITECT

57 WILTON ROAD  
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 P:203.557.0803

ELEVATIONS

VDO.05

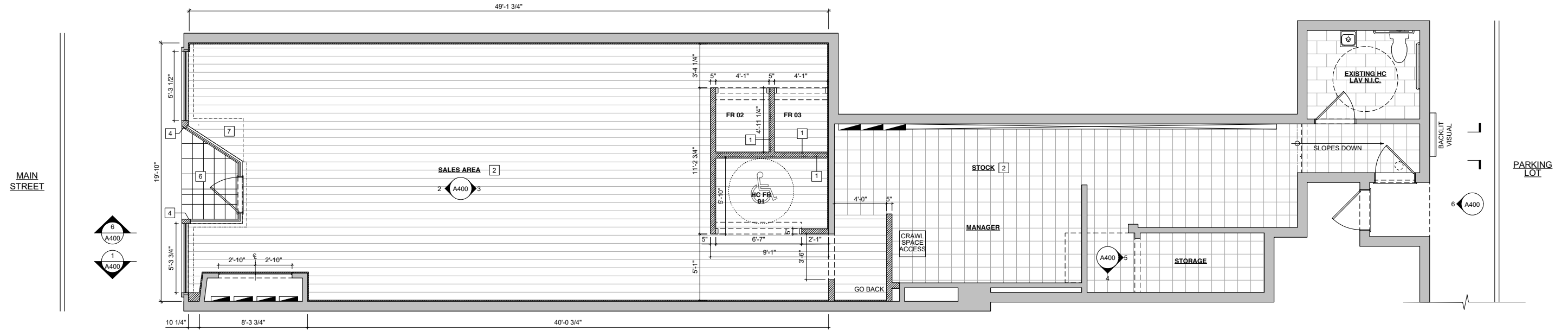


**1** EXISTING MARINE LAYER FACADE

*\*NO CHANGES PROPOSED TO PARKER HARDING ELEVATION*

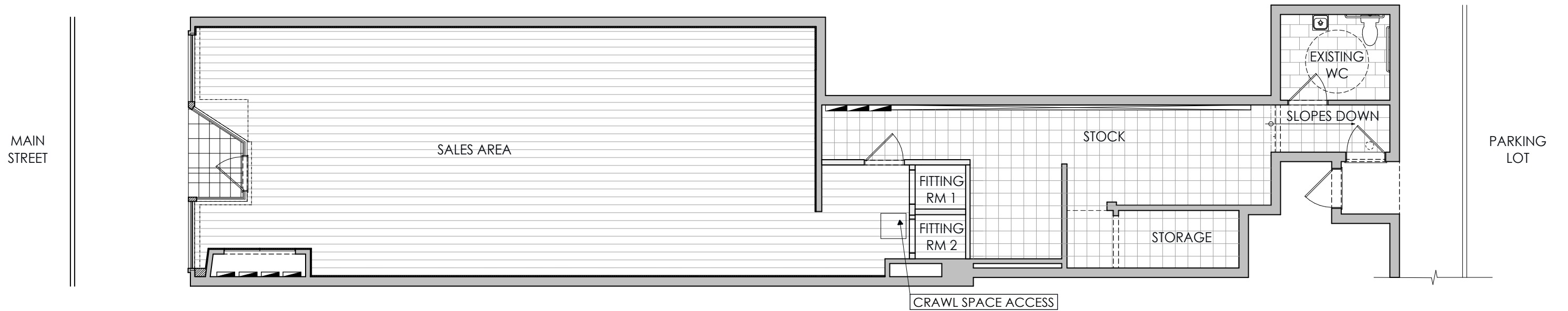
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DATE OF ISSUE	10/11/23

Project # 230587  
 Project Name:  
 51 MAIN ST  
 WESTPORT, CT 06880



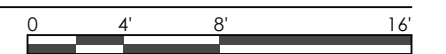
# 1 FORMER INTERMIX FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



# 2 EXISTING MARINE LAYER FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



DATE OF ISSUE 10/11/23

Project # 230587  
Project Name:

51 MAIN ST  
WESTPORT, CT 06880



**FREDERICK WILLIAM HOAG**  
ARCHITECT

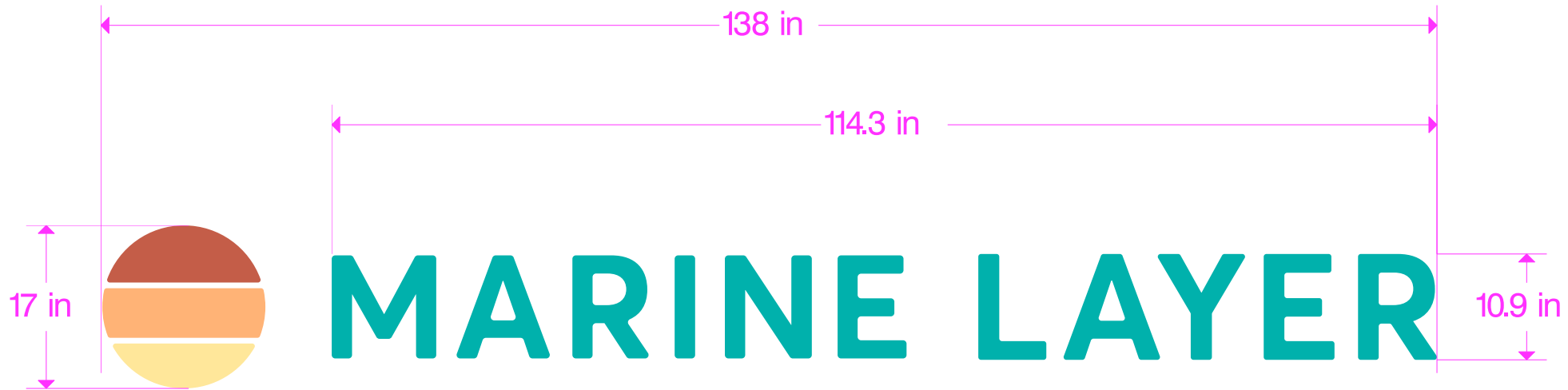
57 WILTON ROAD  
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Volumes/GoogleDrive/Shared drives/Projects/230587-51 Main Street Marine Layer Permitting/03-Project PLN/230587 35 MAIN AKA 51 MAIN ST MARINE LAYER V26 PERMITTING.pln

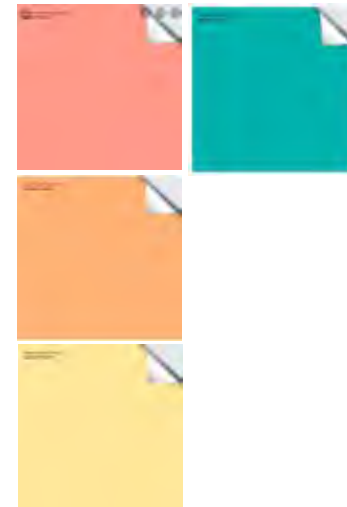
\*\*drawing to-scale when printed as formatted to 11X17\*\*

## FORMER AND EXISTING FIRST FLOOR PLANS

**VDO.07**



1" DEEP ALUMINUM FABRICATED LETTERS  
 NON-ILLUMINATED  
 PAINTED W/ BENJAMIN MOORE COLORS  
 FINISH TBD



Revision 1 Date: 09/23/2022

**SIGN ZONE LA**  
 Since 2002  
 4873 Melrose Ave., Los Angeles, CA 90029  
 Tel: 323.465.8200 support@signzonela.com

Client: MARINE LAYER  
 Address: 51 Main Street  
 Westport, CT 06880

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 Landlord: \_\_\_\_\_  
 Client: \_\_\_\_\_

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.  
 Cont.Lic. # 984708

**NOTE:** This is an original drawing, created by SignZone, Inc. It is submitted for your personal use in connection with a project being planned for you by Sign Zone, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Any printed colors on this drawing are approximate.

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	DATE
DESCRIPTION	DATE
DATE OF ISSUE	10/11/23

Project # 230587  
 Project Name:  
 51 MAIN ST  
 WESTPORT, CT 06880

**1 MARINE LAYER | SIGNAGE**  
 NOT TO SCALE

## 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

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*