



WESTPORT™

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

**Tuesday, March 5, 2024, 7:00 PM**  
**MINUTES**

**Members Present:**

Ward French, Co-Chair  
Jon Halper, ARB Member  
Jake Watkins, ARB Member

Grayson Braun, 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, March 5, 2024**, at 7:00 PM for the following purpose:

1. To approve minutes from the February 6, 2024, meeting.  
**MOTION (made by French): To approve minutes from the February 6, 2024, meeting.**  
**SECOND: Braun**  
**SEATED: French, Halper, Watkins, Braun, Springer**  
**VOTE: Unanimously approved.**
2. To review and comment on the proposed façade modifications, signage, and lighting at **26 Main Street** (Parcel ID# C09/138/000) submitted by Kate Urban, De La Garza Architecture LLC, for property owned by 26 Westport Main Owner 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 façade modifications, signage, and lighting at 26 Main Street (Parcel ID# C09/138/000) as submitted with the caveat being that Joint Committee will accept the second iteration as presented during the meeting if the original submittal is not accepted by P&Z.**  
**SECOND: Watkins**  
**SEATED: French, Halper, Watkins, Braun, Springer**  
**VOTE: Unanimously approved**
3. To review and comment on the proposed signage at **20 Elm Street (AKA 59 Post Road East)** (Parcel ID# C09/140/000) submitted by Kevin Kane, Hung Well Signs LLC, for property owned by Bedford Square Properties LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.  
**MOTION (made by French): To have the applicant return with a revised sign of the same size, non-illuminated, and with a bronze color suitable to match the windows at 1 Main Street (aka 19 Post Road East) (Parcel ID# C09/133/000).**  
**SECOND: Springer**  
**SEATED: French, Halper, Watkins, Braun, Springer**  
**VOTE: Unanimously approved**
4. To review and comment on the proposed façade modifications including siding, roof, front terrace, windows, dining pavilion, and lighting at **190 Main Street** (Parcel ID# C10/129/000) submitted by Marrk Blair, Curious Project, for property owned by WHA Equities Corporation. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.  
**Discussion held; no action taken. Applicant asked to return with revised plan.**

5. To discuss a possible Joint Committee policy regarding window decals/signage review.
6. To adjourn the meeting.

**Meeting Adjourned at 8:18 PM**

Grayson Braun, HDC Chairwoman  
Ward French, ARB Chairman  
March 7, 2024

**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: March 22, 2024

Property Address: 147 Post Road E.

Owner of Record: Pyramid Real Estate Group Phone: (203) 348-8566

Owner's Address: 20 Summer Street, Stamford, CT, 06901 Email: info@pyramidregroup.com

Applicant's Name (if different): Mark Motyl Phone: (203) 246-2011

Applicant's Address: 30 Woody LN Email: markmotyl@gmail.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.

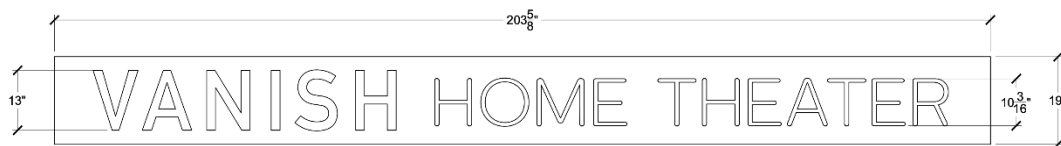
Joint Committee Recommendation to Planning and Zoning Commission:

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

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.*

It is Mark again from Vanish Media Systems at 147 Post Road East. We have a new DBA (already filed with the town), and color scheme, and we will look to replace our "Vanish Media Systems" sign with one that reads "Vanish Home Theater" It will only be 2: taller than what we have now. What we have now seems oddly small when compared to the sign next door. We also will have red letters on a white background instead of the current gold letters on a black background. Please see below.



Also, Donna, while I have your attention, we are also looking to put films on our windows. The sun streaming in overheats the space no matter what we do. Furthermore, the glare on the windows prevents people from seeing inside, and nobody has a clue what we do here. Would it be okay for us to affix a film to the windows flanking the front door? Below is a visual for you. Our neighbors, Field Trip Jerky, have done something similar. Thanks!

Mark, 203-246-2011



VANISH HOME THEATER

FIELD TRIP.  JERKY & SNACK SHOP



153

BUILDING  
155



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Joint Committee Recommendation to Planning and Zoning Commission:

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\_\_\_\_\_  
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.



# 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) \_\_\_\_\_

Building Name (Historic) \_\_\_\_\_

Street Address or Location 155 Post Road East

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

Owner(s) 155 Post Road East 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 Contemporary Date of Construction c. 1930

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

## 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 T&G/Rubber

Number of Stories: 2 Approximate Dimensions 64 x 134

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 south on a 0.26-acre parcel situated on the north 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 building that was situated on this parcel of land c. 1930 had at least three different uses: the facade had two-to-three different storefronts while the rear held a auto repair shop on the first floor and a bowling alley on the second. By the late 1950s, the building needed renovations which saw the facade reformatted and rebuilt in 1960.

• Sources:

Westport Center Historic District Nomination; Westport Tax Assessor Records; Westport Land Records.

Photographer Daryn Reyman-Lock      Date 2/23/2022

View North      Negative on File CTSHPO

Name Daryn Reyman-Lock, Ph.D.      Date 2/23/2022

Organization Sawdust and Strata

Address 515 Stillson Road, Fairfield, CT

• Subsequent field evaluations:

Mblu #C09//146/000

**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

155 Post Road East, Westport, CT

**Architectural Description**

The Contemporary-style building at 155 Post Road East is a two story, brick commercial block with a flat roof built in c. 1930. The stair tower to the building is found on the eastern corner of the façade. It has a large window on the second story and a single door on the bottom story. The roof is lined by a narrow band of coping topping a wide, flat entablature in the brick. Narrow pilasters topped by narrow brick capitals define the ends of the building and the stair tower. The second story contains seven pairs of windows with fixed sash on hoppers set on narrow brick sills. Three separate storefronts are found along the first story, each with a central entrance flanked by full-height plate glass windows.



*View North*

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

Date: 3/25/24

Property Address: 20 Elm Street Westport CT

Owner of Record: BEDFORD SQUARE PROPERTIES, LLC Phone: 203. 866. 9674

Owner's Address: 57 WILSON AVE. WESTPORT CT Email: DAVID@DAVIDADAMPROPERTY.COM

Applicant's Name (if different): Kevin Kane Phone: 203-644-3027

Applicant's Address: 1031 Post Road Darien CT 06820 Email: Kevin@hungwellsigns.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.

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Joint Committee Recommendation to Planning and Zoning Commission:

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

Signature: 

Date: 3/25/24

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# 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: \_\_\_\_\_

**20 Elm Street Westport CT 06880**

1. Property Address: \_\_\_\_\_  
*(As listed on Assessor's Card)*

2. Owner's Name: DAVID WELMAN BEDFORD SQ PROPERTY, LLC Daytime Tel: 203-856-9674  
*(Person's Name) / (Company Name)*

3. Owner's Address: 309 GREENWICH AVE, GREENWICH CT "E-mail Required" DAVID@DAVIDWELMANREALTY.COM

4. Applicant: Kevin Kane Hung Well Sign LLC. Daytime Tel: 203-644-3027  
*(Person's Name) / (Company Name)*

5. Applicant's Address: 1031 Post Road Darien, CT 06820 Kevin@hungwellsigns.com  
"E-mail Required"

6. Existing Uses of Property: 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.

### Text

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: \$ \_\_\_\_\_

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

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.

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

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



# EXTERIOR PERSPECTIVE VIEW

*old HSBC Bank  
sign was located  
here*

*move sign up*

NEW ILLUMINATED ONE MEDICAL SIGN

one medical





New Construction  
Exterior Signage #25400  
**Bedford Square**  
20 Elm St  
Westport, CT 06880



425 N Martingale Rd  
18th Floor  
Schaumburg, IL 60173  
Office 847.301.0510  
identiti.net

**SIGN CODE: MAIN SIGNAGE**

ES1: 18.1 sq.ft - Front Lit LED Channel Letters / Raceway  
*Allowed: 30 sq.ft  
Signage not to exceed 30 SF*

**SIGN CODE: OTHER**

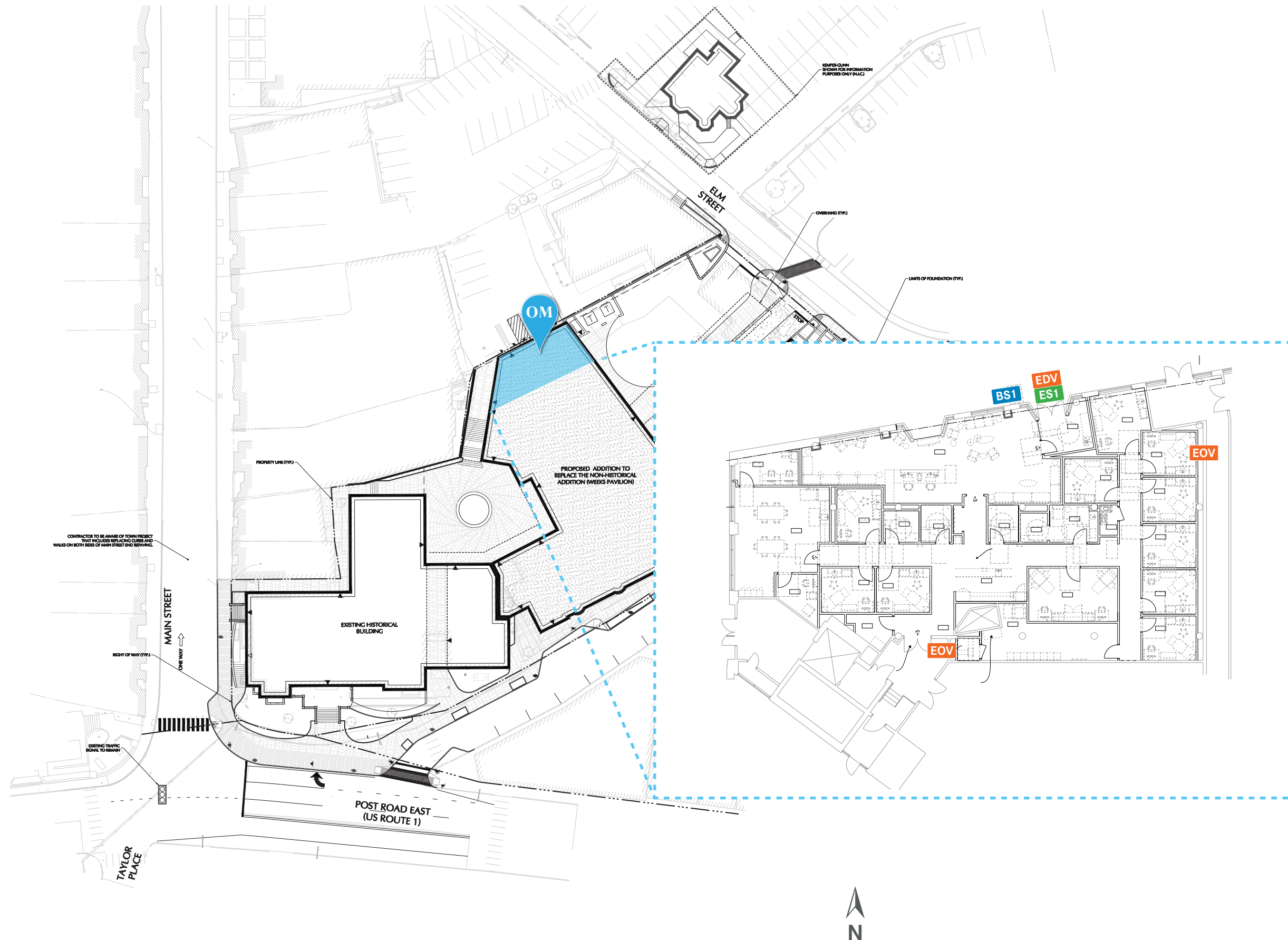
BS1: 4.5 sq.ft - Illuminated Blade Sign / 40" Projection  
*Allowed: 30 sq.ft  
Signage note to exceed 30 SF*  
BS2: 4.5 sq.ft - Illuminated Blade Sign / 40" Projection  
*Allowed: 30 sq.ft  
Signage note to exceed 30 SF*

**Draft Date & Revisions**

Original Draft Date: 10.30.2023  
Designer: Samuel Graebner

Revision Draft Date: 01.04.2024  
Revision Number: 3  
Designer: Lila Roblin

- ES1 Exterior Signage #1
- BS1 D/S Blade Sign #1
- EDV Entry Door Vinyl (Logo)
- EWV Exterior Window Vinyl
- EOV Exit Only Vinyl



New Construction  
**Bedford Square**  
20 Elm St  
Westport, CT 06880

Exterior Signage  
**Site Plan**  
Permanent Signage Only

Project No. **25400** Sheet **SP**

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**PS1** Parking Signs

New Construction  
**Bedford Square**  
 20 Elm St  
 Westport, CT 06880

Exterior Signage  
**Site Plan**  
 Permanent Signage Only

Project No. **25400** Sheet **SP**

LL to confirm parking sign placement

Anthro (1 more TBD)

- Available
- Not Assignable





TYPEFACE:

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
OPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
opqrstuvwxyz  
1234567890

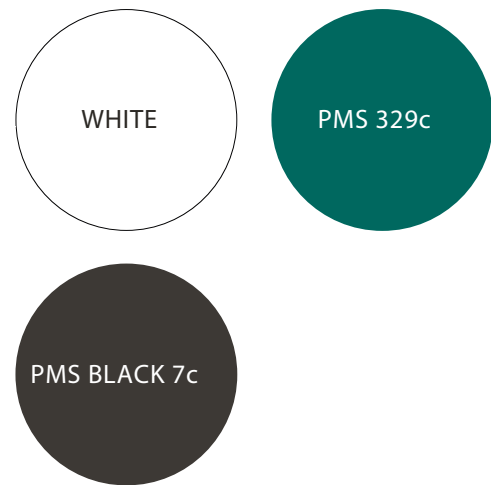
GT SUPER DISPLAY MEDIUM - LOGO  
OPTICAL KERNING WITH 30 TRACKING

TYPEFACE:

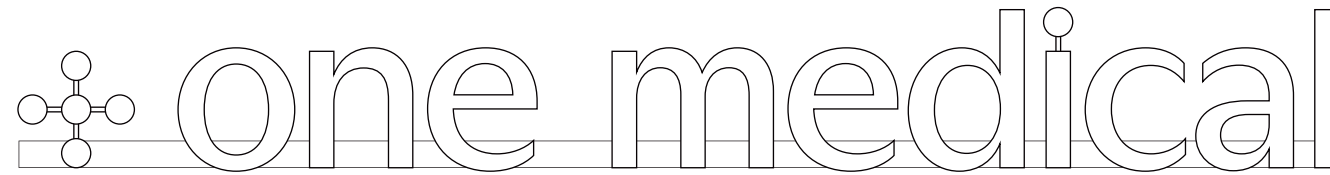
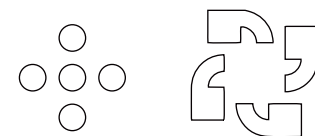
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
OPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
opqrstuvwxyz  
1234567890

GITNO NORMAL MEDIUM - SIGNAGE  
OPTICAL KERNING WITH 30 TRACKING

COLORS:



SYMBOLS:



ES1 Raceway Mount Trimless Acrylic Face-Lit Channel Letters, White



EDV Entry Door Vinyl



PS1 Parking Sign

SIGNAGE: Not to Scale

20

EDV Address Door Vinyl



EWV Exterior Window Vinyl



E0V Exit Only Door Vinyl

one medical



425 N Martingale Rd  
18th Floor  
Schaumburg, IL 60173  
Office 847.301.0510  
identiti.net

Account Rep.  
Bob Cotton  
bcotten@identiti.net

Project Manager  
Daniel Carncross  
dcarncross@identiti.net

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Approval

- Approved
- Approved with Changes
- Revise / Resubmit

Signature

Date

IdentiTI Resources is not responsible for typesetting or layout errors after customer sign-off. Changes to typesetting, layouts, reprints or any aspect of production shall be the sole Financial responsibility of the customer. Should an error occur within our control, IdentiTI Resources will make best effort to rectify. IdentiTI Resources will not be liable for costs or damages beyond costs associated with correction of the sign.

New Construction  
Bedford Square

20 Elm St  
Westport, CT 06880

Exterior Signage

Index

Permanent Signage Only

Project No.  
25400

Sheet  
IDX



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**New Construction**

**Bedford Square**

20 Elm St  
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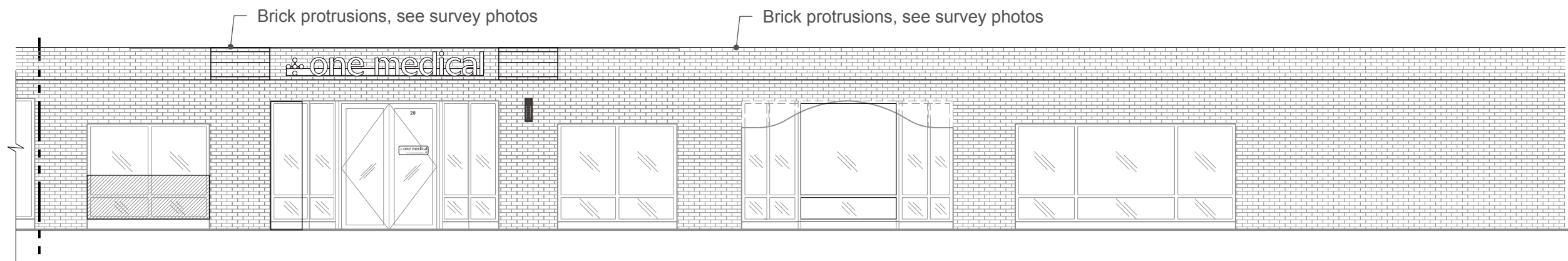
**Exterior Signage**

**Overview**

Permanent Signage Only

Project No.  
**25400**

Sheet  
**OVW**



Front - North Elevation

Scale: NTS



Brick protrusions  
blade sign cannot be mounted on here

Front - North Elevation

Scale: NTS



Rear - South Elevation

Scale: NTS



Side - East Elevation

Scale: NTS

one medical



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## New Construction Bedford Square

20 Elm St  
Westport, CT 06880

### Exterior Signage

## Overview

Permanent Signage Only

Project No.  
**25400**

Sheet  
**OVW**



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**New Construction  
Bedford Square**

20 Elm St  
Westport, CT 06880

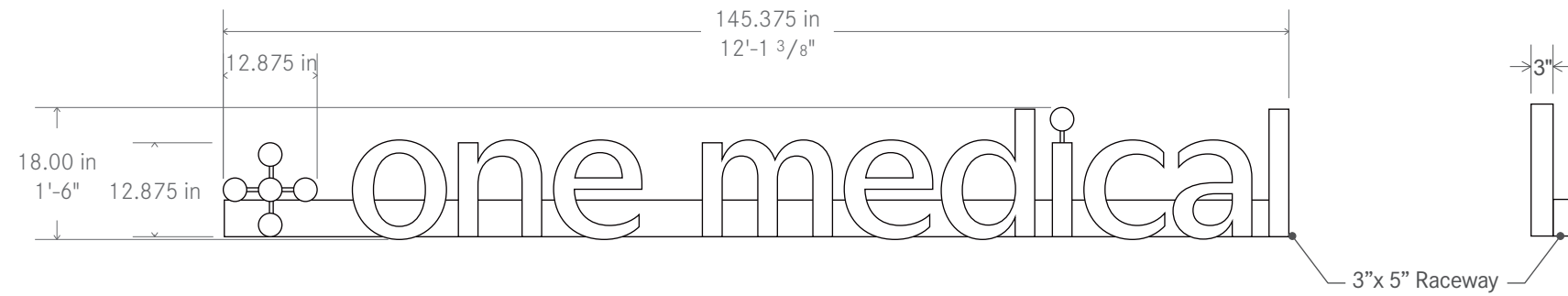
**Exterior Signage**

**ES1**

Raceway Mount Channel Letters

Project No.  
**25400**

Sheet  
**1.0**



Raceway PTM Wall, Trimless Face-Lit Channel Letters - White Faces White Returns

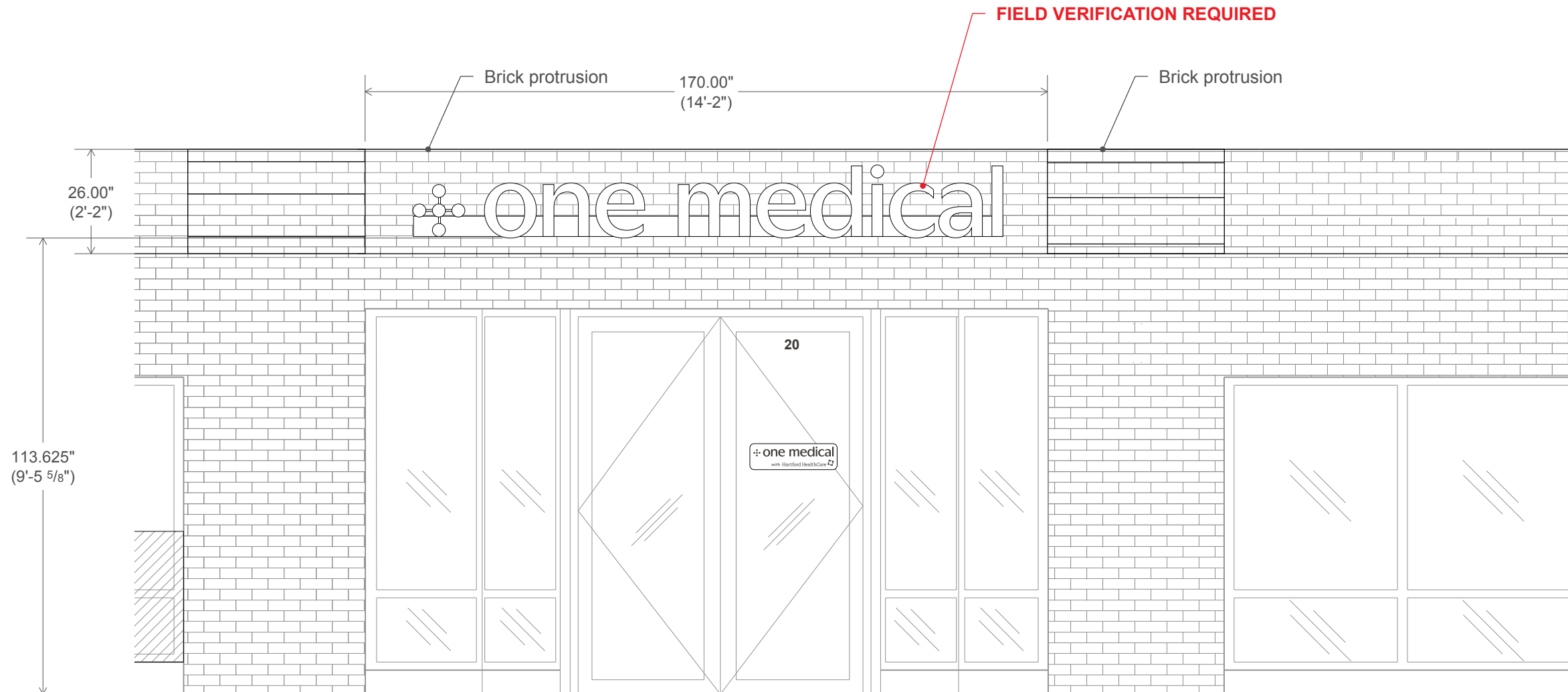
Upper Tabs Secured per Engineers Specifications to Wall - Include Service Toggle and Sensor

**Dedicated 120v/20a Electrical Line, Timer and J-Box Required (by others)**

Scale: 1/2"=1'-0"

18.1 sq.ft.

**FIELD VERIFICATION REQUIRED**



Front - North Elevation

Scale: 3/8" = 1'-0"

**Draft Date & Revisions**

Original Draft Date: 10.30.2023  
Designer: Samuel Graebner

Revision Draft Date: 01.04.2024  
Revision Number: 3  
Designer: Lila Roblin

**Approval**

- Approved
- Approved with Changes
- Revise / Resubmit

Signature \_\_\_\_\_

Date \_\_\_\_\_

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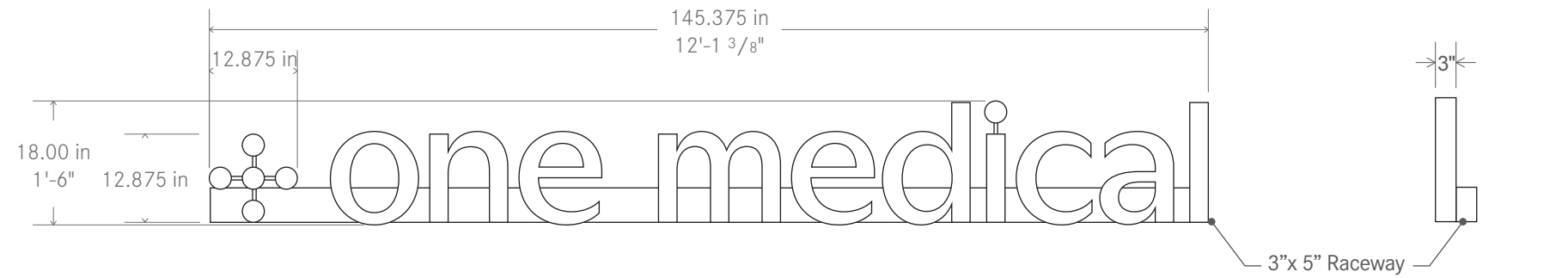
**New Construction**  
**Bedford Square**

20 Elm St  
Westport, CT 06880

**Exterior Signage**

**ES1**  
Raceway Mount Channel Letters

Project No. **25400** Sheet **1.1**



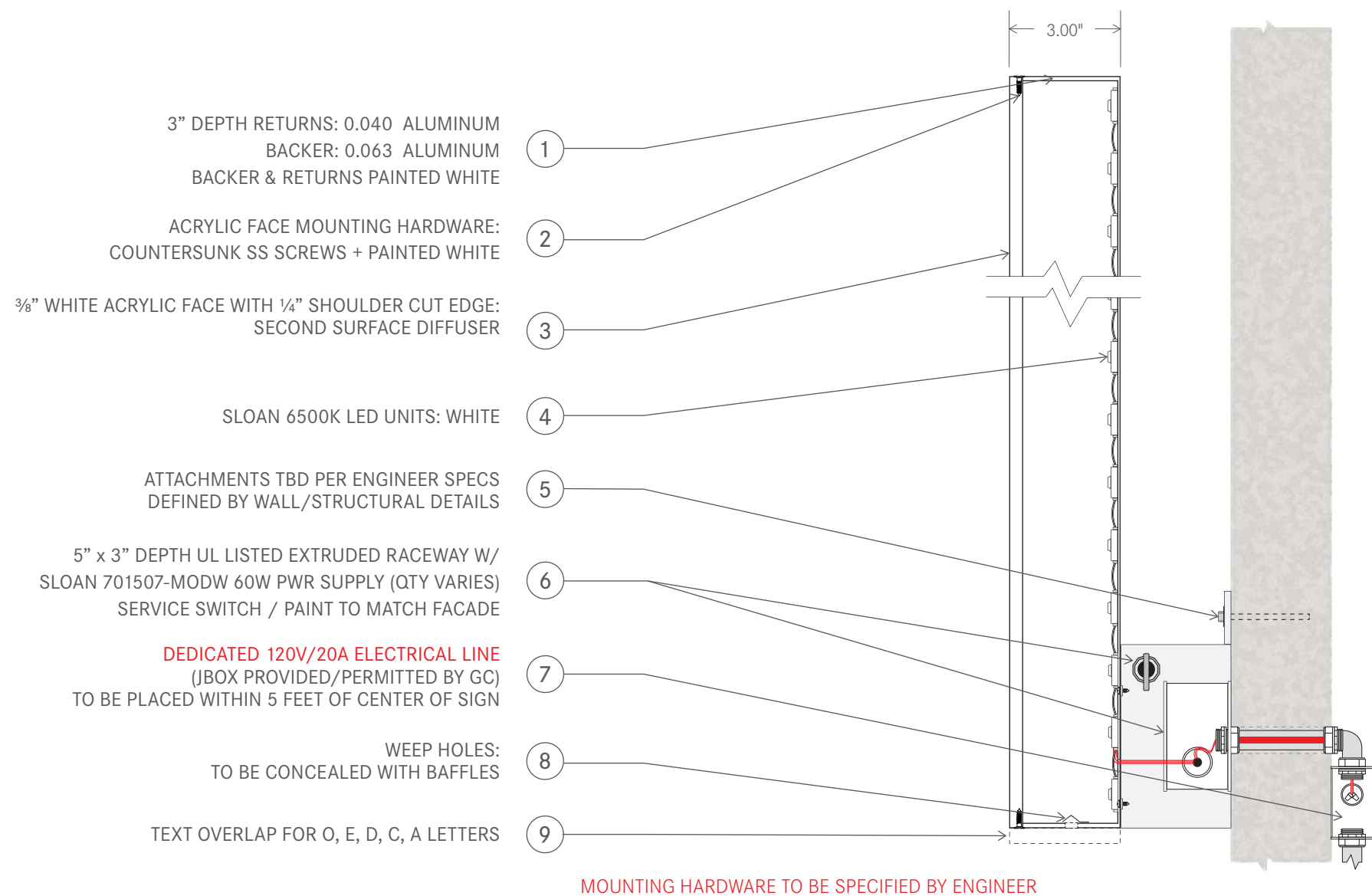
**Raceway PTM Wall, Trimless Face-Lit Channel Letters - White Faces & Returns**

Upper Tabs Secured per Engineers Specifications to Wall - Include Service Toggle and Sensor

**Dedicated 120v/20a Electrical Line, Timer and J-Box Required (by others)**

Scale: 1/2"=1'-0"

18.1 sq.ft.



3" DEPTH RETURNS: 0.040 ALUMINUM  
BACKER: 0.063 ALUMINUM  
BACKER & RETURNS PAINTED WHITE

ACRYLIC FACE MOUNTING HARDWARE:  
COUNTERSUNK SS SCREWS + PAINTED WHITE

3/8" WHITE ACRYLIC FACE WITH 1/4" SHOULDER CUT EDGE:  
SECOND SURFACE DIFFUSER

SLOAN 6500K LED UNITS: WHITE

ATTACHMENTS TBD PER ENGINEER SPECS  
DEFINED BY WALL/STRUCTURAL DETAILS

5" x 3" DEPTH UL LISTED EXTRUDED RACEWAY W/  
SLOAN 701507-MODW 60W PWR SUPPLY (QTY VARIES)  
SERVICE SWITCH / PAINT TO MATCH FACADE

**DEDICATED 120V/20A ELECTRICAL LINE**  
(JBOX PROVIDED/PERMITTED BY GC)  
TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN

WEEP HOLES:  
TO BE CONCEALED WITH BAFFLES

TEXT OVERLAP FOR O, E, D, C, A LETTERS

**MOUNTING HARDWARE TO BE SPECIFIED BY ENGINEER**

**Sign Specifications - Side View**

Scale: 3"=1'-0"



425 N Martingale Rd  
18th Floor  
Schaumburg, IL 60173  
Office 847.301.0510  
identiti.net

Account Rep.  
Bob Cotton  
bcotten@identiti.net

Project Manager  
Daniel Carncross  
dcarncross@identiti.net

**Draft Date & Revisions**

Original Draft Date: 10.30.2023  
Designer: Samuel Graebner

Revision Draft Date: 01.04.2024  
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Designer: Lila Roblin

**Approval**

- Approved
- Approved with Changes
- Revise / Resubmit

Signature

Date

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**New Construction  
Bedford Square**

20 Elm St  
Westport, CT 06880

**Exterior Signage**



Logo & CoBranding

Project No.  
**25400**

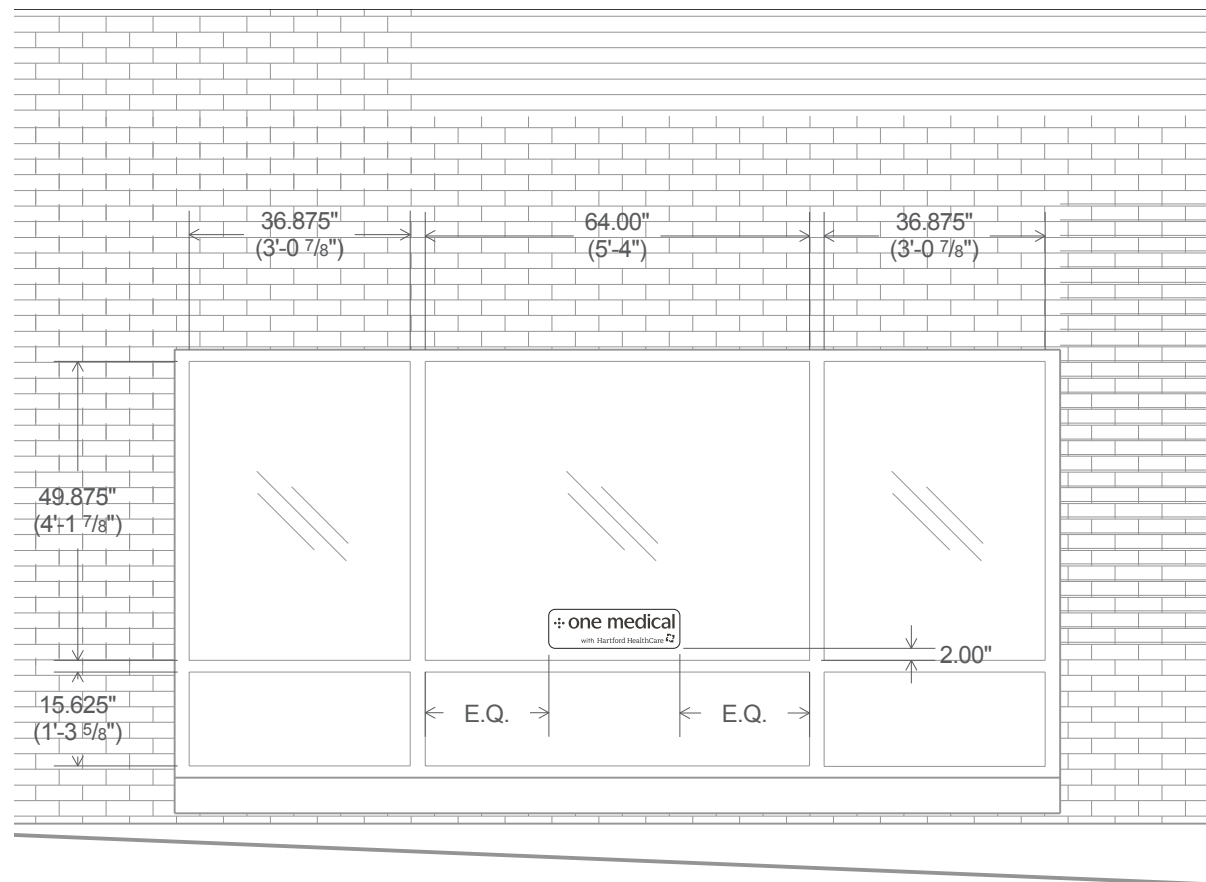
Sheet  
**3.1**



1st Surface, White Vinyl Backer with Digital Print (QTY 1)

Install: Vinyl Backed Adhesive  
Scale: 3"=1'-0"

0.9 sq.ft.



East (Side) Elevation

Scale: 3/8"=1'-0"



East (Side) Elevation

Scale: NTS

**Draft Date & Revisions**

Original Draft Date: 10.30.2023  
Designer: Samuel Graebner

Revision Draft Date: 01.04.2024  
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**Approval**

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- Approved with Changes
- Revise / Resubmit

Signature \_\_\_\_\_

Date \_\_\_\_\_

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**New Construction**  
**Bedford Square**

20 Elm St  
Westport, CT 06880

**Exterior Signage**

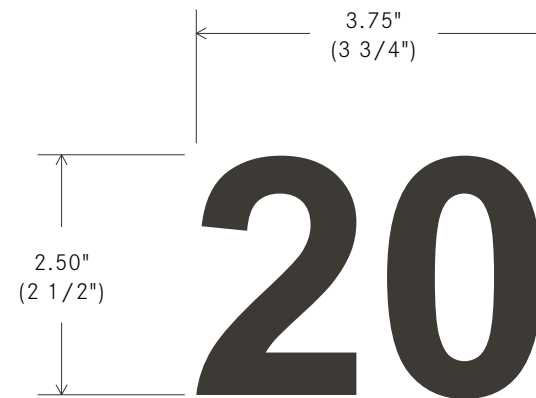
**EDV**  
Logo & CoBranding

Project No. **25400** Sheet **3.0**



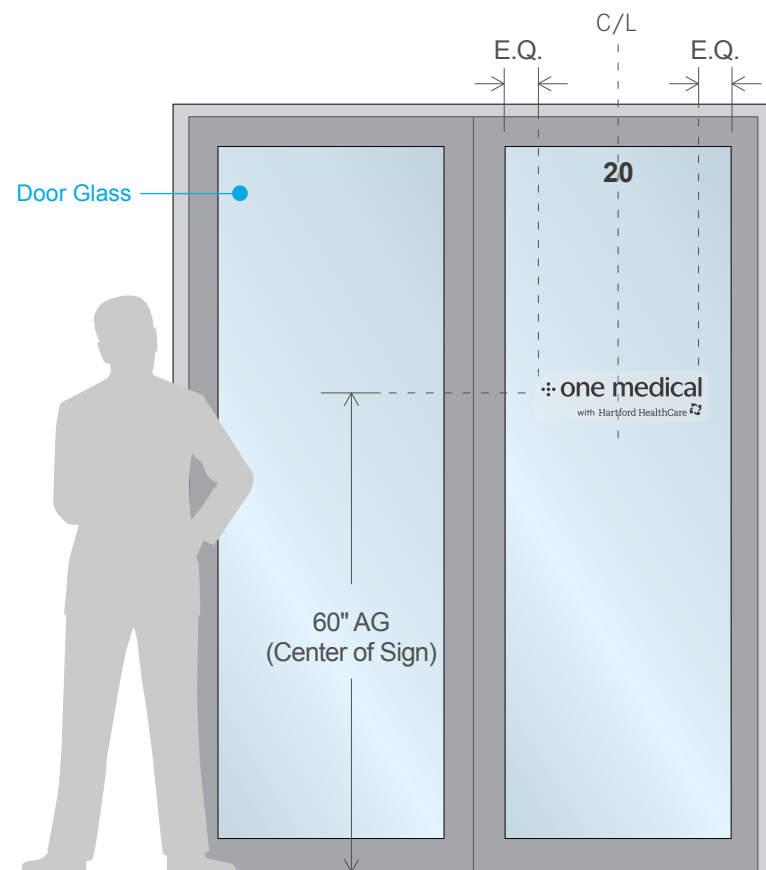
1st Surface, White Vinyl Backer with Digital Print (QTY 1)

Install: Vinyl Backed Adhesive .9 sq.ft.  
Scale: 3"=1'-0"



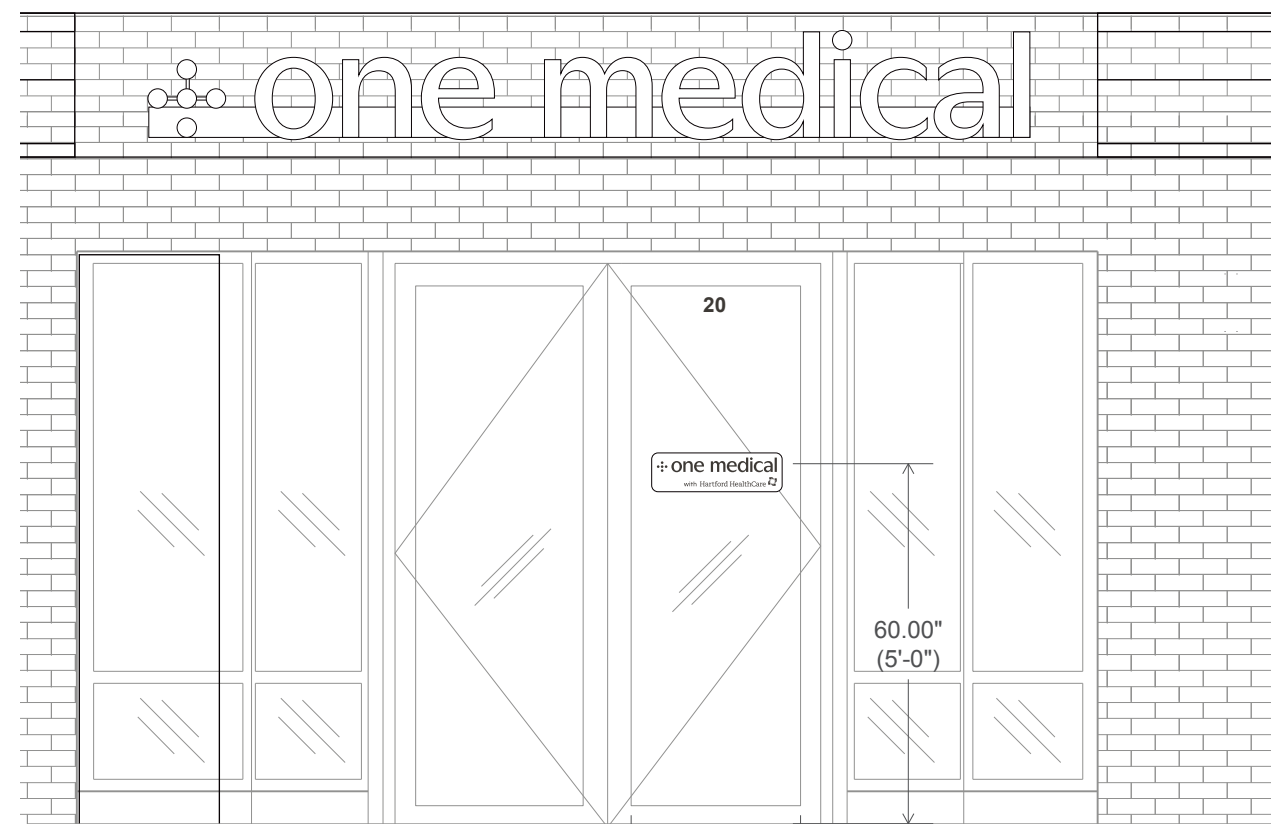
1st Surface, Applied Opaque Vinyl Graphic  
Duranodic - PMS Black 7

Install: Vinyl Backed Adhesive .1 sq.ft.  
Scale: 6"=1'-0"



Vinyl Placement Guide

Scale: 1/2"=1'-0"



North (Front) Elevation

Scale: 3/8"=1'-0"



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Office 847.301.0510  
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**Approval**

- Approved
- Approved with Changes
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Signature

Date

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**New Construction  
Bedford Square**

20 Elm St  
Westport, CT 06880

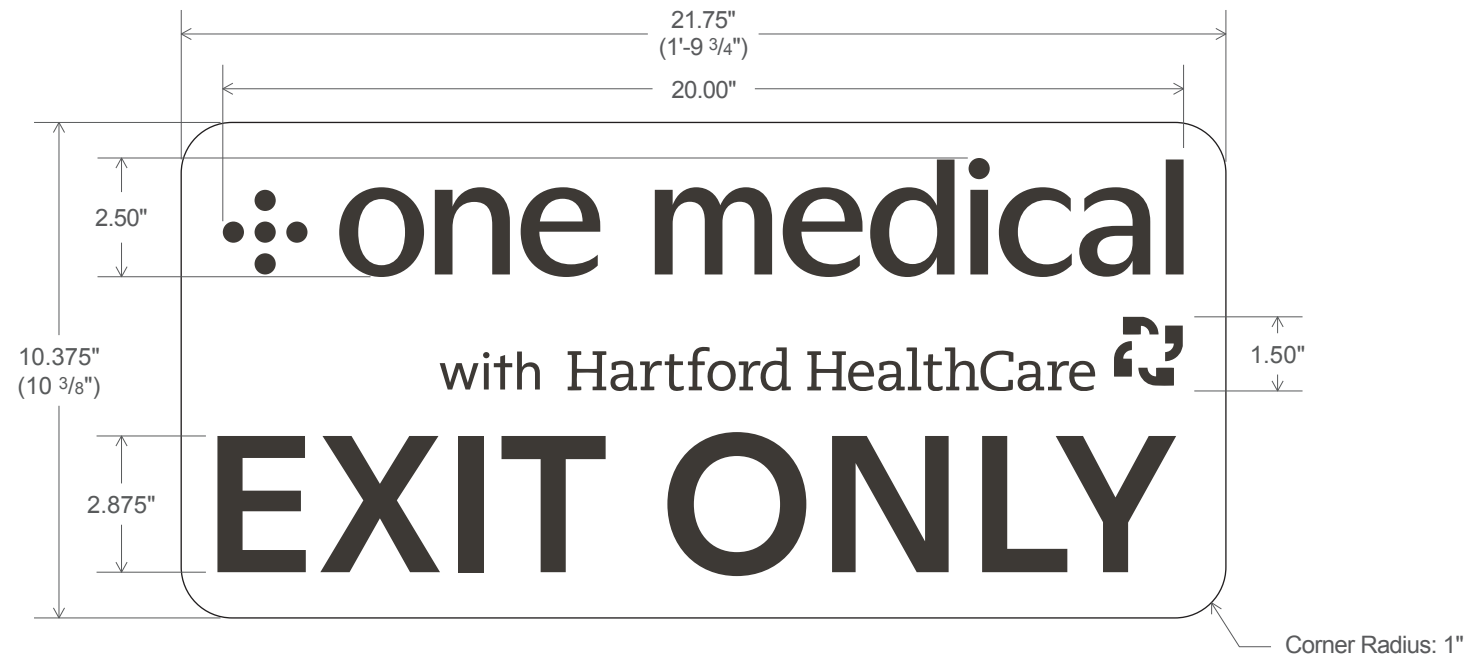
**Exterior Signage**



Exit Only Vinyl

Project No.  
**25400**

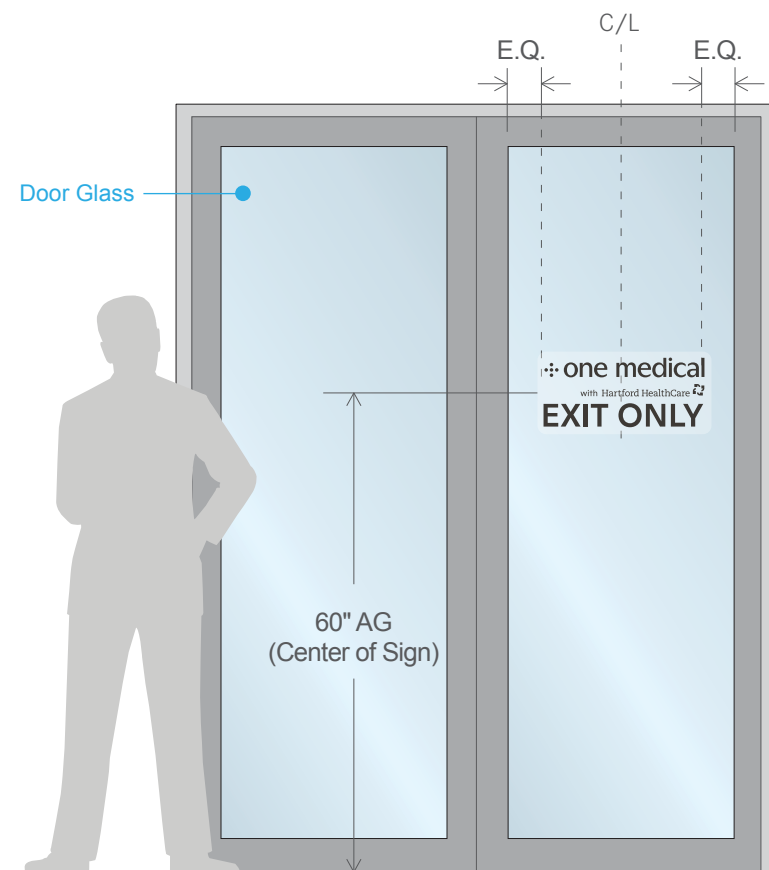
Sheet  
**3.2**



1st Surface, White Vinyl Backer with Digital Print (QTY 1)

Install: Vinyl Backed Adhesive  
Scale: 3"=1'-0"

1.6 sq.ft.



Vinyl Placement Guide

Scale: 1/2"=1'-0"



North (Front) Elevation

Scale: NTS



**Draft Date & Revisions**

Original Draft Date: 10.30.2023  
Designer: Samuel Graebner  
  
Revision Draft Date: 01.04.2024  
Revision Number: 3  
Designer: Lila Roblin

**Approval**

- Approved
- Approved with Changes
- Revise / Resubmit

Signature \_\_\_\_\_

Date \_\_\_\_\_

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**New Construction**  
**Bedford Square**

20 Elm St  
Westport, CT 06880

**Exterior Signage**

**LTP**  
Logo Tenant Panel

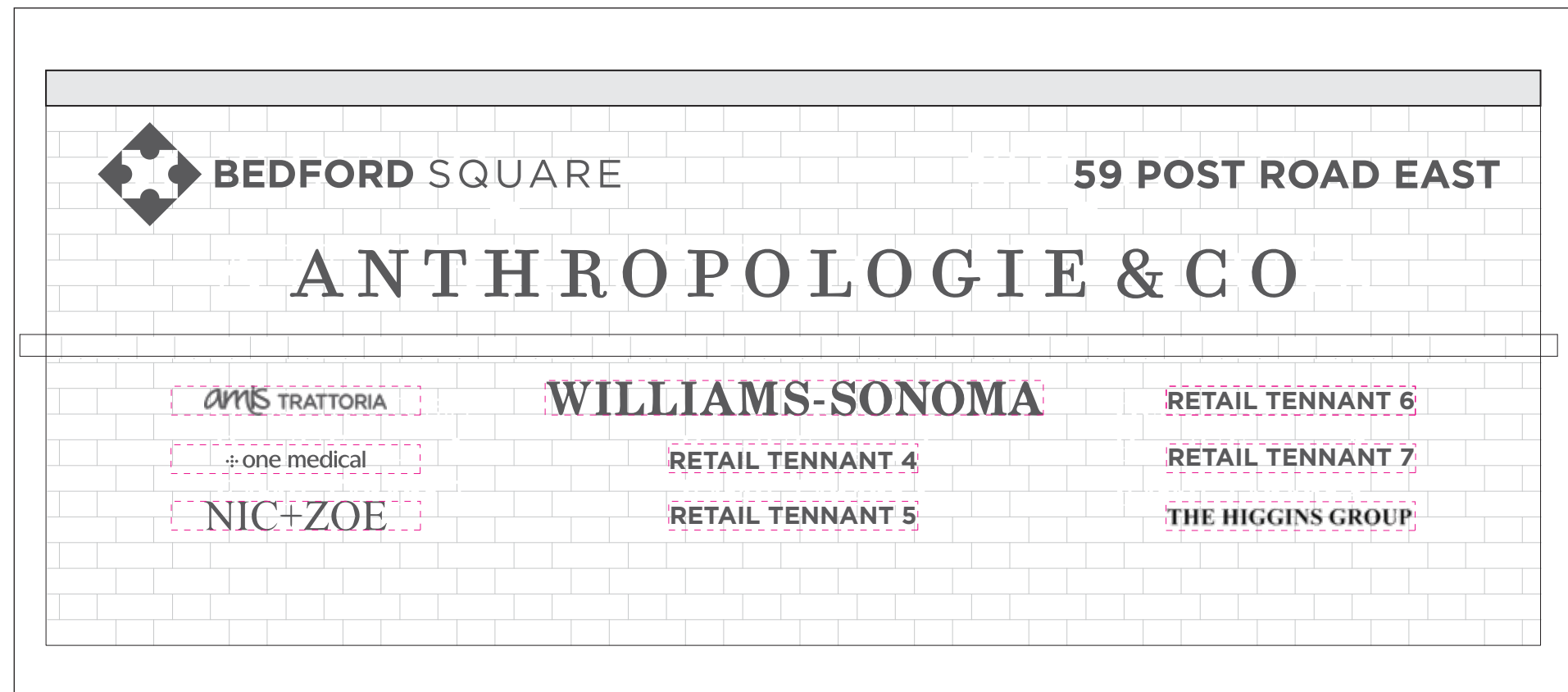
Project No. **25400** Sheet **5.0**



Aluminum Letters

Rail Mounted Pin Letters  
Scale: 3"=1'-0"

.5 sq.ft.



Monument Letters Location

Scale: NTS



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Bob Cotton  
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**Draft Date & Revisions**

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Designer: Samuel Graebner

Revision Draft Date: 01.04.2024  
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Signature \_\_\_\_\_

Date \_\_\_\_\_

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**New Construction  
Bedford Square**

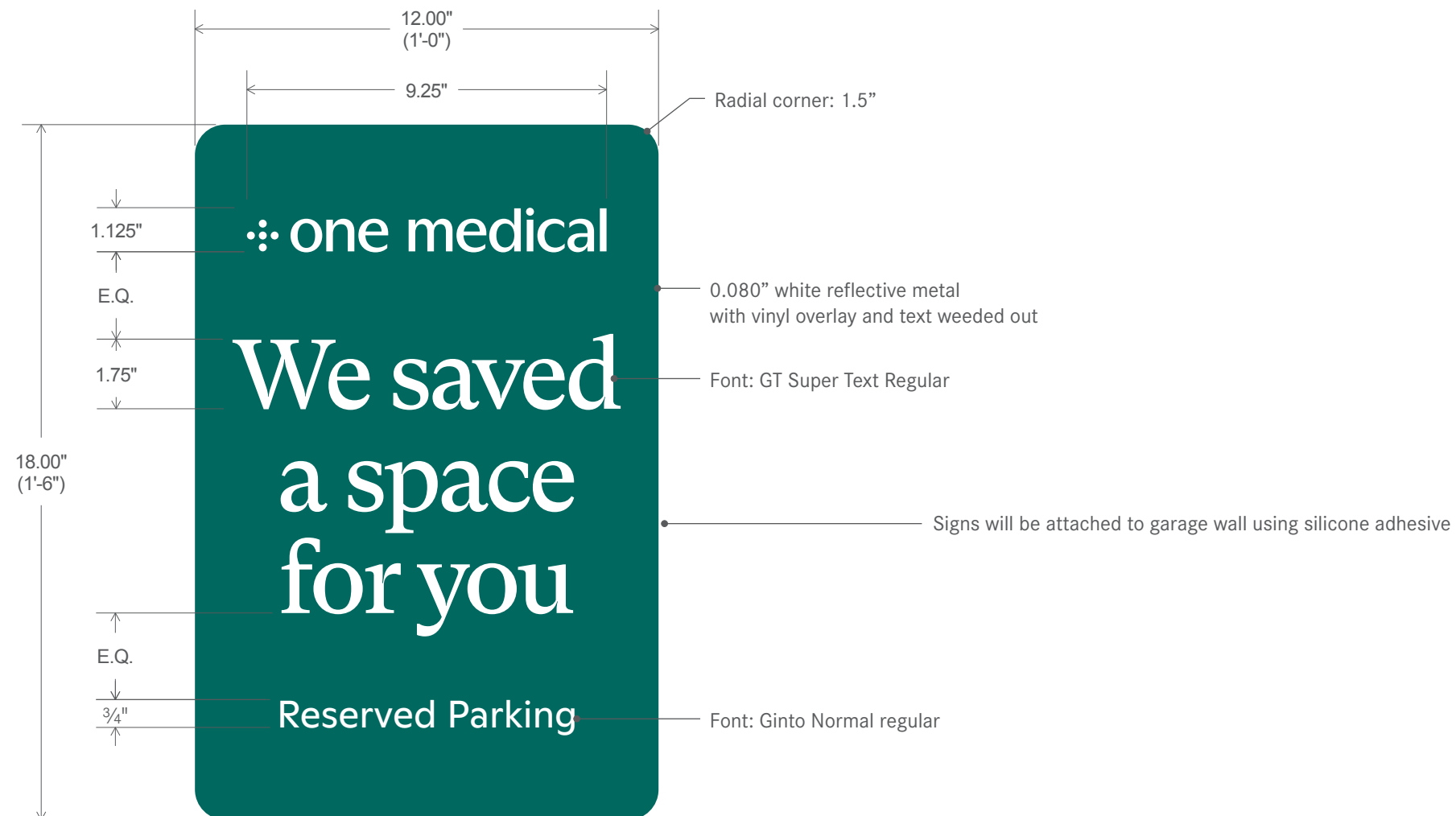
20 Elm St  
Westport, CT 06880

**Exterior Signage**

**PS1**  
Parking Signs

Project No.  
**25400**

Sheet  
**6.0**



**0.080 Reflective Aluminum Parking Panel - QTY (10)**

Flush mounted to wall w/silicone adhesive 1.5 sq.ft.  
Scale: 3" =1'-0"

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

Owner of Record: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner's Address: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant's Name (if different): \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_ Email: \_\_\_\_\_

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

*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.*

**CURIOUS PROJECTS**  
CREATIVE • ARCHITECTURE • DEVELOPMENT

**What:** 190 Main Street, Westport, CT letter of authorization  
**When:** 2023.12.21

To Whom it May Concern:

I, Malvin Jacobson, a legal representative of the WHA Equities Corporation which owns the property at 190 Main Street provide authorization to Mark S. Blair of CURIOUS PROJECTS LLC to make applications on the behalf of the WHA Equities Corporation to the Town of Westport for planning, zoning, and building purposes from December 21, 2023 through June 30<sup>st</sup> 2024 for the purposes of zoning, design, and permitting work related to the improvements for the restaurant renovation.

  
\_\_\_\_\_  
Signature

12/21/23  
\_\_\_\_\_  
Date:

Malvin Jacobson  
\_\_\_\_\_  
Print

END OF DOCUMENT  
###

# CURIOUS PROJECTS

CREATIVE • ARCHITECTURE • DEVELOPMENT

Project: 190 Main Street Renovation

Date: 2024.02.15

Location: 190 Main Street

Re: Joint Committee Narrative Summary for 190 Main Street Renovation

Joint Committee Members:

We are excited to present our proposal for the long overdue renovation of the outbuilding at 190 Main Street. The building has contained various retail and restaurant uses over the years, most recently the restaurant *190 Main*. The building is currently vacant and needs significant improvements and basic maintenance to become functional and usable again. The following is a narrative of the building's history, current conditions, and our proposed improvements.

## **Historic Resource Inventory (HRI) Excerpt:**

The third building on the property is located at the north end of the lot and is a small, one-story, two-bay-by-one-bay, former garage and work shop (1923). It has an asphalt shingle-clad, side-gable roof, wood shingle-clad walls, and a shed-roof addition on the east elevation. The primary entrance is located in the center of the south (facade) elevation and consists of a glass door in a wood frame with simple wood trim. A large bay window at the west end of the facade has a shed roof, plate-glass windows, and scroll brackets. Openings on the west elevation consist of a pair of large plate-glass windows on the first story and a pair of single-light casement windows in the gable. The building was converted from a garage after 1940. Other alterations include the replacement of windows, doors, and siding in the late-twentieth century.

## **The Existing Building:**

- The existing building has not received comprehensive maintenance and care in several years.
- The exterior of the existing building is in poor condition. The existing siding has numerous holes which allow rodents to enter the building.
- The existing kitchen is on the second level and is not functional due to the limited floor space and ceiling clearances. The configuration of the kitchen is not compliant with the health department's standards and the Fire Marshall has noted several items that need to be addressed.
- The existing roof ridgeline is sagging and is structurally & visually & concerning.
- A few of the existing windows and doors contain broken glass.
- The existing front patio needs attention to address water intrusion and is a jumble of ill-fitting and disparate elements.
- The existing outdoor seating in the parking lot needs to be improved from its current condition to present an enjoyable custom experience and to better serve the community aesthetically.

**The Project Vision & Proposed Building Renovation:**

- Renovation projects of this type are complicated, time consuming, and require detailed attention to many aspects to realize success for the operator and the community.
- In general, this proposed project scope does not seek to increase the physical footprint of the current building, patios, and outdoor dining areas.
- The project scope can be broken down into 5 primary components:
  - To address the kitchen area, we are proposing to raise the existing roof line and to add dormers on each side of the roof to create additional vertical clearance and usable area.
  - To address the front patio, we are proposing to create a permanent dining area that can function year-round as a terrace with operable screens and insulated storm windows.
  - To improve the existing outdoor dining area, we are proposing to create a structure that is in keeping, functionally and aesthetically, with other outdoor dining enclosures in the community.
  - In rear of the property, we are proposing to clean up the existing mess, improve the existing walk-in coolers, and to add an outdoor storage closet for the water heater and other utilities.
  - Finally, we propose to address the lack of maintenance and to patch and repair the various existing conditions around the building.
- The Design improvements are as follows:
  - The exterior siding will be replaced with new wood shingle siding that will match in size, scale, and pattern to the existing siding. The new and the existing siding will be painted white.
  - The roof of the main building:
    - The new primary roof slope will match the existing roof slope.
    - The proposed dormers will have a roof slope that is compatible with the character and geometry of the building.
    - The new roof shingle will be Alaskan cedar shingles.
    - The eave details will match the existing details.
  - The proposed front terrace:
    - The existing front terrace is an assemblage of mismatched elements that will be removed to accommodate a new permeant patio structure.
    - The proposed patio structure will be a double height volume to be used for dining.
    - The proposed terrace roof slope will match the roof slope of the primary building.
    - The terrace will be surrounded by a knee wall clad in cedar shingles with wooden planters.
    - The proposed roof will be supported by reclaimed timbers and truss work.
    - The proposed roof structure will be reclaimed rafters and wood planks with Alaskan cedar shingles on the roof top.

# CURIOUS PROJECTS

CREATIVE • ARCHITECTURE • DEVELOPMENT

- The proposed windows:
  - The lower level will receive steel and glass window and door systems.
  - The upper level will receive fixed, aluminum clad wood windows.
    - The windows facing the parking court will contain frosted glazing to minimize views into the kitchen.
    - The windows facing the Veteran's Green will be faux windows due to the location and placement of the kitchen's cooking equipment, exhaust hood, and fire requirements.
- The proposed outdoor dining pavilion:
  - The outdoor dining area will be bound by wood clad planters. The planters will be painted white.
  - There will be a reclaimed timber frame which will provide structure for suspended lighting, and landscaping.
  - The roof structure for the outdoor dining pavilion will be covered with acrylic sheets and or canvas material and will be sloped to allow for drainage.

We are seeking to execute a series of improvements that will be compatible with the building's historic character and architectural details to achieve the overarching goal of creating a functional and charming restaurant that will serve the community for years to come.

**ABRIDGED ZONING PLOT PLAN**

Located At 190 Main Street

Prepared For

**Ciara Webster**

**Westport, Conn.**

Scale: 1"=20' August 21, 2023

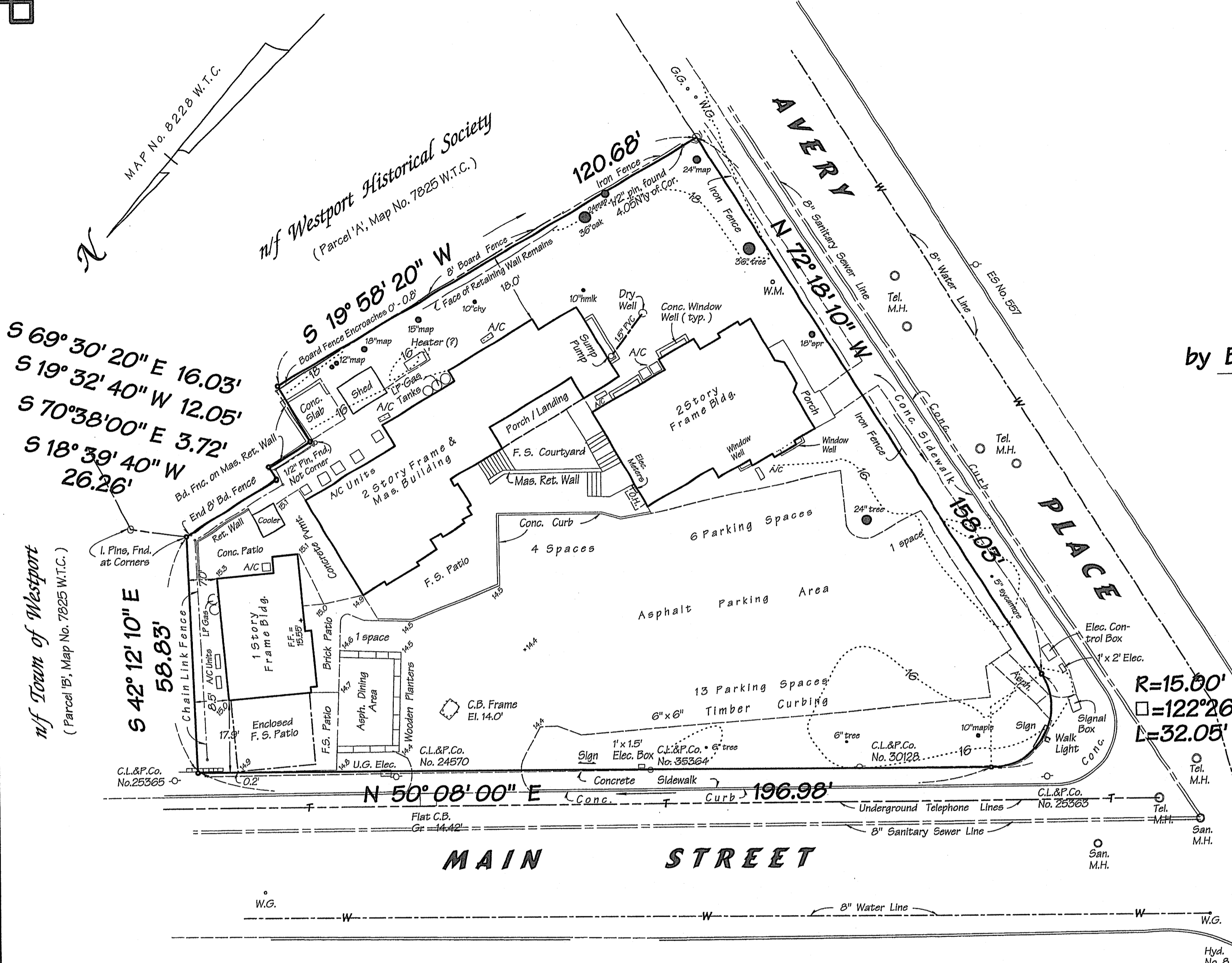
Conc. Slab & Patio Located 12/19/23

Total Lot Area = 22,130 Sq. Ft. or 0.5058 Ac.

by **B. G. Root, Surveyor, LLC ~ Norwalk / Westport**

I hereby attest that this survey, prepared in accordance with the standards for a Class 'A-2' Survey, is substantially correct

*B.G. Root*  
Bruce G. Root, P.L.S.  
Conn. Reg. No. 12062



S 69° 30' 20" E 16.03'  
S 19° 32' 40" W 12.05'  
S 70° 38' 00" E 3.72'  
S 18° 39' 40" W 26.26'

S 42° 12' 10" E 58.83'  
S 19° 58' 20" W 120.68'

N 50° 08' 00" E 196.98'

R=15.00'  
L=122° 26' 10"  
L=32.05'

**MINIMUM ZONING REQUIREMENTS (RBD Zone)**

Lot Area	see definitions (min. 50' one street)
Front Yard	30'
Side Yard	15'
Rear Yard	25'
Bldg. Height	2 sty - see definitions
Building Lot Coverage	25%

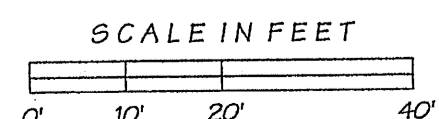
**LOT COVERAGE:**

Bldg. #1	669+/- S.F. Encl. Patio = 343+/- S.F.
Cooler	36+/- S.F. Tot. B.L.C. = 1048+/- S.F.
Bldg. #2	1865+/- S.F. Landing = 142+/- S.F.
Shed	74+/- S.F. Tot. B.L.C. = 2081+/- S.F.
Bldg. #3	1395+/- S.F. Porch = 98+/- S.F.
Tot. B.L.C.	= 1493+/- S.F.
Total Agg. B.L.C.	= 4622+/- S.F. or 20.88%
Parking	= 7410+/- S.F. Total Lot Coverage = 12,032+/- S.F. or 54.37%

- Note:**
1. Property located in 'RBD' Zone.
  2. Property shown as Tax Lot 129 on Assessor's Map C-10.
  3. Property shown on map entitled "Topographic Map Prepared For JAROSLAW PALUHA & JOSEPH A. BARRACO, Westport, Conn., Scale: 1"=20', Jan. 2, 1975, Rev. to Nov. 2, 1984, by Dennis A. Deilus, L.S.," bearing File No. 8228 in the Town Clerk's Office.
  4. Apparent underground utilities as per field location or as shown on 11/2/1984 Topographic Survey by Dennis A. Deilus, L.S.

I hereby attest that this is a 'Dependent Resurvey' as per Sect. 20-300b-1 - 20-300b-20 of the regulations of Connecticut State Agencies effective June 21, 1996; this is a property survey intended to depict boundaries & improvements on site; boundary determination / opinion is based on a resurvey as per maps and deeds of record in the Westport Town Clerk's Office. This map conforms to Class 'A-2' Horizontal Accuracy.

Prepared by:  
B. G. ROOT, SURVEYOR, LLC  
42 Aiken Street  
Norwalk, CT 06851-2048  
Phone (203) 846-1882  
surveman@yahoo.com









# 190 Main Street Joint Committee Revision

2024.03.21

The drawing, designs, and concepts contained herein are the property of CURIOUS PROJECTS, LLC and Mark S. Blair, architect and is not to be reproduced or copied in whole or in part without written approval and consent. It is only to be used for this project and site as specifically identified herein. Scales as stated herein are valid on the original drawing only.

2024 © Copyright Mark S. Blair, architect. All rights reserved



original submission



# Revised Submission

25'-0" allowable height

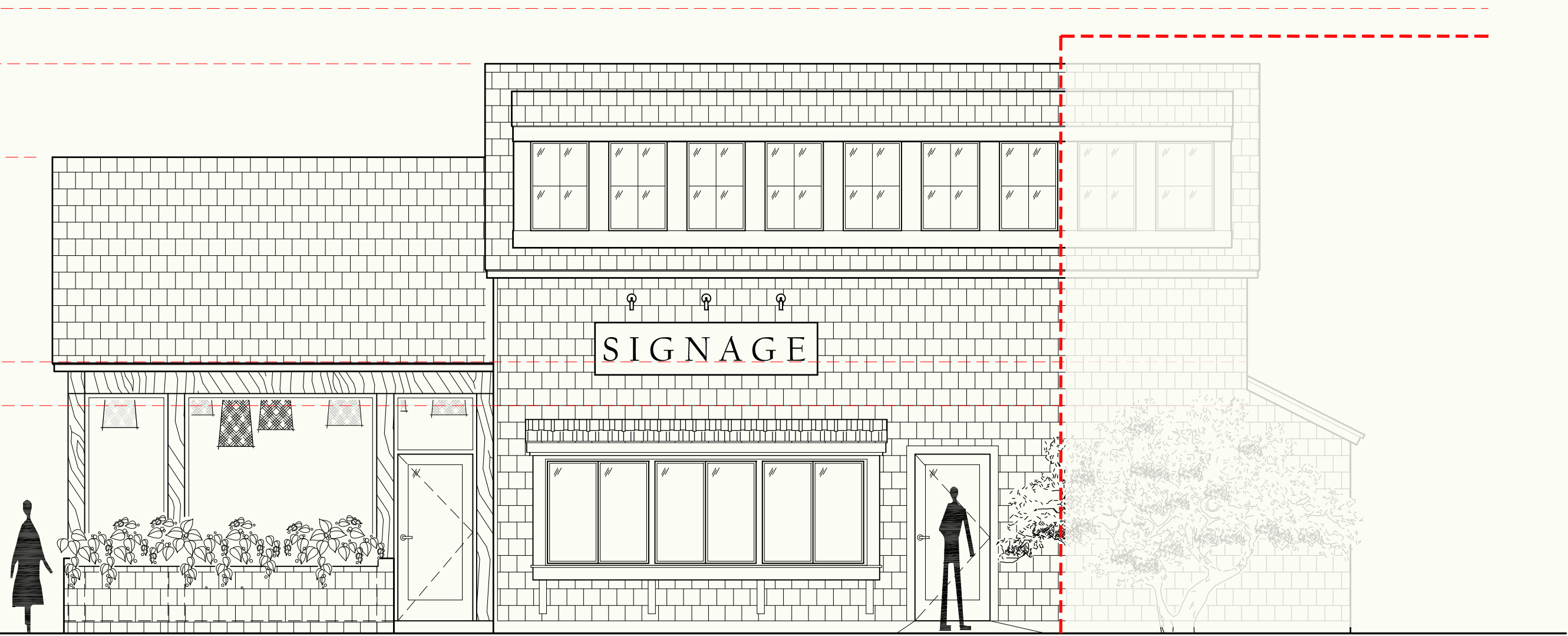
(+/-) 23'-10" to peak

(+/-) 20'-0" to peak

(+/-) 10'-10" new 2nd

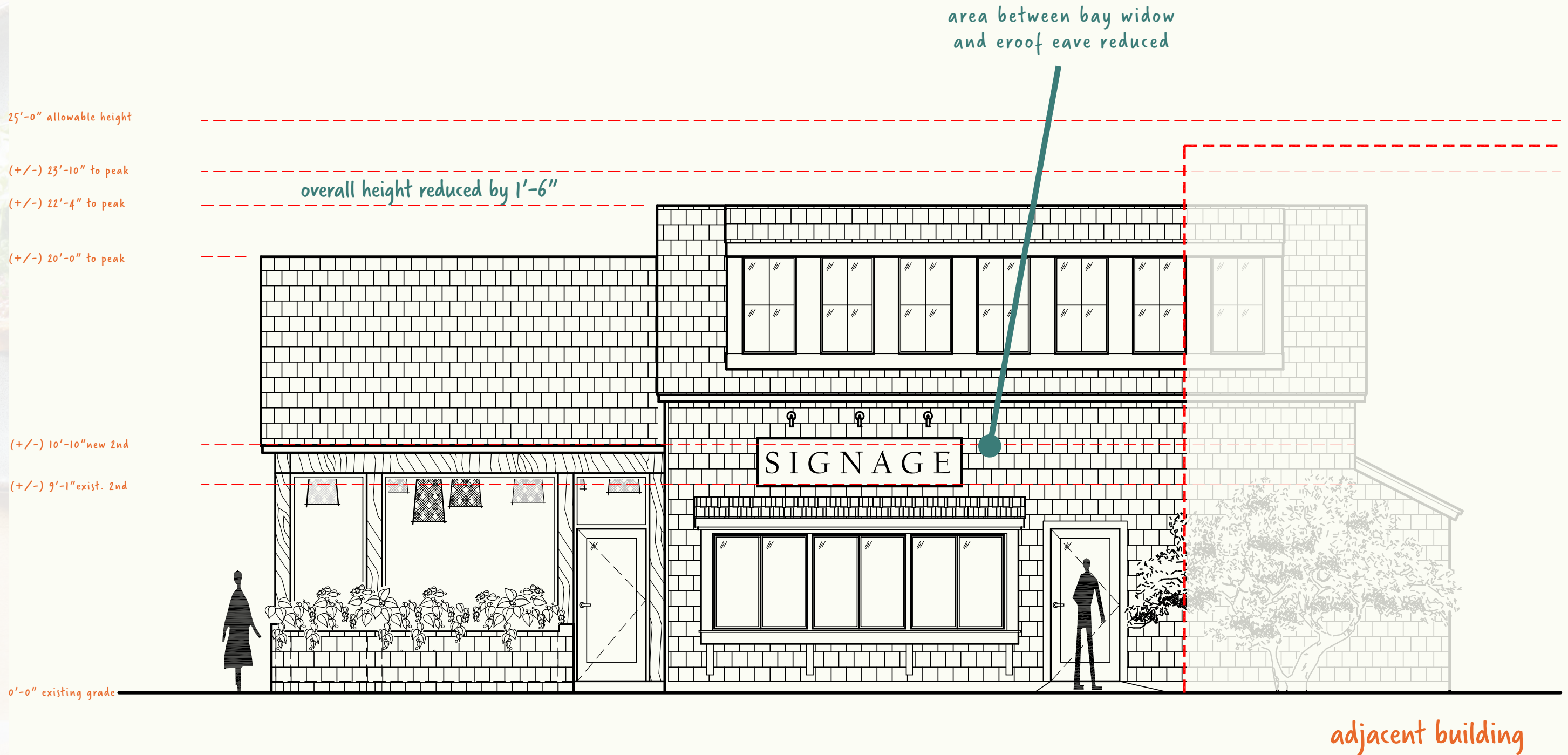
(+/-) 9'-1" exist. 2nd

0'-0" existing grade



adjacent building

# originally Submitted Side Elevation



## Revised Side Elevation

## EXTERIOR MATERIAL NOTES:

- |  |                           |
|--|---------------------------|
| 1. Alaskan wood shingles.                    | 5. Wood planters, painted |
| 2. Painted wood shingles                     | 6. Wood windows           |
| 3. Reclaimed wood timbers                    | 7. Wood windows (faux)    |
| 4. Canvas panels with reclaimed wood trusses | 8. Steel windows          |

25'-0" allowable height

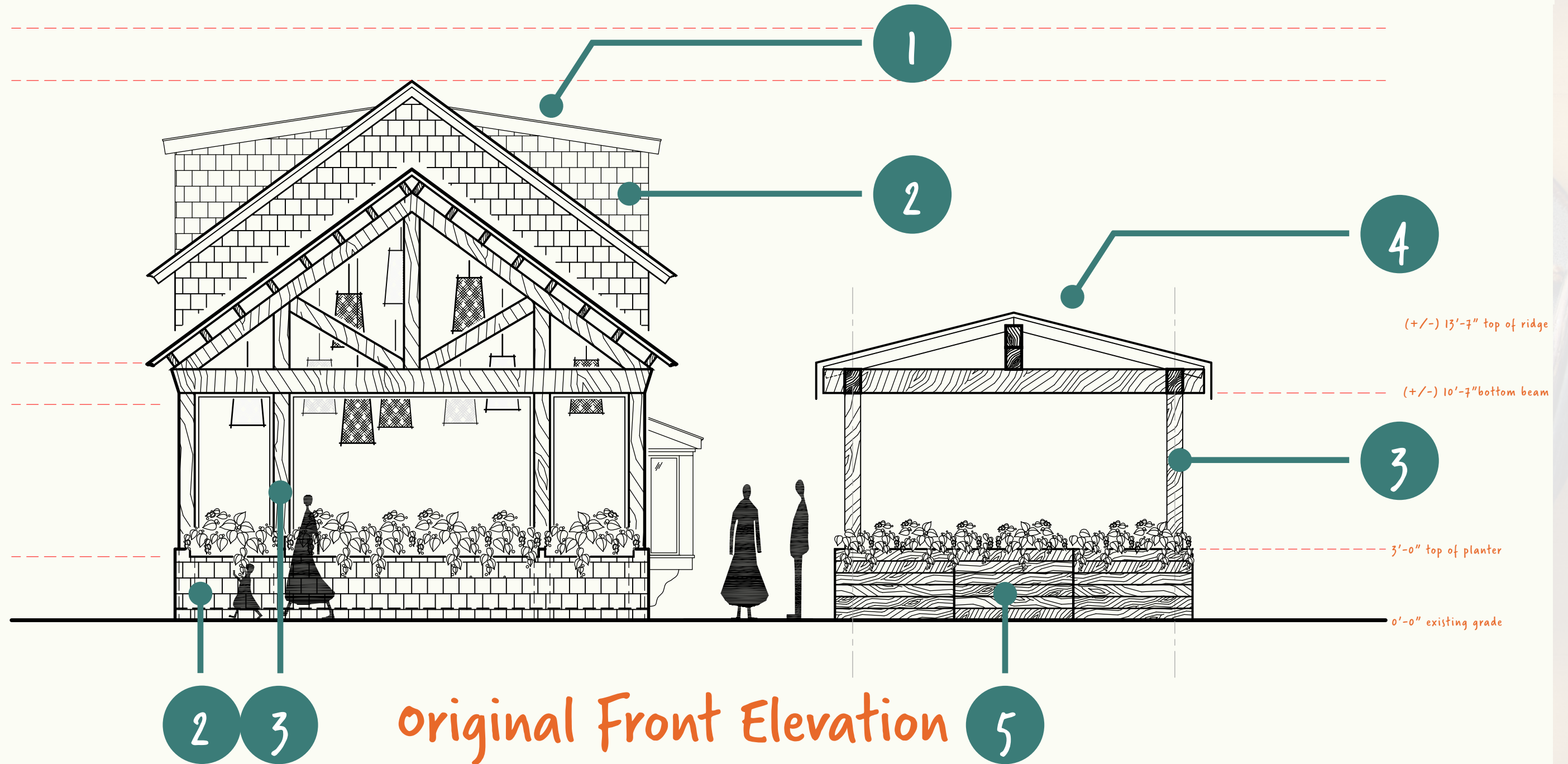
(+/-) 23'-10" to peak

(+/-) 20'-0" to peak

(+/-) 10'-10" new 2nd

(+/-) 9'-1" exist. 2nd

0'-0" existing grade



original Front Elevation

## EXTERIOR MATERIAL NOTES:

- |  |                           |
|--|---------------------------|
| 1. Alaskan wood shingles.                    | 5. Wood planters, painted |
| 2. Painted wood shingles                     | 6. Wood windows           |
| 3. Reclaimed wood timbers                    | 7. Wood windows (faux)    |
| 4. Canvas panels with reclaimed wood trusses | 8. Steel windows          |

25'-0" allowable height

(+/-) 23'-10" to peak

(+/-) 22'-4" to peak

(+/-) 20'-0" to peak

overall height reduced by 1'-6"

(+/-) 10'-10" new 2nd

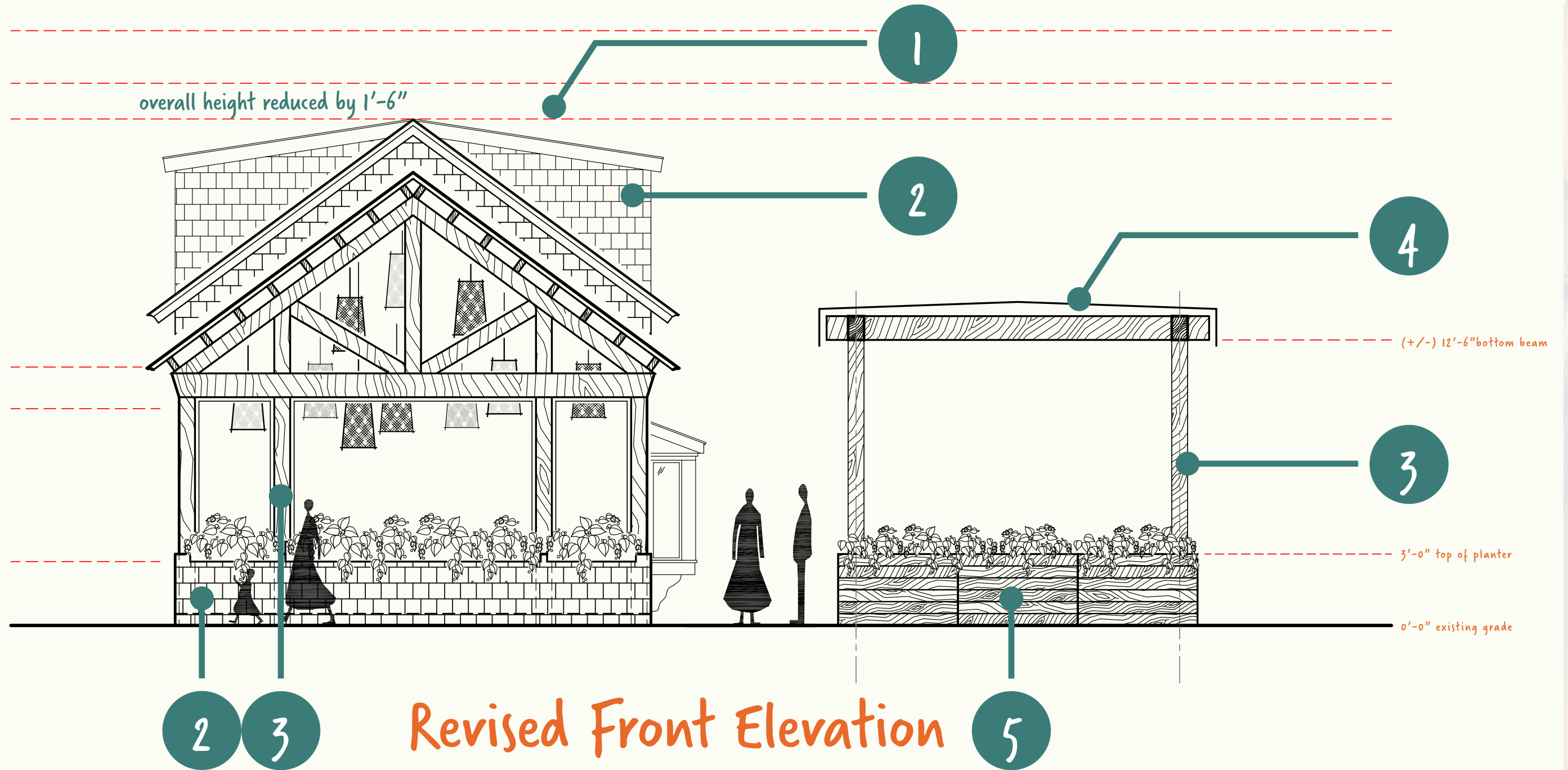
(+/-) 9'-1" exist. 2nd

0'-0" existing grade

(+/-) 12'-6" bottom beam

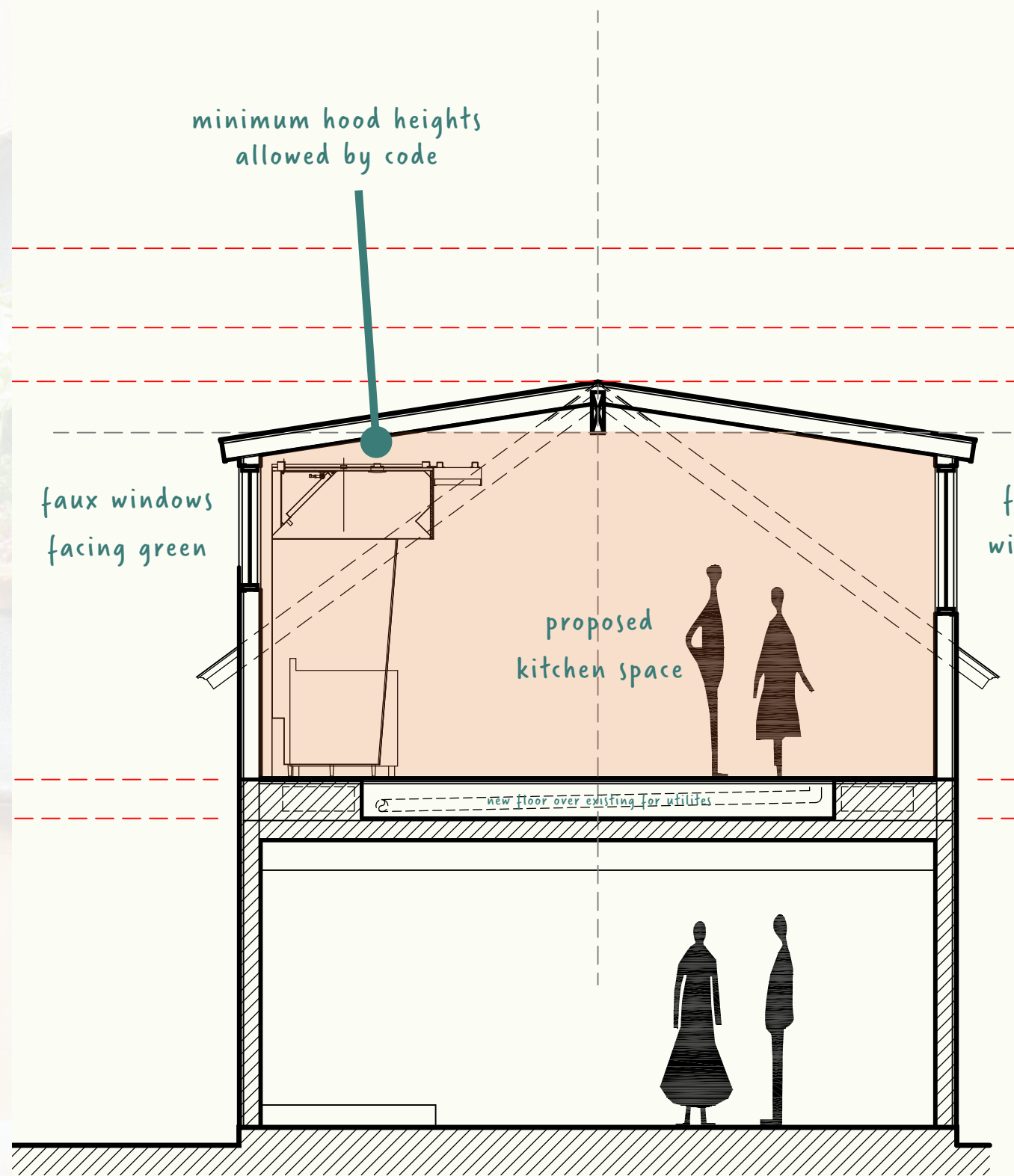
3'-0" top of planter

0'-0" existing grade



## Revised Front Elevation





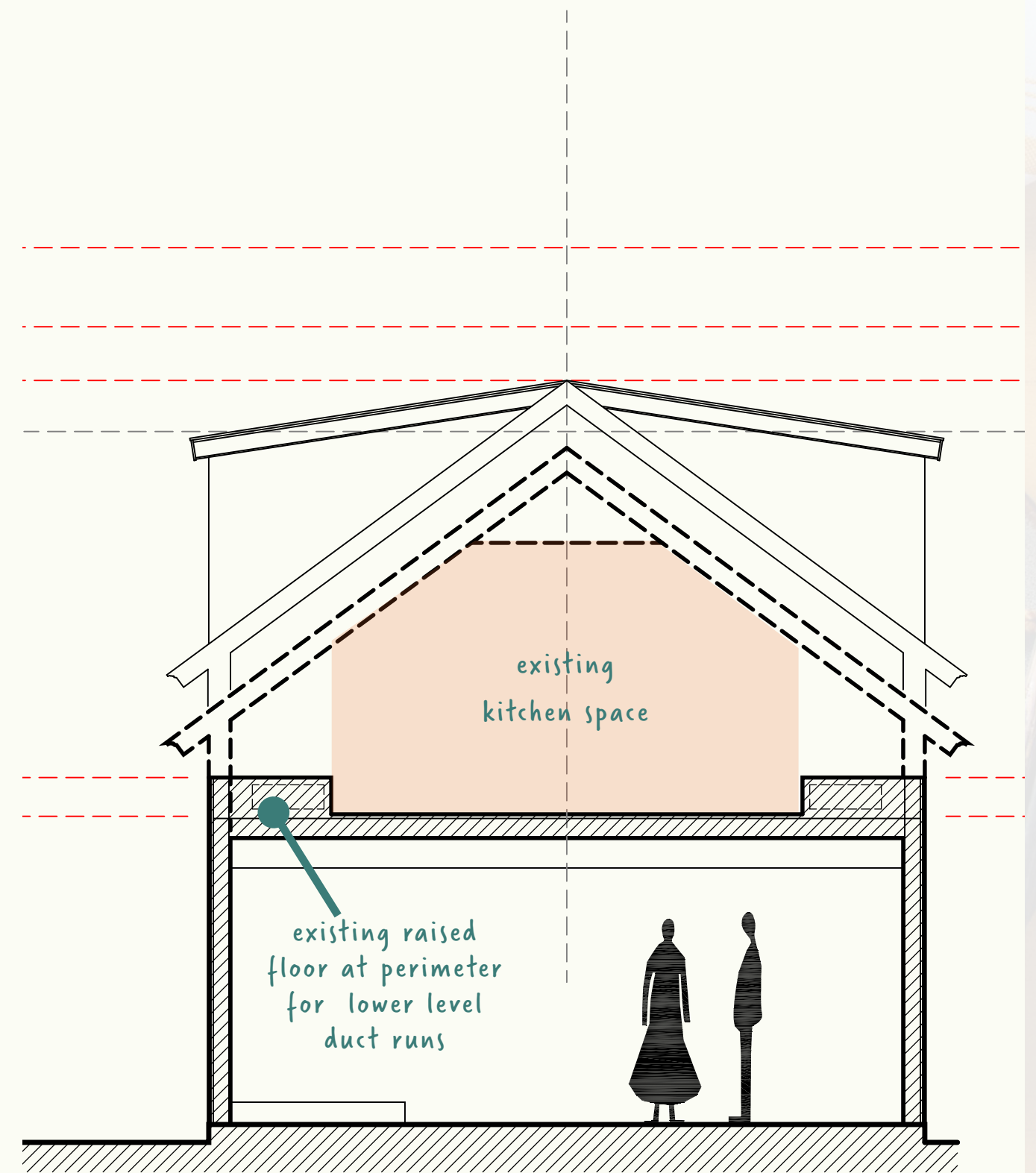
25'-0" allowable height  
 (+/-) 23'-10" to peak  
 (+/-) 22'-4" to peak

(+/-) 10'-5" new 2nd level  
 (+/-) 9'-1" exist. 2nd level

0'-0" existing grade

Vereran's Green

Parking Lot



Veteran's Green

Parking Lot





# Revised Submission



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## 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) Farman Patchin House  
 Street Address or Location 190 Main Street  
 Town/City Westport Village \_\_\_\_\_ County Fairfield  
 Owner(s) WHA Equities Corporation  Public  Private

### PROPERTY INFORMATION

Present Use: Commercial  
 Historic Use: Residential  
 Accessibility to public: Exterior visible from public road?  Yes  No  
 Interior accessible?  Yes  No If yes, explain \_\_\_\_\_  
 Style of building Italianate Date of Construction 1852

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

- |  |   |                                      |                                       |  |
|--|---|--------------------------------------|---------------------------------------|--|
| <input checked="" 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: 2 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: Rear additions, second building on lot

**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 10/7/2011

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

Address 210 Lonsdale Avenue, 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: October 2011

PAL, Pawtucket, RI 02860

190 Main Street, Westport, CT

PHOTOGRAPHS

FOR OFFICE USE ONLY

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

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

QUAD:

DISTRICT: \_\_\_\_\_ NR: Actual  
Potential



View of the south elevation of the main building.



View of the west elevation of the main building and second building.



**HISTORIC RESOURCES INVENTORY**  
**BUILDING AND STRUCTURES**  
 HIST-6 NEW 5/77

STATE OF CONNECTICUT  
**CONNECTICUT HISTORICAL COMMISSION**  
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106  
 (203) 566-3005

FOR OFFICE USE ONLY	
Town No.:	Site No.:
UTM	
QUAD:	
DISTRICT	IF NR, SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION	1. BUILDING NAME (Common) <span style="float: right;">(Historic)</span> The Chandler House was Richard Martin's Store	
	2. TOWN/CITY Westport	VILLAGE Fairfield
	3. STREET AND NUMBER (and/or location) 9 Avery Place / now 190 Main Street	
	4. OWNER(S) Paluha, Joroslaw & Barraco, Joseph A. <span style="float: right;"><input type="checkbox"/> Public <input checked="" type="checkbox"/> Private</span>	
	5. USE (Present) <span style="float: right;">(Historic)</span> Residence <span style="margin-left: 150px;">Residence</span>	
	6. ACCESSIBILITY TO PUBLIC: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	EXTERIOR VISIBLE FROM PUBLIC ROAD <input type="checkbox"/> Yes <input type="checkbox"/> No
	7. STYLE OF BUILDING Italianate/vernacular	
	8. MATERIAL(S) (Indicate use or location when appropriate)	
	9. STRUCTURAL SYSTEM	
	10. ROOF (Type)	
DESCRIPTION	11. NUMBER OF STORIES 2	
	12. CONDITION (Structural) <span style="float: right;">(Exterior)</span> <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	
	13. INTEGRITY (Location) <span style="float: right;">(Alterations)</span> <input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES <input type="checkbox"/> Barn <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Other landscape features or buildings (Specify)	
	15. SURROUNDING ENVIRONMENT <input type="checkbox"/> Open land <input type="checkbox"/> Wood-land <input type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Indus-trial <input type="checkbox"/> Rural <input type="checkbox"/> High building density	
	16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS Located at the north end of the retail part of the village, this residential style house provides a transition zone to the neighborhood.	

(OVER)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)

DESCRIPTION (Continued)

17. This 2-story 3-bay, flat-roofed, Italianate house, has a side-hall entry. The door was recently replaced as have been the 6/6 double-hung sash windows with plain surrounds flanked by blinds (ca. 1900 photo), since replaced with single pane, store front windows on the first story. On the first floor of the facade, the vernacular structure has flush boards, while the second story has clapboards. The flat-roofed verandah now supported by spindle shaped posts had wrought-iron filligree supports around the turn of the century (Ibid.) The 2-story wing may have been original, but the 2-story rectilinear bay on the east, which has shingle decoration, may have been added in the late 19th century. The north ell and wings continue the clapboard exterior with modern wide-paned windows.

18. ARCHITECT

BUILDER

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE  
 19. The house was built in 1857 by Farmon Patchin. Since there was already a main house on his two-acre property to the north (25 Avery Place), this house may have been built as a rental. Patchin was an entrepreneur; while living in Woodbury he operated a shear factory. On the 1850 U. S. Census records for Westport, he was listed as a mason. By the following year he was in the drygoods business with an excellent credit rating according to the records in the R. G. Dunn & Company collection (Conn. vol. 9:628). Westport tax records list him as a merchant from 1851-1854; he then set up business in South Norwalk, adjacent to George Raymond, who was a mason (1857 Map of Norwalk). The Panic of 1857 may have caused the demise of Patchin's local businesses in Westport and Norwalk. He lost his Westport real estate and inventory to the Saugatuck Bank for outstanding debts (Westport Probate Records). With his family, he retired to his property in Hartland, Huron County, Ohio (Ibid.).[continued]

SIGNIFICANCE

See continuation sheet

SOURCES



PHOTO	PHOTOGRAPHER	DATE
	Lucinda McWeeney	June 1988
VIEW	NEGATIVE ON FILE	
	N	CHC Roll 15 WHDC#6
COMPILED BY	NAME	DATE
	Lucinda McWeeney	June 1988
	ORGANIZATION	
	Westport Hist. Dist. Comm.	
ADDRESS		
110 Myrtle Ave.		
Westport, CT 06880		

0 SUBSEQUENT FIELD EVALUATIONS

1 THREATS TO BUILDING OR SITE

- None known     Highways     Vandalism  
 Renewal     Private     Deterioration     Zoning     Explanation

## STATE OF CONNECTICUT

## CONNECTICUT HISTORICAL COMMISSION

59 South Prospect Street, Hartford, Connecticut 06106

## HISTORIC RESOURCES INVENTORY FORM

For Buildings and Structures

<b>FOR OFFICE USE ONLY</b>			
<b>TOWN NO.:</b>			<b>SITE NO.:</b>
<b>UTM: 18</b>	/	/	/
<b>QUAD:</b>			
<b>DISTRICT:</b>	<b>S</b>	<b>NR:</b>	<b>ACTUAL POTENTIAL</b>

CONTINUATION SHEET

Item number: 19 Date: June 1988 9 Avery Place aka 190 Main St. Westport, CT  
and sources

In 1868, the entire property was purchased by Morris Bradley, of the Bradley Axe Company family of Weston. Mr. Bradley listed himself as "Blacksmith" in the 1860 U. S. Census. He and his wife, Mary, along with his daughter and son-in-law, Julia and Charles Wheeler, lived at 25 Avery Place, while Morris's son, Abram and Abram's family lived in this house.

Abram and his brother-in-law, Charles Wheeler, operated a grocery store in the village. Abram predeceased his mother, who had inherited this property, and it passed to Abram's daughter, Nellie Toquet, and her sister, Mary B. Jelliffe.

Nellie's husband, Benjamin L. Toquet, was a machinist and inventor; he had a machine shop behind the house (north). He received a number of patents for mechanical devices and operated the "Toquet Motor Company", in Saugatuck, where they prepared "Marine Engine Designs."<sup>3</sup> Mrs. Toquet and Mrs. Jelliffe owned the store known as the "Opera House" located opposite the YMCA on Post Road East. It has a large hall on the third floor, used at that time for meetings and entertainments.<sup>2</sup>

When Nellie died in 1944, she left 1/3 of her half interest in the house and the store to her husband and 2/3 to their daughter, Vivian (Vivienne) Chandler.<sup>4</sup> Mr. Toquet and his sister-in-law, Mary Jelliffe, shared the house until his death in 1948, after which Vivian and her husband, R. P. Chandler, joined their aunt, Mrs. Jelliffe, who taught music here.<sup>5</sup> Raymond Chandler (resident-1926-1940s) remembers the main house having a walk-out kitchen in the basement, with the door on the north side. After Mrs. Chandler's death in 1968, the house was sold to Thomas Shaw and Pierre Nelli. It has since been used for retail shops.<sup>6</sup>

## Sources:

1. Westport Historical Society house files.
2. Mary A. Bradley Probate, W. P. R. #1913.
3. Westport Historical Society Archives.
4. Nellie Toquet Probate, W. P. R. #3231.
5. Westport City Directories
6. Westport Land Records 263:54

HISTORIC RESOURCES INVENTORY  
BUILDINGS AND STRUCTURES

FOR OFFICE USE ONLY

HISTORIC DISTRICT COMMISSION  
TOWN HALL  
110 Myrtle Avenue  
Westport, CT 06880

Tax Map # 5301 Site # 2  
UTM: \_\_\_\_\_  
QUAD: \_\_\_\_\_  
District \_\_\_\_\_ S \_\_\_\_\_ NR  
If NR. Specify Actual Potential

203-226-8511 Ext. 210

IDENTIFICATION

1. STREET ADDRESS: 9 Avery Place Between Myrtle Avenue and Main Street
2. BUILDING NAME: Richard Martin Clothing
3. TOWN/CITY: Westport
- VILLAGE: \_\_\_\_\_ COUNTY: Fairfield
4. OWNER(S): Thomas Shaw and Pierre Nelli
- PUBLIC \_\_\_\_\_ PRIVATE X
5. USE:  
Present Mens clothing store Historic Single Family Residence
6. ACCESSIBILITY TO PUBLIC:
- Exterior Visible from Public Road Interior Accessible
- X YES \_\_\_\_\_ NO X YES \_\_\_\_\_ NO
- IF YES, EXPLAIN Commercial property

DESCRIPTION

7. STYLE OF BUILDING: Italianate
- DATE OF CONSTRUCTION: 1852
8. MATERIAL(S) (indicate use or location when appropriate)
- X Clapboard \_\_\_\_\_ Wood Shingle \_\_\_\_\_ Board & Batton  
(2nd floor front and sides)
- \_\_\_\_\_ Aluminum Siding \_\_\_\_\_ Asbestos Siding \_\_\_\_\_ Asphalt Siding
- \_\_\_\_\_ Stucco \_\_\_\_\_ Concrete Type: \_\_\_\_\_
- \_\_\_\_\_ Brick \_\_\_\_\_ Fieldstone \_\_\_\_\_ Cobblestone
- \_\_\_\_\_ Cut Stone Type: \_\_\_\_\_
- X Other (Specify): vertical wood siding ground floor

9. STRUCTURAL SYSTEM

Wood Frame       Post and beam       Balloon  
 Load bearing masonry       Structural iron or steel  
 Other (Specify) \_\_\_\_\_

10a. ROOF (Type)

Gable     Flat     Mansard     Monitor     Sawtooth  
 Gambrel     Shed     Hip     Round  
 Other (Specify) \_\_\_\_\_

10b. ROOF (Material)

Wood Shingle     Roll Asphalt     Tin     Slate  
 Asphalt Shingle     Built-up     Tile  
 Other (Specify) \_\_\_\_\_

11. NUMBER OF STORIES: Two (2)

APPROXIMATE DIMENSIONS: 50' wide x 75' deep

12. CONDITION

a. Structural:  
 Excellent     Good     Fair     Deteriorated

b. Exterior:  
 Excellent     Good     Fair     Deteriorated

13. INTEGRITY (Location):

On original site     Moved    \_\_\_\_\_ WHEN?

ALTERATIONS:     Yes     No

If yes, explain: alterations to windows

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

Barn     Shed     Garage  
 Carriage House     Shop     Garden

Other landscape features or buildings (specify) grass, plantings,  
shrubs, trees

15. SURROUNDING ENVIRONMENT

Open Land                       Woodland                       Residential  
 Scattered buildings visible from site    Commercial  
 Industrial                       Rural                       High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

This 19th century residence turned retail store exhibits the past and current commercial use. It is free-standing on a flat terrace, situated close to the street on the south with a parking lot on the west, grass and a gravel drive way on the east. The Town Common is located on the north of the rear retail additions.

17. OTHER NOTABLE FEATURES OF BUILDINGS OR SITE (interior and/or exterior)

The bracketed eaves and flat roof are the remaining design elements which assign this building to the Italianate style. The simple and restrained architectural features were popular during the Civil War decades. The main two-story three-bay structure is original; the rear el additions date from the 1970's.

SIGNIFICANCE

18. ARCHITECT: Unknown  
BUILDER: Unknown

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

This house was probably built by Larman Patcher, owner and resident of 25 Avery Place located next door, east of #9. Deeds indicate he bought the property in 1847 and an increase in his tax assessment from \$1,800 to \$3,000 and a listing of two dwellings suggests the erection of this second home, possibly for speculative purposes. Unfortunately his finances suffered and the bank took over the property in 1857. Other owners of the land include Hezekiah Ripley, Samuel Avery, Ebenezer Coley and James Jauncey.

This building is a companion, Albert of Simplex design, to the next door Italianate style Bradley Wheeler House.

SOURCES

Westport Land Records  
Westport Tax Records 18\_\_ to 18\_\_.  
Ripkind, 1980 p. 63

PHOTO

PHOTOGRAPHER: Charles Brilvitch DATE: 1976

VIEW: South (front) West Elevation NEGATIVE ON FILE: WHDC



COMPILED BY

NAME: L. McWeeney, B. Salvo DATE: 1/84

ORGANIZATION: Westport Historic District Commission

ADDRESS: Westport Town Hall - 110 Myrtle Avenue - Westport, CT 06880

20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None Known      Highways      Vandalism      Developers  
Renewal      Private      Zoning      Deterioration  
Other \_\_\_\_\_  
Explanation \_\_\_\_\_

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:** 190 Main Street

**Name:** Farman Patchin House

**NR District:**

**Local District:**

**Neg No.:** 16:36,37

**HRS ID No.:** 0511





WESTPORT HISTORIC SURVEY FORM

Circle one: House, commercial building, public building, church, site,  
other \_\_\_\_\_

Address: 9 Avery Place

Present Owner: Thomas & Nelli Shaw

Owner's address c/o County Federal Savings, 145 Main Street

Original Owner: \_\_\_\_\_

Present or historic name of structure: \_\_\_\_\_

Original date: \_\_\_\_\_ or circa 1860

Original location (if moved): \_\_\_\_\_

Architectural style: Italianate

Roof style (circle appropriate categories): Gable gambrel flat shed  
mansard hip monitor round saw tooth other \_\_\_\_\_

Roof covering (circle appropriate categories): wood shingle asphalt shingle  
roll asphalt tile tin slate other Cannot be Seen from Street

Exterior materials (circle): clapboard stone brick board and batten  
shingle stucco other \_\_\_\_\_

Type of construction (if known)--circle: wood frame (balloon, post and beam);  
load bearing masonry (brick, stone, concrete, concrete block);  
structural iron or steel; other \_\_\_\_\_

Number of stories: 2 What portion is original: Central Portion

List major alterations and dates (if known): Shop Windows back & side wings  
added 1960's

Original use: 1 Family Dwelling Present use: Clothing Store

Condition of structure (circle): excellent fair deteriorated

Any related outbuildings: No

Other notable features of building or site: Exterior: \_\_\_\_\_

Surrounding Environment (circle as many as apply): open land woodland  
scattered buildings visible from site high building density commercial  
industrial residential rural

---

Significant event - Connected with town, state or national government,  
politics, business, cultural affairs, or famous personages. Describe  
event(s) and give dates:

Stories pertaining to wars, industry, farming, shipping or other areas of  
town history:

---

Authentication (list records, private papers, maps, town records, deeds, etc.)

Date checked by Review

Board: \_\_\_\_\_

Plaque - date placed on

house: \_\_\_\_\_

Wording: \_\_\_\_\_

\_\_\_\_\_  
Researcher's name:

\_\_\_\_\_  
Address:

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

PHOTOGRAPH

Black and white

(3" X 5" approximately)

STATE OF CONNECTICUT

COMMISSION ON CULTURE & TOURISM  
STATE HISTORIC PRESERVATION OFFICE  
One Constitution Plaza, Second Floor, Hartford, CT 06103

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

HISTORIC RESOURCE INVENTORY FORM  
For Buildings and Structures

CONTINUATION SHEET

Item Number: \_\_\_\_\_ Date: October 2011

PAL, Pawtucket, RI 02860

190 Main Street, Westport, CT

**Interrelationship of building and surroundings:**

The three buildings are located on a triangular lot at the corner of Avery Place and Main Street. The main building is set close to Avery Place at the south end of the property and faces south. The large secondary building sits at the east side of the lot and faces west towards Main Street. A small third building is located at the north end of the property. A parking area lies to the southwest of the buildings and is separated from the street by a grassy median with several deciduous trees. A narrow lawn with a single conifer tree and iron fence lies between the south elevation of the main building and Avery Place. Deciduous trees line the east edge of the lot.

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

The main building is a two-story, four-bay-by-two-bay former residence constructed in the Italianate style. It has a shallow-pitch, asphalt-clad roof with a deep overhang and clapboard-clad walls. A parged brick chimney rises from the center of the roof. A two-story wing on the east elevation is original to the plan. A two-story ell was built on the east end of the north elevation between 1923 and 1931. A two-story bay window on the east elevation was also constructed during that time. A one-story addition located at the junction of the east wing and east elevation of the main block was constructed between 1931 and 1940. A full-width porch on the south (facade) elevation is original to the plan. The primary entrance is located in the west end of the facade and consists of a glass door in a wood frame with simple wood trim. Secondary entrances are on the north (rear) elevation and include a set of glass double-doors in wood frames in the two-story ell addition and a single door leading to an enclosed staircase on the west elevation of the ell. The windows consist of single-light, fixed sash in varying sizes with simple wood trim and wide lintels. The two-story bay window has bands of one-over-one double-hung sash with simple trim. A bay window is located to the east end of the facade beneath the porch and also has fixed sash. Box-bay windows were built on the east and west elevations. The building has undergone multiple alterations to its plan since 1923 described above. Other alterations are comprised of replacing all the windows, doors, and siding, minor changes to the porch, and the bay window additions. Alterations to the windows, doors and siding may have occurred during the construction of the second building in 1986.

The second building is located directly to the northeast of the main building and is two-stories tall, seven bays wide, and two bays deep. It has a shallow-pitch, hip-roof with a deep overhang and clapboard walls mimicking the style of the main building. Entrances are located on the north and east elevations. A below-grade patio is located at the south end of the west elevation providing access to the lower level of the building. The windows match the windows in the main building consisting of fixed sash in varying sizes.

The third building on the property is located at the north end of the lot and is a small, one-story, two-bay-by-one-bay, former garage and work shop (1923). It has an asphalt shingle-clad, side-gable roof, wood shingle-clad walls, and a shed-roof addition on the east elevation. The primary entrance is located in the center of the south (facade) elevation and consists of a glass door in a wood frame with simple wood trim. A large bay window at the west end of the facade has a shed roof, plate-glass windows, and scroll brackets. Openings on the west elevation consist of a pair of large plate-glass windows on the first story and a pair of single-light casement windows in the gable. The building was converted from a garage after 1940. Other alterations include the replacement of windows, doors, and siding in the late-twentieth century.

**Historical or Architectural importance:**

The two original buildings on the lot were constructed 1852 by Farmin Patch. In 1865, the lot was sold to Bradley Morris, who passed them to his son, Abraham, in 1869. Upon Abraham's death in 1886, the buildings were inherited by his two daughters. By 1930 both buildings were vacant, and by 1937 civil engineer Irving F. Putney had purchased the

**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: October 2011  
PAL, Pawtucket, RI 02860

**190 Main Street, Westport, CT**

property. By 1950, the two buildings contained a dentist's office and the law firm of V.P. Boyd. By 1960, Wood & Lyman Surveyors was the sole tenant of the address. In 1965, the buildings contained the offices of Village Realty, and by 1970 it contained both Land/Vest Realty and the mail order department of Balco Products had also moved to the address. In the early 1980s, a large addition to the original residence greatly increased the number of businesses at the address, and by 1991 there were fourteen separate listings, including a salon, a clothing store, and several offices. The building, currently owned by WHA Equities Corporation, still contains a variety of commercial spaces and offices.

**Sources:**

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Hopkins, G.M. Atlas of the County of Fairfield. 1879; HRI. Hartford: CT Historical Commission, 1986; 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; Westport Assessor's Online Database, 2011.

FOR OFFICE USE ONLY

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