



WESTPORT™

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

Tuesday, April 2, 2024, 7:00 PM
MINUTES

Members Present:

Ward French, Co-Chair
David Halpern, ARB Member
Vesna Herman, 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, April 2, 2024**, at 7:00 PM for the following purpose:

1. To approve minutes from the March 5, 2024, meeting.
MOTION (made by French): To approve minutes from the March 5, 2024, meeting.
SECOND: Braun
SEATED: French, Halpern, Herman, Watkins, Braun, Springer
VOTE: Unanimously approved.
2. To review and comment on the proposed signage and window film 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 at 147 Post Road East (155 Post Road East) (Parcel ID# C09/146/000) as submitted.
SECOND: Braun
SEATED: French, Halpern, Herman, 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 1 (made by French): To approve the proposed, illuminated signage size as submitted (18" high) relocated to be centered over the archway opening at 20 Elm Street (AKA 59 Post Road East) (Parcel ID# C09/140/000),
SECOND: Watkins
SEATED: French, Halpern, Herman, Watkins, Braun, Springer
VOTE: Approved 4-2 (AYE: French, Halpern, Watkins, Springer; NAY: Herman, Braun
MOTION 2 (made by French): To approve the proposed, illuminated signage in location as submitted but reduced in size (approximately 14" high) at 20 Elm Street (AKA 59 Post Road East) (Parcel ID# C09/140/000).
SECOND: Watkins
SEATED: French, Halpern, Herman, 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 Mark 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.

MOTION (made by French): To approve the revised submission with the following caveats: to have the architect lower the ridge of the pavilion 6", keeping the same pitch, and align the timber beams of the pavilion and temporary pavilion to create an alignment of the beams in the Revised Front Elevation; and keeping the Revised Side Elevation showing the reduction to 7 windows on the shed dormers at 190 Main Street (Parcel ID# C10/129/000).

SECOND: Braun

SEATED: French, Halpern, Herman, Watkins, Braun, Springer

VOTE: Unanimously approved.

5. To adjourn the meeting.

Meeting Adjourned at 7:59 PM

Grayson Braun, HDC Chairwoman

Ward French, ARB Chairman

April 4, 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: 4/1/24

Property Address: 7 Main Street, Westport, CT 06880

Owner of Record: Wonkai Associates, LLC Phone: 213-291-5517

Owner's Address: 680 E. Main St., A513, Stamford, CT 06901 Email: main.westport@gmail.com

Applicant's Name (if different): Anton Vataj Phone: 914-519-7633

Applicant's Address: 2 Charcoal Lane, Westport, CT 06880 Email: amg996@yahoo.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

RECEIVED

APR 23 2024

**HISTORIC DISTRICT
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. 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 or 203-341-1184.

Douglass, Donna

From: Anton (null) <amg996@yahoo.com>
Sent: Tuesday, April 23, 2024 10:23 AM
To: Douglass, Donna
Subject: JC 7 Main Street

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sign dimensions 36"x16.5"
Sign material-Acrylic

Anton
Sent from my iPhone



LOFT

CUSHMAN & WAKEFIELD
FOR LEASE
1,200 - 6,500 SF
SKIP LANE
203 858 4931

MY QUANTUM SPACE
by Renaissance



36"



MY QUANTUM SPACE

E n e r g y E n h a n c e m e n t

16.5"



MY QUANTUM SPACE

E n e r g y E n h a n c e m e n t



MY QUANTUM SPACE
PREMIER ENHANCEMENT

CUSHMAN & WAKEFIELD
AVAILABLE
OFFICE / RETAIL
SKIP LANE
203 858 4931

LOFT

LOFT

LOADING ZONE
COMMERCIAL
VEHICLES
NO PARKING
8AM - 6PM
MON - SAT

CUSHMAN & WAKEFIELD
FOR LEASE
1,200 - 6,500 SF
SKIP LANE
203 858 4931

MY QUANTUM SPACE
PREMIER ENHANCEMENT

MY QUANTUM SPACE
PREMIER ENHANCEMENT

INN

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) Solomon Taylor House/Ferraro's/Gray's Drugstore
 Street Address or Location 7 Main Street
 Town/City Westport Village _____ County Fairfield
 Owner(s) Wonkai Associates LLC 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 ca. 1865

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

- | | | | | |
|--|---|---|---------------------------------------|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input checked="" 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 checked="" type="checkbox"/> Other <u>Vinyl siding</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 Not visible

Number of Stories: 3 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: Storefront

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 12/13/2011

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

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

CONTINUATION SHEET

Item Number: _____ Date: October 2011
PAL, Pawtucket, RI 02860

7 Main Street, Westport, CT

Interrelationship of building and surroundings:

The building is located in a long, commercial block on the west side of Main Street. It is set close to the road and faces east. A brick sidewalk extends across the east (facade) elevation. The parking lot on the west (rear) side of the building is below the grade of Main Street and is accessed from Parker-Harding Plaza.

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

The commercial building is comprised of two originally separate buildings that are now joined on the first story but remains divided on the upper stories. Both sections are three stories tall with vinyl siding and brick on the first story of the east (facade) elevation and were originally constructed in the Italianate style. The first story is separated by a heavy cornice between the first and second stories and projects out slightly from the facade of the upper stories. The south section of the building is five-bays-by-five-bays. It has an asphalt-clad, shallow hip roof with a heavy cornice and scroll brackets. The north section of the building is three-bays-by-four-bays. It has a shallow hip roof with a deep overhang and a front gable parapet with brackets. The storefront runs continuously across the facade and is comprised of four openings separated by brick pilasters. The storefront of the south section contains an entrance with a single solid door flanked by two large bays. The south bay contains three large plate-glass display windows and the north bay contains a glass door in a metal frame surrounded by plate-glass windows. The storefront across the north section has a full-width opening with recessed glass double-doors in the center surrounded by plate-glass windows. Windows throughout the entire building consist of one-over-one, double-hung replacement sash. A two-light, fixed-sash window is located in the center of the facade on the second story of the north building. A large addition located across the west elevation was partially constructed between 1931 and 1940 and expanded after 1940. The addition sits below the grade of Main Street and creates a full-height basement level. It has a recessed entrance comprised of glass double doors in a metal frame with plate glass side-lights. The entrance is flanked by plate-glass display windows. A recessed secondary entrance is located in the south end of the basement level. A bank of fixed, metal sash windows extends across the upper story of the west elevation. Both portions of the building were significantly altered beginning in the early twentieth century. A third story was added to the south building and the architectural details were removed, except for the roof brackets. The original storefronts were altered to create a continuous cornice line. The north building originally had a two-story porch on the facade. The current storefront was constructed ca. 2003. Additional alterations consist of replacing the windows and siding in 1996.

Historical or Architectural importance:

The building at 7 was originally constructed ca. 1865 as two neighboring structures, which were joined in the early twentieth century when a third story was added to both. At this time, one building was listed at 7-9 Main Street and served as a butcher shop and general store with apartments above. The neighboring, now-connected building was listed at 17 Main Street and appears to have also been constructed in the 1860s. It originally contained a bakery with apartments above. Directories show that through the first half of the twentieth century a string of individuals and couples occupied the upper floor dwellings of both buildings. Many appear to have been older couples or widows. By 1960, the building at 7-9 Main Street was occupied by Joseph Roberts and Li Sun. In 1970, Tee K. Mun was the only tenant of the building at 7-9 Main Street. During this period, chiropractor A.J. Ciancielo occupied 17 Main Street. By 1980, Peking Inn Restaurant occupied the ground floor of 7-9 Main Street, while the upper floors were occupied by Rebecca Sze and Donald W. Novak. During the 1980s the property at 7-9 Main Street was purchased by the current owners, Wonkai Associates LLC. By 1991, The Silver Ribbon Inc. shop occupied the ground floor, with Edward Byars, Oscar Triana, and L. Barbieri living in the apartments. By the early 2000s, 7 Main Street was purchased by Wonkai Associates and the building was

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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

7 Main Street, Westport, CT

connected to 7-9 Main Street. Currently, the two buildings contain commercial space on the ground floor and apartments on the upper stories and are listed as 7 Main Street.

Sources:

Beers, J.H. & Co. Atlas of the County of Fairfield. 1867; Clark, Richard. Fairfield County, Connecticut. 1855; Hopkins, G.M. Atlas of the County of Fairfield. 1879; 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; Westport Building Permit No. 67171.

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

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STATE HISTORIC PRESERVATION OFFICE**
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For Buildings and Structures

CONTINUATION SHEET

Item Number: _____ Date: October 2011

PAL, Pawtucket, RI 02860

7 Main Street, Westport, CT

PHOTOGRAPHS

FOR OFFICE USE ONLY

TOWN NO.: _____ SITE NO.: _____

UTM: 18/____/____/____/____

QUAD: _____

DISTRICT: _____ NR: Actual
Potential



View of the east elevations.