

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

● Page 2 April 4, 2024

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

SECOND: Braun

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

VOTE: Unanimously approved.

Street (Parcel ID# C10/129/000).

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

ivestport @ gwail.co :
historic property) ve approach that satisfies the RECEIVED APR 2 3 2024 and how the Markey ements are a should be, approved under
APR 2 3 2024 APR 2 3 2024
and how the managements are a should be, approved under
ings to either side of the existing building in current tate the design. om 108 and digital copy are typically held on the first gularly scheduled meeting.
Balany scheduled meeting.
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Douglass, Donna

From:
Sent:

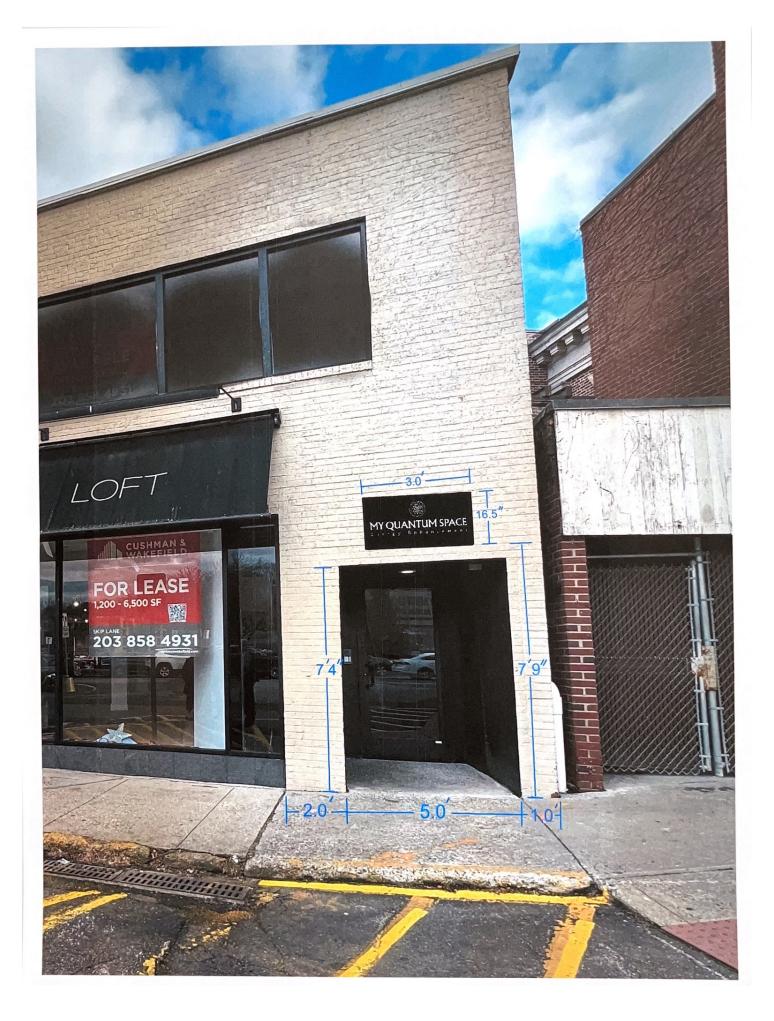
Anton (null) <amg996@yahoo.com>
Tuesday, April 23, 2024 10:23 AM

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



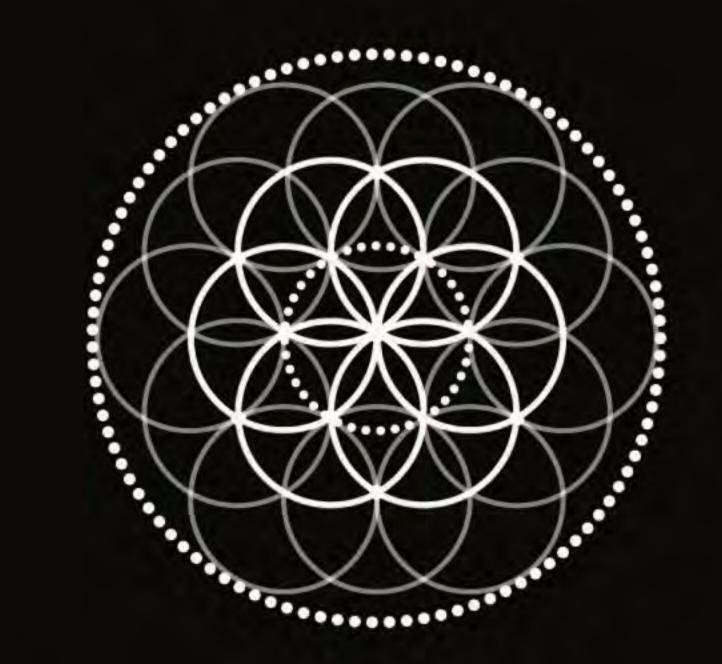
36



MY QUANTUM SPACE

Energy Enhancement

16.5



MYQUANTUM SPACE

Energy Enhancement





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					
O Worksi Associates II C	O Public O Private					
PROPERTY INFORMATION Present Use: Commercial						
Historic Use: Residential						
Accessibility to public: Exterior visible from public road Interior accessible? O Yes O No If yes, explain Style of building Italianate						
Material(s) (Indicate use or location when appropriate): □ Clapboard □ Asbestos Siding ☑ Brick □ Fieldstone □ Board & Batten □ Stucco □ Concrete (Type) □ Cut Sto	 ☐ Wood Shingle ☐ Asphalt Siding ☐ Cobblestone ☐ Aluminum Siding ne (Type) ☐ Other Vinyl siding 					
Structural System Wood Frame Post & Beam Balloon Other	☐ Load bearing masonry ☐ Structural iron or steel					
Roof (Type) ✓ Gable ✓ Flat	Monitor					
Number of Stories: 3 Approximate Dimens						
Structural Condition: Excellent Good Fair	Deteriorated					
Exterior Condition: Excellent Good Fair						
Location Integrity: ① On original site ① Moved W Alterations? ② Yes ② No If yes, explain: Storefront	/hen?					
FOR OFFICE USE: Town # Site # District: S NR If NR, S						
	pecity. — Metual — Folential					

PROPERTY INFORMATION (CONT'D)			
Related outbuildings or landscape features: Barn Shed Garage Other landscape features or buildings:	Carriage House	Shop	Garden
Surrounding Environment: Open land Woodland Residential High building density Scattered by	Commercial Includings visible from site	dustrial 🗖 Ru	ıral
• 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			
ViewName		_	
Address 210 Lonsdale Avenue, Pawtucket, RI 0286 • Subsequent field evaluations:	U		
J,	ndalism 🔲 Developer:		Private

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

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

FOR OFFICE USE ON	ILY
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QUAD: DISTRICT: N	IR: Actual Potential

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For Buildings and Structures

CONTINU	UATION	SHEET

Item Number: ____ Date: October 2011

PAL, Pawtucket, RI 02860

7 Main Street, Westport, CT

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

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.

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HISTORIC RESOURCE INVENTORY FORM

For Buildings and Structures

CONTINUATION SHEET

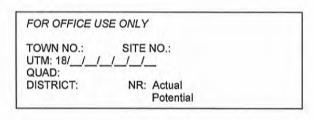
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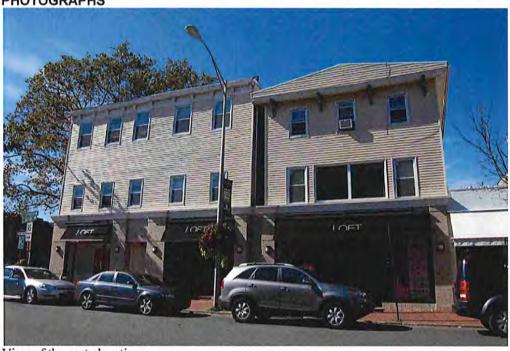
Date: October 2011

PAL, Pawtucket, RI 02860

7 Main Street, Westport, CT

PHOTOGRAPHS





View of the east elevations.